



CATHEDRAL VILLAGE, MARKET STREET LANE, BLACKBURN LANCASHIRE

Building Assessment



Oxford Archaeology North

October 2005

Ellis Hillman Partnership

Issue No: 2005-06/393

OAN Job No: L9548

NGR: SD 683 279

Document Title: CATHEDRAL VILLAGE, BLACKBURN, LANCASHIRE

Document Type: Building Assessment

Client Name: Ellis Hillman Partnership

Issue Number: 2005-06/393

OA Job Number: L9548

National Grid Reference: SD 683 279

Prepared by: Daniel Elsworth

Position: Project Officer

Date: October 2005

Checked by: Alison Plummer

Position: Senior Project Manager

Date: October 2005

Signed.....

Approved by:

Position: Operations Manager

Date: October 2005

Signed.....

Oxford Archaeology North

Storey Institute
Meeting House Lane
Lancaster
LA1 1TF
t: (0044) 01524 848666
f: (0044) 01524 848606

w: www.oxfordarch.co.uk
e: info@oxfordarch.co.uk

© Oxford Archaeological Unit Ltd (2005)

Janus House
Osney Mead
Oxford
OX2 0EA
t: (0044) 01865 263800
f: (0044) 01865 793496

Oxford Archaeological Unit Limited is a Registered Charity No: 285627

Disclaimer:

This document has been prepared for the titled project or named part thereof and should not be relied upon or used for any other project without an independent check being carried out as to its suitability and prior written authority of Oxford Archaeology being obtained. Oxford Archaeology accepts no responsibility or liability for the consequences of this document being used for a purpose other than the purposes for which it was commissioned. Any person/party using or relying on the document for such other purposes agrees, and will by such use or reliance be taken to confirm their agreement to indemnify Oxford Archaeology for all loss or damage resulting therefrom. Oxford Archaeology accepts no responsibility or liability for this document to any party other than the person/party by whom it was commissioned.

CONTENTS

CONTENTS.....	1
SUMMARY	3
ACKNOWLEDGEMENTS.....	4
1. INTRODUCTION.....	5
1.1 Circumstances of the Project	5
1.2 Location and Topography	5
2. METHODOLOGY.....	6
2.1 Project Background.....	6
2.2 Desk-Based Assessment	6
2.3 Building Investigation.....	6
2.4 Archive.....	7
3. BACKGROUND.....	8
3.1 Introduction.....	8
3.2 History and Archaeology	8
3.3 Historic Environment Record	9
3.4 Map Regression	11
3.5 Market Street Lane.....	12
3.6 Conclusions.....	17
4. BUILDING INVESTIGATION.....	19
4.1 Introduction.....	19
4.2 Arrangement of the Buildings.....	19
4.3 Gazetteer of Results	19
4.4 Conclusions.....	22
5. DISCUSSION.....	23
5.1 Market Street Lane.....	23
6. IMPACT AND RECOMMENDATIONS	24
6.1 The Buildings.....	24
6.2 Below-Ground Remains.....	24
7. BIBLIOGRAPHY	26
7.1 Primary Sources	26

7.2	Secondary Sources	26
ILLUSTRATIONS	29
Figures.....		29
Plates		29
APPENDIX 1: PROJECT DESIGN		30

SUMMARY

Following a proposal by Ellis Hillman Partnership to redevelop a number of properties along Market Street Lane in Blackburn a programme of archaeological work was requested by the Specialist Advisor (Archaeology) at Lancashire County Council. This comprised a rapid desk-based assessment and an assessment of the standing buildings.

The desk-based assessment revealed that the majority of the area developed between 1739 and *c*1795 during a period of rapid growth in Blackburn, although most of the standing buildings probably date to the beginning of the nineteenth century. Of the eight buildings within the study area three (Buildings **3**, **4** and **7**) were warehouses, particularly involved in the trade of foodstuffs, especially corn flour. Market Street Lane was also an important part of the social life of historic Blackburn, with a number of public houses, as well as a meeting room and theatre within the study area (Buildings **2** and **6**). A single building fronting onto Fleming Square, which was used as the Cloth Hall and was built shortly after 1822, was also included in the study area, as were two buildings on Mincing Lane (Buildings **7** and **8**), one of which was a warehouse Building **7**).

The building assessment showed that a number of what are probably the original warehouses are still present. One of the public houses has also retained much of its original condition, and the theatre and Cloth Hall also remain. The majority of these buildings appear to have retained much of their original, external, character.

Recommendations for additional recording prior to the development of the area were made, including detailed recording of the standing buildings and evaluation for below-ground remains. Previous work in the area has revealed some potential for buried remains, but has also identified the presence of cellars in the general area.

ACKNOWLEDGEMENTS

Oxford Archaeology North would like to thank Ellis Hillman Partnership for commissioning the project. Further thanks are also due to Peter Iles and Lesley Mitchell at the Lancashire County Council Archaeology Service (LCCAS) for their help and information. Thanks are also due to the staff of the Lancashire Record Office in Preston and Blackburn Central Library for their help and patience.

Daniel Elsworth undertook the desk-based assessment, carried out the building investigation and wrote the report. Mark Tidmarsh produced the illustrations. Alison Plummer managed the project and edited the report, which was also edited by Alan Lupton.

1. INTRODUCTION

1.1 CIRCUMSTANCES OF THE PROJECT

- 1.1.1 Following a proposal to redevelop an area adjacent to Blackburn Cathedral including Market Street Lane and Astley Gate, known as Cathedral Village (SD 683 279), the Specialist Advisor (Archaeology) to Lancashire County Council (LCC) requested a programme of archaeological work be undertaken. This was to comprise a rapid desk-based assessment and an assessment of the standing buildings in order to identify structures of archaeological interest and areas with the potential for below-ground archaeological remains. The development has been split into two separate planning applications, one for Market Street Lane, the other for Astley Gate. This report deals with Market Street Lane.
- 1.1.2 This assessment forms the first stage of a three-stage approach. The second stage would potentially involve additional investigation of any buildings of historical or archaeological interest, and the third stage would examine the area for below-ground remains following any demolition of standing buildings.

1.2 LOCATION AND TOPOGRAPHY

- 1.2.1 Market Street Lane is situated immediately to the west of Blackburn Cathedral, orientated north-east/south-west and running between Darwen Street and Mincing Lane (formerly Back Lane) at SD 683 279. It is at approximately 110m above sea level (Ordnance Survey 1978). The solid geology comprises thick deposits of coal measures (Countryside Commission 1998, 102), overlain by glacial till (*ibid*). The topography is entirely urban in character, obscuring the overlying soil cover (Soil Survey of England and Wales 1983), and the site is situated within the centre of Blackburn.

2. METHODOLOGY

2.1 PROJECT BACKGROUND

2.1.1 OA North submitted a project design (*Appendix 1*) in response to a request from the Ellis Hillman Partnership for an archaeological desk-based assessment and building assessment prior to redevelopment of the site. Following submission of the project design to the Specialist Advisor (Archaeology) at LCC and its acceptance, OA North undertook the work in June and July 2005. The project design was adhered to in full, and the work was consistent with the relevant standards and procedures of the Institute of Field Archaeologists, and generally accepted best practice.

2.2 DESK-BASED ASSESSMENT

2.2.1 A rapid desk-based assessment covering the study area was carried out. This concentrated on Market Street Lane, despite some buildings being situated on Mincing Lane and Fleming Square. The easily defined ends of Market Street Lane, in relation to other streets, meant that this was the easiest area to investigate, and therefore where it was possible to recover the most information. This was also emphasised by changes in the numbering on Mincing Lane and re-organisation of Fleming Square, which made detailed investigation difficult.

2.2.2 Three main sources of information were examined: early maps, which enable an examination of the arrangement and form of the buildings; directories and other documents, which identify the occupiers and trades undertaken within the buildings; and secondary sources, which provide general background information and information on the nature of archaeological deposits in the general area.

2.2.3 A number of places were visited in order to examine suitable sources: Blackburn Central Library, for cartographic and secondary material; the Lancashire Record Office in Preston (LRO(P)), for primary sources and some secondary references; Lancaster City Library for additional secondary sources such as directories; and OA North's library for secondary material such as unpublished reports.

2.3 BUILDING INVESTIGATION

2.3.1 The building investigation comprised a RCHME Level I-type survey (RCHME 1996). This is primarily descriptive, with only a limited consideration of the phasing and periods of development of the buildings, and is made up of three parts:

2.3.2 **Descriptive:** records are compiled on OA North *pro forma* record sheets and comprise a brief descriptive account of all of the accessible parts of the buildings, specifically identifying areas of architectural and historic interest.

- 2.3.3 **Photographic:** photographs in the form of both black and white contact prints and 35mm colour slides were taken for inclusion in the archive. In addition, colour digital shots were taken for illustrative purposes.
- 2.3.4 **Planning:** an as-existing site plan was hand-annotated to mark the location of the surviving buildings. As the buildings were all either in use or derelict and boarded up, it was not feasible to gain access to the interiors, but, where possible notes were made on them and photographs taken. Nor was it possible in many cases to gain full access to the sides or rears of the properties.

2.4 ARCHIVE

- 2.4.1 A full archive has been compiled to a professional standard in accordance with current IFA and English Heritage guidelines (English Heritage 1991). The archive will be deposited in the Lancashire County Record Office in Preston on completion of the project, and a copy of the report will be lodged with the Lancashire County Archaeological Service.

3. BACKGROUND

3.1 INTRODUCTION

3.1.1 The background history of the site is intended to provide an historical and archaeological context for the results of the desk-based assessment and building assessment. It is not intended to be a comprehensive history of Blackburn, and concentrates specifically on Market Street Lane and the area around the Cathedral. The information forming the background history is mainly taken from secondary sources and previous reports on the general area (LUAU 1995; 2000; Lancashire County Council and Egerton Lea Consultancy 2005).

3.2 HISTORY AND ARCHAEOLOGY

3.2.1 **Prehistoric to Romano-British:** Blackburn is known to have medieval origins, but there is also evidence from the general area for activity prior to this. A number of burials dating to the Bronze Age have been identified in the area around the town, demonstrating human activity from at least this date (Lancashire County Council and Egerton Lea Consultancy 2005, 16). It is not clear whether the area was densely or permanently occupied during this period, although the site of Hallows Spring (a short distance to the east of the Cathedral) is considered likely to have been a focus for settlement and religious interest from at least the Iron Age (*ibid*).

3.2.2 Blackburn is situated on the line of the Roman road orientated north/south from Manchester to Ribchester, probably passing to the east of the Cathedral (*ibid*). The remains of this road have been identified in a number of locations. At Hallows Spring an inscribed stone with a dedication naming legion VI *Victrix* was reputedly discovered in the seventeenth century, although this is difficult to place in any meaningful context as legion VI *Victrix* was based in York and there is no known Roman base located at Blackburn (*ibid*). The importance of the spring in following periods cannot be denied, however, and it may have influenced the assumed position of an early medieval church (*ibid*).

3.2.3 **Medieval:** the earliest written reference to Blackburn is in the Domesday Book, the name referring to the stream running through the settlement, which is still known as Blakewater or Blackwater (*op cit*, 17). The town appears to have been of some importance in the early medieval period, and is named as one of three early churches in east Lancashire in the fourteenth century, traditionally thought to have been founded in AD 598 (*ibid*). Whether this is true is a matter of some debate, but nevertheless Blackburn did form the centre of a major early territorial division, which later became the Hundred of Blackburn (*ibid*), and it was also the centre of the Bishopric of Blackburn. Evidence for an earlier structure, exposed during rebuilding of the cathedral in 1820, suggested a Norman church on the site and that Blackburn may have been an important local centre into the twelfth century (*ibid*).

- 3.2.4 Blackburn probably also formed an important market centre for a large surrounding area from an early date, although the earliest reference to this taking place dates to 1498 (*op cit*, 18). There may have been a corn market before this date as a manorial corn mill was certainly in existence by 1271 (*ibid*). The size of Blackburn at this time is unclear, but it is probable that it did not grow considerably until the sixteenth century, the initial settlement probably focussing around Church Street and Darwen Street and the market place (*ibid*). This is essentially the arrangement shown in Lang's map of Blackburn from 1739 (*op cit*, 24), which suggests that development of the town had been relatively slow even as late as the eighteenth century.
- 3.2.5 **Post-Medieval:** from the sixteenth century onwards Blackburn gradually grew in size and local importance. It gained a grammar school, probably before 1564, which was replaced after 1567 and renovated in 1653 and 1660 (*op cit*, 23). A prison was also constructed prior to 1611, adding to the evident growth of the town (*ibid*). During the eighteenth century the improvement of common land around Blackburn also increased the town's prosperity but by the middle of the century it had still not grown far beyond the confines of its medieval streets (*op cit*, 24). By the end of the eighteenth century Blackburn had dramatically increased in size, and new streets and alleys developed, particularly to the west of the cathedral (*op cit*, 25). This growth was largely based on the wealth of the textile industry, and led to a number of fashionable middle-class developments but also the provision of workers housing, particularly for hand-loom weavers (*op cit*, 26). During the eighteenth and nineteenth centuries Blackburn became renowned as a centre for cotton cloth production, although woollen weaving had been prevalent for centuries (*op cit*, 28-9). Despite this, the influence of large cotton mills was not felt until the beginning of the nineteenth century, although these soon came to dominate and massively increase production (*op cit*, 29). The town's increased size was recognised in 1851 when it received a charter of incorporation (*op cit*, 30). Its population continued to grow throughout the nineteenth century and into the beginning of the twentieth (*ibid*).

3.3 HISTORIC ENVIRONMENT RECORD

- 3.3.1 The Historic Environment Record (HER) for Lancashire was consulted in order to assess whether there were any recorded sites of archaeological interest in the vicinity of the study area. Only one site (Building 2, HER No. **14243**; Fig 2) was present within the proposed development area, and a small number are recorded in the surrounding area. These are presented in Table 1 below:

<i>HER No</i>	<i>Grid Ref</i>	<i>Date</i>	<i>Description</i>
974	SD 6823 2802	Medieval	Blackburn market cross. Erected 1101, rebuilt 1533, vandalised 1642, demolished post-1820.
975	SD 6825	Post-	The Old Bull Hotel, pre-seventeenth

	2801	medieval	century, rebuilt 1847 and demolished 1950.
14174	SD 6824 2796	Post- medieval	Hotel on Darwen Street shown on Ordnance Survey map of 1848.
14242	SD 6821 2801	Post- medieval	Hotel in Fleming Square shown on Ordnance Survey map of 1848.
14243	SD 6821 2797	Post- medieval	Hotel on Market Street Lane shown on Ordnance Survey map of 1848.
16844	SD 6822 2802	Post- medieval	Bank, corner of Church Street, opposite cathedral. Massive nineteenth century block, almost square in plan, with high base, heavy quoins, heavy cornice or modillions, and balustraded parapet. Three windows to Darwen Street, two to Church Street, all round-arched and linked to one another, with composite columns and enriched ornament. The angle is cut out, forming a square entrance, with iron entrance gates set in a round arch across the angle.
20115	SD 6817 2802	Post- medieval	Early nineteenth century, probably purpose-built inn. Frontage has decorated moulding displaying name etc. These are likely to be of early twentieth century date.
20116	SD 6820 2802	Post- medieval	Purpose built shopping arcade on the site of the former Fish Stones and close to the former cloth market.
20117	SD 6825 2801	Post- medieval	One of the oldest inns in Blackburn, previously known as the Paslew Arms and possibly of medieval origins. Rebuilt in nineteenth century and later twentieth century.
20118	SD 6825 2801	Post- medieval	Hargreaves Wraith's Chemists. Probable eighteenth century building, rebuilt in the nineteenth century, demolished in twentieth century.

Table 1: Sites recorded in the Lancashire HER

3.3.2 This information demonstrates the historic social importance of the area around Market Street Lane, which evidently contained several inns. Although only one of these sites is likely to be affected (HER No. **14243**, Building **2**), the loss of historic fabric along Market Street Lane would be likely to have a damaging affect on other historic buildings in the surrounding area. The recommendations (*Section 6.1*) therefore reflect this.

3.4 MAP REGRESSION

3.4.1 ***Eighteenth Century***: the earliest map depicting streets and buildings within the study area in any detail dates to 1739 (Plate 1), and shows Darwen Street, Church Street and Back Lane, with buildings fronting onto the two former streets (as depicted in Lancashire County Council and Egerton Lea Consultancy 2005, 24). Market Street Lane is not shown but it crosses the area between Darwen Street and Back Lane, which originally formed plots of land to the rear of properties on Darwen Street. It is likely that the junction of Darwen Street and Church Street formed the focus of the medieval town (*op cit*, 18), and so these plots are undoubtedly medieval in origin. Subsequent maps by Yates (1786, in Timmins 1993, Pl 2) and a map of c1795 show that Blackburn had continued to expand (BCL M076; Plate 2), and that Market Street Lane was present by this time. Unfortunately, the maps of this period do not show enough detail to identify individual buildings, and cannot therefore be used as a reliable form of dating evidence for the surviving buildings (see *Section 4.3*).

3.4.2 ***Gillies' Map of 1822***: by this date there has been considerable growth and development and Market Street Lane is depicted with buildings along both sides (Plate 3). Fleming Square, to the north of Market Street Lane, is called 'New Square' and there are 'fish stones' (stone tables used by fishmongers) shown within it. Although these are only shown as blocks some details do correspond to the later maps, and so individual buildings can be identified in some cases. In particular, the semi-circular bay windows of Building **2** are visible.

3.4.3 ***Ordnance Survey 1848***: the 6": 1 Mile map of 1848 shows little additional detail to Gillies' map, but the considerably more detailed 60": 1 Mile map of the same year reveals a number of interesting points (Plate 4). Buildings **1** and **2** appear to have much of their present form; the distinctive semi-circular bay windows of Building **2** are clearly visible. Buildings **3** and **4** are evident and a building to the west of Building **4** is clearly depicted. Building **5** is described as the 'Cloth Hall' fronting onto Fleming Square, and rows of steps, presumably accessing the colonnaded upper floor are visible. Building **6** does not appear to have been built by this time.

3.4.4 ***Ordnance Survey 1894***: by this date the street has taken on much of its present form, and the entire street is filled with properties (Plate 5). Curiously the Dun Horse is not marked as a public house.

3.4.5 ***Ordnance Survey 1911***: while the majority of the street remains much the same a notable addition is the new bank at the east end (Plate 6). There have

also been some alterations to the internal arrangement of buildings: the Castle Inn (Buildings **1** and **2**) seems to have taken over part of the building behind (Building **5**), the previous central division in Building **3** has gone, and Building **6** has been divided in two.

- 3.4.6 **Ordnance Survey 1931:** the north side of the street is unchanged from 1911 by this time, as is the majority of the south (Plate 7). The only alteration is the partition inside Building **6**, which seems to have moved to the west.
- 3.4.7 **Post 1931:** although no maps providing detailed coverage for this period were available, it is evident from the building assessment that the major change during this time was the demolition of several properties. Buildings to the west of Building **4** and east of Building **6**, in particular seem to have been removed during this period. Some of these areas were subsequently used for car parking, while new buildings were constructed on the east end of the south side of Market Street Lane.

3.5 MARKET STREET LANE

- 3.5.1 Market Street Lane developed out of the original medieval town, and was evidently built on land extending westwards from the properties along Darwen Street. Although it is not clear when this first began it probably corresponds to the period of rapid development that took place in the late eighteenth to early nineteenth centuries. Fleming Square to the north, originally called New Square, is thought to have been built by 1822 (Lancashire County Council and Egerton Lea Consultancy 2005, 34), and is depicted on Gillies' map of 1822 (Plate 3). Market Street Lane is described as '*one of the oldest thoroughfares in the town, and, as its name implies, [it] originally absorbed the overflow from the old market square and afforded room for extra stalls and carts unable to penetrate into the main shopping area*' (Miller 1957).
- 3.5.2 The two public houses were of particular local interest: the Castle (Building **2**) was re-built in 1810 with castellated wall-tops and two semi-circular bays (*ibid*). The Dun Horse (now the ZY Bar, outside the study area) was apparently in existence by 1715, and was visited by a Captain Douglas while his Jacobite forces were at Preston (*ibid*). There was also an assembly room on Market Street Lane (now demolished, but to the west of Building **4**), thought to have been in existence since 1795 and known as the New Assembly Room (*ibid*). It is described as '*a large and well-lighted room on the second floor, over a number of shops and warehouses and it was connected with the Colonnade in Fleming square*' (*ibid*). It had a variety of uses in its time including a singing room (used by the Blackburn Choral Society (Hyes 1999, 95)) and school, and was used as a meeting place for the Mechanics Institute, the Blackburn Philosophical Society and the Temperance Society and was even visited by a circus (*ibid*) and waxworks show (Walmsley 1919a). The street was also home to the New Royalty Theatre from at least 1881 (Building **6**), which was later named the Lyceum Theatre (Miller 1957) and was the first place where 'animated pictures' were shown in Blackburn (Duckworth 1999, 174).

- 3.5.3 Fleming Square was named after John Fleming, the owner of the square and was built by 1822 (Miller 1989). It was built to replace the old market place, and was originally home to the fish stones and tenanted mainly by butchers (Walmsley 1919a; Miller 1971). There was apparently a foundry present within it, the chimneys of which were said to be still standing in 1924, which was later converted into the Cloth Hall (Anon 1924). A number of important events took place in the square, including a balloon ascent by a George Green in 1825 (Miller 1970). The square was extensively modified in 1849 to the plans of the architect William Hopwood, however, and was described thus: *'The whole of the central portion of land, after allowing for the breadth of the street from the top of King Street to Darwen Street, and a passage in front of the existing colonnade [Building 5] is occupied with a number of shops, of different sizes... In the centre of this range is a gateway, leading to the covered arcade, in the rear of the front shops. In the arcade are five shops, partially lighted from the roof by means of rough plate glass. There is a passage leading from the west colonnade to Back Lane'* (Miller 1989).
- 3.5.4 The building referred to as the 'colonnade' is the former Cloth Hall (Building 5), which comprised a number of rows of premises above each other, supported on iron columns, originally standing to three storeys (Cotton Town n.d). It was also apparently built by William Hopwood (Miller 1971) and used specifically for the sale of cloth, although perhaps only periodically and by travelling salesmen (Walmsley 1919b). The space provided by the Cloth Hall was apparently never popular, however, and was soon being used by other traders, particularly butchers (Miller 1971). During the twentieth century a new market superseded Fleming Square, and by 1970 it was described thus: *'Today it stands deserted and neglected... Yet in its day the Cloth Hall colonnade with its cast iron pillars was... an innovation'* (Miller 1970).
- 3.5.5 The cartographic evidence shows that Market Street Lane developed between 1739 and c1795. Examination of a selection of trade directories reveals a wide range of activities taking place on the street, although there are clearly some trades that dominated the area. The National Directory of c1796 (Anon c1796) does not list details of streets, and curiously the two public houses later listed on Market Street Lane (including Building 2) are also not recorded. The earliest directory to provide any useful information is from 1816, and the occupation of the various buildings on Market Street Lane can be followed throughout the nineteenth century and into the twentieth. The property numbers given in the directories cannot be assumed to be consistent, however, as streets were often re-numbered as new properties were built and old ones merged or destroyed. This means that it is difficult to correlate the surviving individual buildings with recorded occupants and trades in most cases, but where this is possible cross-reference is made. The presumed uses to which the buildings were originally put are included in the gazetteer (Section 4.3). The residents of Market Street Lane are summarised in Tables 2-8 below:

<i>Name</i>	<i>Trade</i>
Thomas Butler	Grocer
Thomas Buxton and Sons	Calico etc manufacturer
John Fleming	Twist, weft etc commission dealer
John Healey	Corn and flour dealer
R Pickup and Sons	Liquor merchant
John Ridings	Corn and flour dealer
Ester Stanley	Publican: Castle Inn (Building 2)
John Weale	Publican: Dun Horse

Table 2: Residents of Market Street Lane in 1816 (Pigot 1816, 54-57)

<i>Number</i>	<i>Name</i>	<i>Trade</i>
4	Robert Buxton	Corn and flour dealer
5	Mary Weale	Publican: Dun Horse
6	William Humber	Corn and flour dealer
7	John Briggs	Cheesemonger
7	John Briggs Jnr	Grocer and tea dealer
8	Robert Dewhurst	Attorney
10	George Tebay	Corn and flour dealer
13	Robert Pickup and Sons	Malt and hop dealers
14	John Sumner	Corn and flour dealer
14	Richard Hatch	Corn and flour dealer
15	William Little	Publican: Castle Inn (Building 2)
16	John Williamson	Iron monger
17	John Palmer	Tailor and habit maker

Table 3: Residents of Market Street Lane in 1824 (Baines 1824, 515-22)

<i>Number</i>	<i>Name</i>	<i>Trade</i>
-	Robert Duckworth	Publican: Castle (Building 2)
-	Thomas Metcalfe	Publican: Dun Horse
2	Sidney Smith	Corn Merchant
2	William Jackson	Hairdresser
4	Atkin and Co	Linen Merchants
4	Sydney Smith	Corn and flour dealer
5	Jackson and Shackleton	Corn and flour dealer
6	John Palmer	Tailor
9	Francis Wilkinson	Tailor
10	Atkins and Co	Fire insurance agents
11	Humber and Sons	Corn merchant
13	William Ellwood	Paper hanger
15	George Heyworth	Grocer, tea dealer, flour and provision dealer
17	Sturdy and Pickup	Attorneys

Table 4: Residents of Market Street Lane in 1855 (Slater 1855, 26-35)

<i>Number</i>	<i>Name</i>	<i>Trade</i>
-	Giles Holt	Marine store dealer
-	James Booth and Co	Chemist and druggist and drysalter and oil merchant
3	William Bury	Cooper
4	John Butterworth	Miller and corn dealer
5	Richard Shackleton and Son	Miller and corn dealer
7	Charles Whalley	Agent for City of Dublin Brewery
8	Elles Heath	Publican: Castle (Building 2)
12	James Birtwell	Wholesale grocer and tea dealer

12	James Booth and Co	Drysalters
13	Cookson and Clegg	Curriers and leather sellers
14	William Pickup	Solicitor
17	Michael Campbell	Publican: Dun Horse
20	Giles Holt	Cement, plaster of Paris and salt merchant
20	Giles Holt	Salt merchant and dealer

Table 5: Residents of Market Street Lane in 1879 (Slate 1879, 56-71)

<i>Number</i>	<i>Name</i>	<i>Trade</i>
-	-	Lyceum Theatre (Building 6)
4 and 6	Ed. Blakey	Publican: Castle Hotel (Building 2)
5	Wm. Bury	Basket maker
6	Richard Howorth	Mill furnisher
7	Wm Shorrocks	Hy. Brush ma.
10	Jn. D. Walsh	Wholesale tea dealer
13	Elizabeth Schofield	Publican: Dun Horse

Table 6: Residents of Market Street Lane in 1898 (Kelly's Directories Limited 1898, 143)

<i>Number</i>	<i>Occupier</i>	<i>Building description</i>
-	Tho Ayton and Thomas Hunter	Warehouse
1, 3 and 5	William Bury	Warehouse
6	John Lucas	Castle Hotel, public house (Building 2)
7	Amy Southworth	W'shop and w'house
8	Kerr and Hoeggar Ltd	Warehouse
8a	Kerr and Hoeggar Ltd	Offices
9	John Wearing	Shop
10	John Dower Walsh	Warehouse

13	Thomas Matthew	Dun Horse Hotel, public house
----	----------------	-------------------------------

Table 7: Property listed in the District Valuation (DVBK 1/1/6, 1910)

<i>Number</i>	<i>Name</i>	<i>Trade</i>
3	Rawlinson Aspden	Hairdresser
4-6	Jn. J. Lucas	Publican: Castle (Building 2)
5	Wm Bury	Basket Maker
9	Trikett and Birtwhistle	Warehousemen
10	-	British Cotton and Wool Dyers Assoc Lim (Branch)
10	John Dower Walsh and Co	Wholesale tea dealers
11	Ayrton and Hunter	Warehousemen
13	Thomas Matthews	Publican: Dun Horse

Table 8: Residents of Market Street Lane in 1913 (Kelly's Directories Limited 1913)

3.5.6 It was more difficult to provide further information for the buildings (Buildings 7 and 8) on Mincing Lane (formerly Back Lane) and to the rear of the north side of Market Street Lane on Fleming Square (Building 5). The problem of alterations to street numbering and a lack of points of reference made these impossible to identify with any certainty in the earlier directories. Those facing onto Mincing Lane were probably numbers 13 and 15 and are listed as a being occupied by John Thomas Ellison, a hardware dealer, and Peter Yates, a hairdresser, respectively in 1898 (Kelly's Directories Limited 1898, 143). In 1913, one Peter Pickering, a brush manufacturer occupied number 13 Mincing Lane while Thomas Yates continued to occupy number 15 (Kelly's Directories Limited 1913).

3.6 CONCLUSIONS

3.6.1 While the map evidence reveals that the area was not extensively built on until some time between 1739 and c1795, the directories show that as early as 1816 the area was occupied by a number of traders and wholesalers, and that it was dominated by warehouses and the two public houses. Initially, these seem to have been particularly concerned with the supply of food and drink, although between 1824 and 1855 there is an evident increase in the numbers of corn and flour merchants, with almost one half of the residents being involved in this particular trade in 1824. After 1855 the trades become more diverse but it is evident that with the exception of the occasional solicitor and the Lyceum theatre (which was evidently short-lived and may have occupied one of the

warehouses) almost all are involved in manufacture of some kind or the supply of foodstuffs. At the beginning of the twentieth century the trades have become even more diverse, but it is evident from the district valuation of 1910 that warehouses, many of which probably had their origins in the early nineteenth century, dominated the area.

- 3.6.2 Both the maps and the directories show that the arrangement of the buildings changed relatively little from their construction during the late eighteenth century and the beginning of the twentieth century. Evidently some subdivision and combining of properties took place throughout the nineteenth century, but in general there seems to have been relatively few major alterations until the end of the nineteenth century, when a number of gaps appear in the numbering, suggestive of more considerable merging of properties. It is, however, likely that buildings have been totally demolished and rebuilt on the same plot in some cases.

4. BUILDING INVESTIGATION

4.1 INTRODUCTION

4.1.1 The building assessment comprised a RCHME Level I-type survey (RCHME 1996). This is primarily descriptive, with only minimal examination of phasing or the development of the buildings.

4.2 ARRANGEMENT OF THE BUILDINGS

4.2.1 Market Street Lane is orientated approximately north-east/south-west, with the building frontages facing north and south onto it (Fig 2). On the north side the row of buildings is unbroken until the west end, where there is a gap now used as parking. The south side has a large gap between the modern buildings at the east end and Building 6 to the west, with a further gap behind between the rear of Market Street Lane and properties to the south, all of which is used as car parking.

4.2.2 The majority of the buildings within the proposed development area are situated along the north side of Market Street Lane and face onto it (Buildings 1-4, from east to west), although one is situated behind the frontage, and faces Fleming Square (Building 5). Only one is situated on the south side facing Market Street Lane (Building 6), although a further two are positioned on the south side facing onto Mincing Lane (Buildings 7 and 8). The buildings are divided up according to their original layout, as far as this could be ascertained.

4.2.3 The results of the building assessment were combined with the information from the map regression (*Section 3.4*) and background history (*Section 3.5*) so that a presumed original use and date of origin can be given. In addition, any details that suggest rebuilding that were identified during the site investigation are also incorporated within the presumed dating. A summary of recommendations for further work (expanded in *Section 6*) is also included. This is summarised in the gazetteer below.

4.3 GAZETTEER OF RESULTS

Building No: 1

Description: This comprises a small, two-storey building at the east end of Market Street Lane, between Building 2 to the west and the bank to the east (Plate 9). The front (south) elevation is rendered and painted off-white. The east end projects from the main part of the elevation, making it flush with the adjoining bank and is finished with render scored to give the appearance of ashlar blocks. There is a single ground floor window within this projection, and a doorway in the return to the north. To the west is a smaller, single-storey, projecting section built of brick in stretcher bond, with two small windows. Behind this the main elevation has a single tall two-light 'mullion' window. The roof above could not be examined but a section of gabled roof, possibly a louvre, was visible. The rear (south) elevation showed evidence for several phases

of construction. The lower part was built of courses of sandstone, above which the majority of the wall was built in hand-made brick. Inserted into this were two small windows, associated with considerable rebuilding with machine-made brick. To the west a butt joint with the adjoining Building 2 could be seen.

Original use: Unknown
Date: Pre-1848, presumably subsequently altered
Further work: RCHME Level II recording

Building No: 2

Description: This is situated to the west of Building 1, and between it and Building 3 (Plate 10). It comprises a three-storey former hotel and/or public house. The rear (north) is built of what appear to be hand-made brick in a stretcher bond, but the front (south) is finished with render and painted and its fabric is not discernible. The eastern part of the front is dominated by two semi-circular bay windows, which extend over all three floors, and have long four-light mock Tudorbeathan windows. Each of these is decorated with three moulded string courses (the lower of which is obscured by a later awning) and a flat coping, which extend across the entire elevation. Between the bay windows is the main entrance, on the ground floor, which is decorated with moulded surrounds beneath a semi-circular arch, finished with floral corbels. Immediately above the doorway is a small area of crenellation, above which are single small windows on the first and second floors. The general decorative effect is that of a mock-castle. The west end is flat, with similarly Tudorbeathan windows, diminishing in number as they rise through the floors, and the top is finished with a blind dormer decorated by moulded monogram initials 'CJ' and the date 1893. There is a chimney visible on the east side.

Original use: Public house (Castle Inn)
Date: 1739-c1795, rebuilt 1810 and 1893
Further work: RCHME Level II recording

Building No: 3

Description: This is situated to the west of Building 2 and between it and Building 4 (Plate 11). It comprises a three-storey warehouse, still with much of its original character surviving. The front (south) elevation is rendered and painted a pinkish-orange and Building 5 obscures the rear. On the east side a row of wide loading doorways is present, one above the other. The ground floor loading doorway has an arch of ashlar-effect render but is actually flat-headed, while all three doorways have ashlar effect scored render. The west side has two windows on both the first and second floors. The first floor windows have round heads with projecting keystones and ashlar-effect surround, while the windows above have only square surrounds in the same ashlar effect. Below are a pedestrian doorway in the centre and a wagon doorway with a rounded arch to the west. Both also have projecting moulded keystones. The roof is finished with ceramic tiles.

Original use: Warehouse
Date: Pre-1822
Further work: RCHME Level II recording

Building No: 4

Description: This is situated to the west of Building 3 and on the end of the row of buildings facing onto Market Street Lane from the north side (Plate 12). It is also three storeys, but is taller than Building 3. It is rendered, but not painted, and there are four windows on the first and second floors in the same style as those in Building 3. There is a return on the east side, leaving an angled corner, and on the ground floor at the east end there is a pedestrian doorway accessed via a short flight of steps. The doorway has a projecting moulded string-course and similar corbels on top of the jambs. The roof is essentially a single pitch, finished with grey slate.

Original use: Warehouse
Date: Pre-1822
Further work: RCHME Level II recording

Building No: 5

Description: This is situated behind (north) the street frontage, facing onto Fleming Square, but runs roughly parallel to it (Plate 13). It comprises a long, relatively narrow building, part of which is visible from Market Street Lane, although this is rendered and shows no features of interest. The remainder is brick-built and apparently quite modern. On the north side the lower part comprises very dark brick and houses a number of pedestrian doorways. At the west end it incorporates a kebab shop. The upper part, which may be earlier, comprises an open colonnade formed by cast iron columns supporting the roof, attached to this is an iron railing covering the opening to the north. To the south is a series of corrugated sliding doors presumably covering rooms of some description.

Original use: Cloth Hall
Date: 1822-1848
Further work: RCHME Level II recording

Building No: 6

Description: This is situated at the west end of the south side of Market Street Lane, adjoining the public house on the corner (the ZY Bar, formerly the Dun Horse; Plates 14 and 16). It is currently used as a night club but probably originally formed a large warehouse and theatre. The east gable end is visible and is rendered and painted off-white. There are three modern tie rod ends across the upper part of the wall, and attached to the base are three buttresses. Two of these are modern brick and very short, the third is longer and angled. It is also brick, but finished with render, and probably represents the remains of an earlier adjoining building. Evidence for a wall stub at the north-east corner of the building, flush with its north face elevation, would suggest that this is also the remains of an adjoining building and the fact that this and the larger buttress have remained might suggest that Building 6 is partially built on to an adjoining building. The front (north) elevation, which has been much altered, has three large windows on the first floor and three small vents on the second, probably corresponding to the position of windows. On the ground floor, there are five doorways of varying size below an iron balcony. The rear (south) elevation is rendered but more of the original features appear to be visible. There are three large windows on the first floor, with rounded heads, and there is evidence for similar windows having been present on the ground floor, although there are several inserted doorways. Four or possibly five blocked, smaller windows are evident on the second floor.

Original use: Warehouse and theatre (Lyceum)
Date: 1848-1894
Further work: RCHME Level II recording

Building No: 7

Description: This is situated facing west onto Mincing Lane, adjoining the public house at the west end of the south side of Market Street Lane (Plates 15 and 16). It originally comprised a three-storey warehouse, but is now used as a barber's shop. It is built using a very dark brown brick, in English garden wall bond (at a ratio of four rows of stretchers to one row of headers). In the centre on the first and second floors there are loading doorways, and these are flanked by single windows. On the ground floor there are two large later shop windows with associated doorways. The rear (east) side is rendered and partially rebuilt in the style of Building 8, which is presumably a contemporary alteration.

Original use: Warehouse
Date: Pre-1822, probably subsequently rebuilt
Further work: RCHME Level II recording

Building No:	8
Description:	This adjoins the south side of Building 7 and faces onto Mincing Lane to the west and the car park to the south (Plates 15 and 16). It is small, two storeys, very narrow and orientated east/west. It is built of machine-made brick, with details picked out in finely dressed sandstone. The west gable end has two small windows on the ground floor and a circular one above. The gable is finished with moulded stone coping, scrolled kneelers and a round finial on a tiered base. The roof is slate, finished with ceramic ridge tiles with a circular impressed decoration. The south elevation is plain, except for a single first floor window and a large wagon doorway on the ground floor with a sliding door. The detail of the west gable is copied in the east, although there is only a single, small window on the first floor.
Original use:	Unknown
Date:	1848-1894, possibly subsequently rebuilt
Further work:	RCHME Level II recording

4.4 CONCLUSIONS

- 4.4.1 The building investigation confirmed that a large number of the buildings shown in the early maps remain *in situ* along Market Street Lane and Mincing Lane. Some of these are evidently the warehouses listed in the directories and the valuation, although there are also now clearly gaps in the row of buildings where properties have been demolished. A number buildings on the east end of the south side of Market Street Lane have also been replaced by modern buildings. Both of the public houses are dated: the Castle Inn (Building 2) to 1893, and the Dun Horse (now the 'ZY Bar', not included in the study area) to 1914, demonstrating that both have been relatively recently rebuilt or altered.

5. DISCUSSION

5.1 MARKET STREET LANE

- 5.1.1 The area around Market Street Lane has formed an important part of the historic centre of Blackburn, with connections to its medieval development and post-medieval growth. The street patterns probably echo the original medieval land divisions, and from at least the eighteenth century the area was particularly connected to the trade in cloth and flour, and was only a short distance from the market. It was also important in Blackburn's social life, with two well-established public houses, a meeting room of some antiquity and a theatre.
- 5.1.2 The cartographic evidence suggests that Market Street Lane developed between 1739 and c1795. By the time of the 60": 1 Mile Ordnance Survey map of 1848 the area had clearly taken on much of its present form, and this was certainly the case by 1894. During the later twentieth century the main alteration seems to have been demolition, with a number of properties being removed to form car parks and for new buildings.
- 5.1.3 Although it has not been possible to identify in many cases the uses to which the various surviving buildings were put, some are identifiable in the historical record and some have a recognisable form. These include a public house (Building 2), warehouses (Buildings 3-4 and 7), a cloth hall (Building 5) and a theatre (Building 6).
- 5.1.4 Some suggestion of the possible date of origin of the buildings can be gained from the cartographic sources, although it is impossible to be certain that they have not all been completely rebuilt on the same footprint at one time or another (*Section 4.3*). It is likely that most of the building plots within the study area developed between 1739 and c1795, although the extant buildings themselves are probably later in date. Building 5, which faces north, was constructed between 1822 and 1848 following the development of Fleming Square, although there were probably buildings on the site prior to this date.
- 5.1.5 Of all of the buildings within the study area, Buildings 2-4 and Building 7 (Plates 8-10) seem to have been the least altered (based on an inspection of the exterior). Buildings 1 and 6 seem to have retained large amounts of original fabric (Plates 7, 12 and 14), but have both been extensively altered. Building 5 also seems to have been extensively altered (Plate 11); it has certainly been reduced in height and possibly also in length. Building 8 appears, according to the cartographic sources, to have been built between 1848 and 1894. Its style, however, would suggest an early twentieth century date, however (Plate 13), so it may have been rebuilt on an existing plot.

6. IMPACT AND RECOMMENDATIONS

6.1 THE BUILDINGS

- 6.1.1 The majority of the buildings, although not closely datable, would appear to have their origins in the late eighteenth to early nineteenth centuries. Many of these were evidently built as warehouses and continued to be used as such into the twentieth century. Most of the buildings present now form part of two large nightclubs based around the former Castle Inn (Building 2) and the former Dun Horse (now the ZY Bar, not within the study area). The Castle Inn public house (Building 2) apparently existed from as early as 1810, but was rebuilt to an unknown extent in 1893, and now also forms part of one of the two nightclubs.
- 6.1.2 The warehouses form a particularly interesting group of post-medieval buildings, which undoubtedly relate to Blackburn's rapid growth during the nineteenth century. Warehouses are a much underrated form of industrial building, which in some cases were in continuous use from the eighteenth century until the twentieth, often in connection with major transport infrastructure such as canals (Tomlinson 1961; Barlow 1976). They have been identified as noticeable in towns where rapid growth has occurred as a result of canal building and an associated increase in trade (Elsworth and Dawson 2005), but are often hidden in back streets away from more architecturally outstanding buildings (Matthews 2003, 63). In many towns and cities in the North West they undoubtedly symbolise this growth, which saw a number of planned towns and districts develop during the eighteenth and nineteenth centuries (McNeil and Newman 2004, 8-9). The use of documentary research to identify the occupations of people using buildings has been identified as an important aspect of understanding the buildings themselves (Newman and McNeil 2004, 7-8), although relatively little study seems to have been carried out of this type of structure. The Cloth Hall (Building 5) is also an unusual building with an early structural use of cast iron columns, built as part of a designed square. Although it has evidently been extensively altered, it is of some local importance as an early purpose-built commercial building in Blackburn and potentially some regional importance due to its innovative use of cast iron.
- 6.1.3 It is therefore recommended that all of the buildings identified during the assessment be subject to additional investigation. This should take the form of a RCHME Level-II type survey, including the production of plans of all of the principal floors, cross-sections and drawings of significant features. Additional background research into buildings should also be carried out in order to identify the date of origin, phases of use, owners, occupiers, uses, and so forth.

6.2 BELOW-GROUND REMAINS

- 6.2.1 Previous archaeological work in the immediate vicinity of the study area has revealed considerable post-medieval building remains (LUAU 2001), as well

as some traces of late medieval activity, albeit only a small number of finds (UMAU 1999). The proximity of the Cathedral, which is situated close to the site of an earlier medieval church (LUAU 1995) and the probable medieval origins of the landscape within which Market Street Lane developed would suggest that there is considerable potential for medieval and post-medieval archaeology within the study area. The positive identification of cellars on adjacent sites during archaeological (UMAU 1999; LUAU 2001) and building (Cotton Town n.d.) work, and the nature of the buildings does, however, mean that it is likely that any earlier deposits will have been damaged or truncated.

- 6.2.2 It is therefore recommended that during the building survey particular efforts be made to identify and locate the presence of cellars within the standing buildings. Where these are evidently extensive there is only a limited value in carrying out additional belowground investigation. Nevertheless, archaeological remains could still survive, so it is recommended that a watching brief be maintained in those areas. In areas where there is no evidence for cellars or they are thought to have less extensive coverage, it is recommended that archaeological evaluation be carried out. Should any significant archaeological features or deposits be encountered during the evaluation or watching brief then further excavation may be considered necessary.

7. BIBLIOGRAPHY

7.1 PRIMARY SOURCES

BCL MM076, c1795 *Blackburn AD 1795, About*

LRO(P) DVBK 1/1/65, 1910 *Duties on Land Values, Record of Land Valuations Made by the Commissioners of Inland Revenue, in Accordance with the Provisions of Part I of the Finance (1909/10) Act*

Ordnance Survey, 1848a 6": *1 Mile*, Lancashire Sheet **62**, surveyed 1844-6

Ordnance Survey, 1848b 60": *1 Mile*, Blackburn Sheet **4**, surveyed 1847

Ordnance Survey, 1894 25": *1 Mile*, Lancashire Sheet **62.16**, re-surveyed 1892

Ordnance Survey, 1911 25": *1 Mile*, Lancashire Sheet **62.16**, revised 1910

Ordnance Survey, 1931 25": *1 Mile*, Lancashire Sheet **62.16**, revised 1929

Ordnance Survey, 1978 *Blackburn*, Sheet **SD 62/72 (689)**, 1: 25000

Soil Survey of England and Wales, 1983 *Soils of Northern England*, **1**, 1: 250000

7.2 SECONDARY SOURCES

Anon, c1796 *The Universal Directory of Trade, Commerce and Manufacture*, **5**, London

Anon, 1924 Fleming Square, *Blackburn Times*, August 23rd

Baggoley, M, 1996 *Britain in Old Photographs: Blackburn*, Stroud

Baines, E, 1824 *History, Directory and Gazetteer of the County Palatine of Lancaster*, Liverpool

Barlow, AR, 1976 London Road Bridge Complex, in Archaeological Surveys Ltd (ed), *The Archaeology of Warrington's Past*, Warrington, 66

Cotton Town, n.d. Cotton Town, Blackburn with Darwen, www.cottontown.org

Countryside Commission, 1998 *Countryside Character, Volume 2: North West*, Cheltenham

Duckworth, A, 1999 Workers' Playtime, in A Duckworth (ed), *Aspects of Blackburn*, Barnsley, 166-180

Elsworth, DW, and Dawson, J, 2005 *A Survey of Warehouses in Ulverston*, unpubl rep

- English Heritage, 1991 *The Management of Archaeological Projects*, 2nd edn, London
- Hyes, J, 1999 Very Proper: Charles Tiplady and his Diary 1829-1873, in A Duckworth (ed), *Aspects of Blackburn*, Barnsley, 80-98
- Kelly's Directories Limited, 1898 *Kelly's Directory of Lancashire*, London
- Kelly's Directories Limited, 1913 *Kelly's Directory of Lancashire*, London
- LUAU, 1995 *Blackburn Cathedral Precinct, Lancashire: Desk-Based Archaeological Assessment*, unpubl rep
- LUAU, 2000 *Darwen and Church Street, Blackburn, Lancashire: Archaeological Assessment*, unpubl rep
- LUAU, 2001 *Waterloo Pavilions, Blackburn, Lancashire: Archaeological Watching Brief*, unpubl rep
- Lancashire County Council and Egerton Lea Consultancy, 2005 *Lancashire Historic Town Survey Programme, Blackburn: Historic Town Assessment Report*, unpubl rep
- Matthews, KJ, 2003 An Archaeology of Work, The Example of 19th and 20th Century Chester, in M Nevel (ed), *From Farmers to Factory Owner: Models, Methodology & Industrialisation*, Archaeology North West, **6:16**, Manchester, 51-68
- McNeil, R, and Newman, R (eds), 2004 *The Post-Medieval Period Resource Assessment*, North West Region Research Framework, draft report
- Miller, GC, 1957 Market-Street Lane, *Blackburn Times*, September 27th
- Miller, GC, 1970 What Sort of Bird Flies Over Such Rare Beauty?, *Blackburn Times*, October 2nd
- Miller, GC, 1971 Day the Gilt Tea-Kettle Fell Victim to a 'Mighty Blaze', *Blackburn Times*, December 17th, 10-11
- Miller, GC, 1989 *Bygone Blackburn*, 2nd edn, Blackburn
- Newman, R, and McNeil, R (eds), 2004 *Post Medieval Research Agenda*, North West Region Archaeological Research Framework, draft report
- Pigot, J, 1816 *The Commercial Directory for 1816-17*, Manchester
- RCHME, 1996 *Recording Historic Buildings: A Descriptive Specification*, 3rd edn, Swindon
- Slater, I (ed), 1855 *Slater's Royal National Commercial Directory of the Northern Counties*, **2**, Manchester
- Slater, I (ed), 1879 *Directory of Lancashire*, no location
- Timmins, G, 1993 *Blackburn, A Pictorial History*, Chichester

Tomlinson, VI, 1961 Early Warehouses on Manchester Waterways, *Trans Lancashire Cheshire Antiq Soc*, **71**, 129-51

UMAU, 1999 *Land off Darwen Street, Blackburn: An Archaeological Watching Brief*, unpubl rep

Walmsley, LS, 1919a Gossip About Old Blackburn V, *Blackburn Weekly Telegraph*, September 13th

Walmsley, LS, 1919b Gossip About Old Blackburn VI, *Blackburn Weekly Telegraph*, September 20th

ILLUSTRATIONS

FIGURES

Figure 1: Site location

Figure 2: Site plan

PLATES

Plate 1: Part of a plan of Blackburn from 1739 showing the study area (after Lancashire County Council and Egerton Lea 2005, 24)

Plate 2: Part of a plan of Blackburn from c1795 showing the study area (BCL MM076)

Plate 3: Part of Gillies' map of Blackburn from 1822 (after Timmins 1993, Pl 16)

Plate 4: Part of the Ordnance Survey 60": 1 Mile map of 1848

Plate 5: Part of the Ordnance Survey 25": 1 Mile map of 1894

Plate 6: Part of the Ordnance Survey 25": 1 Mile map of 1911

Plate 7: Part of the Ordnance Survey 25": 1 Mile map of 1931

Plate 8: An early view of the Castle Hotel (after Baggoley 1996, 65)

Plate 9: Building **1**, looking north-east

Plate 10: Building **2** looking north

Plate 11: Building **3**, looking north

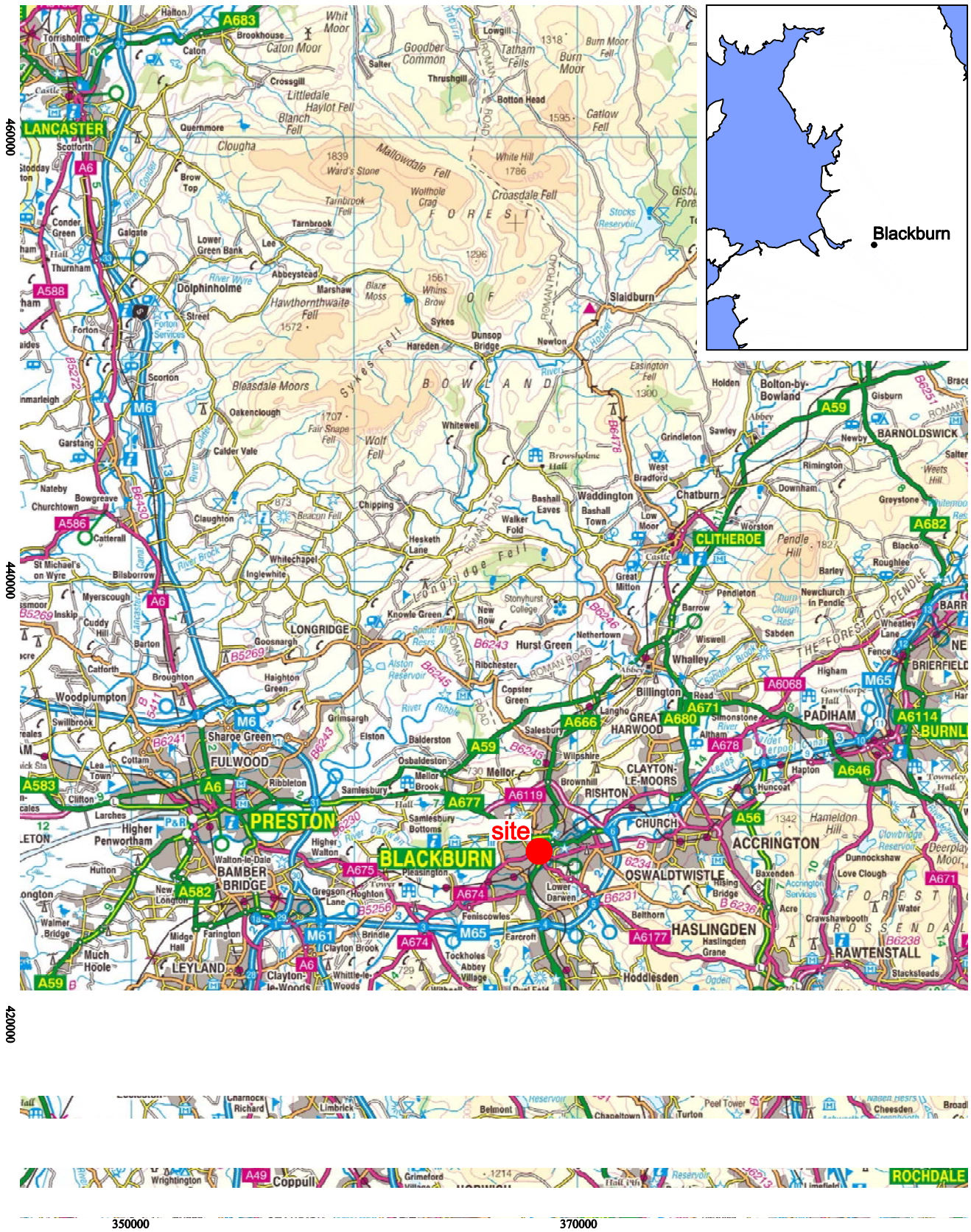
Plate 12: Building **4**, looking north-west

Plate 13: Building **5**, looking south-east

Plate 14: The ZY Bar (formerly the Dun Horse) and Building **6**, looking south-east

Plate 15: Buildings **7** and **8**, looking north-east

Plate 16: The rear of Buildings **6**, **7** and **8**, looking north-west



Reproduced from the Landranger 1:250,000 scale by permission of the Ordnance Survey on behalf of The Controller of Her Majesty's Stationery Office. © Crown copyright 1990. All rights reserved. Licence No AL 100005569



0 1000 2000 metres

Figure 1: Location Map

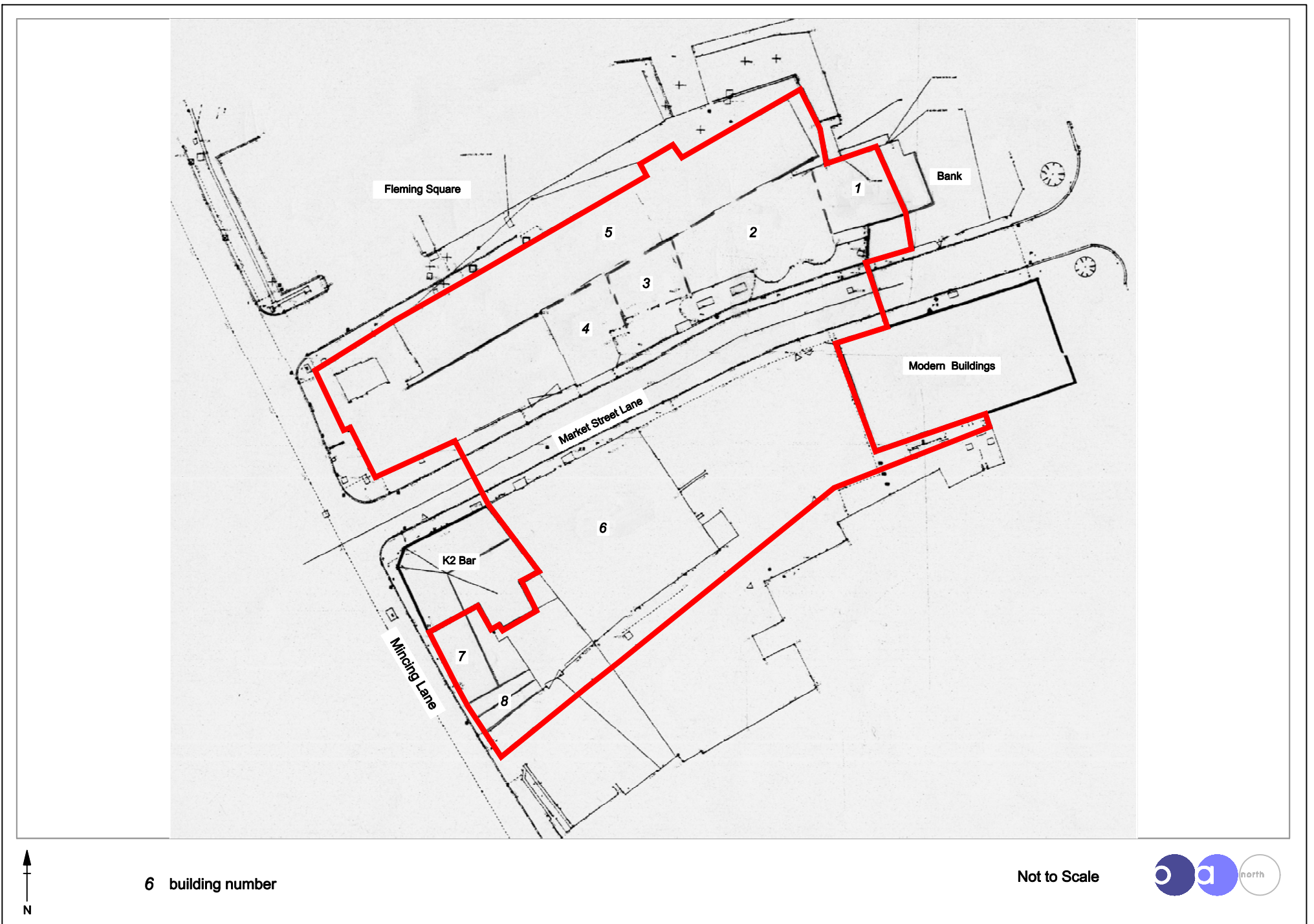


Figure 2: Site Plan



Plate 1: Part of a plan of Blackburn from 1739 showing the study area (after Lancashire County Council and Egerton Lea 2005, 24)



Plate 2: Part of a plan of Blackburn from c1795 showing the study area (BCL MM076)

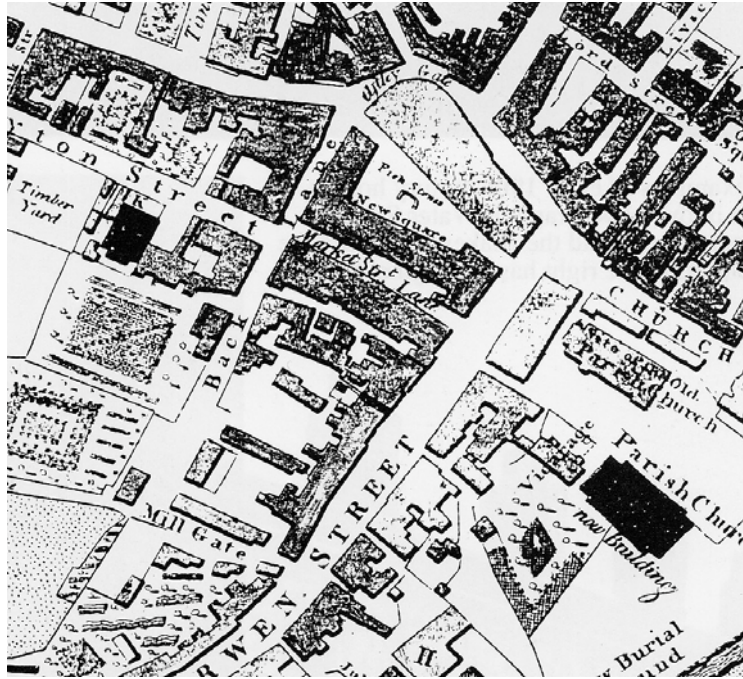


Plate 3: Part of Gillies' map of Blackburn from 1822 (after Timmins 1993, Pl 16)

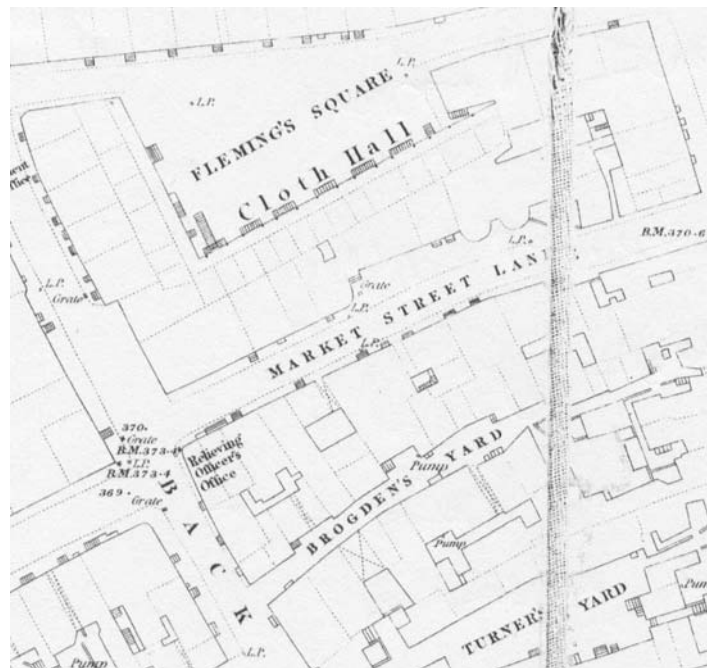


Plate 4: Part of the Ordnance Survey 60": 1 Mile map of 1848



Plate 5: Part of the Ordnance Survey 25": 1 Mile map of 1894



Plate 6: Part of the Ordnance Survey 25": 1 Mile map of 1911

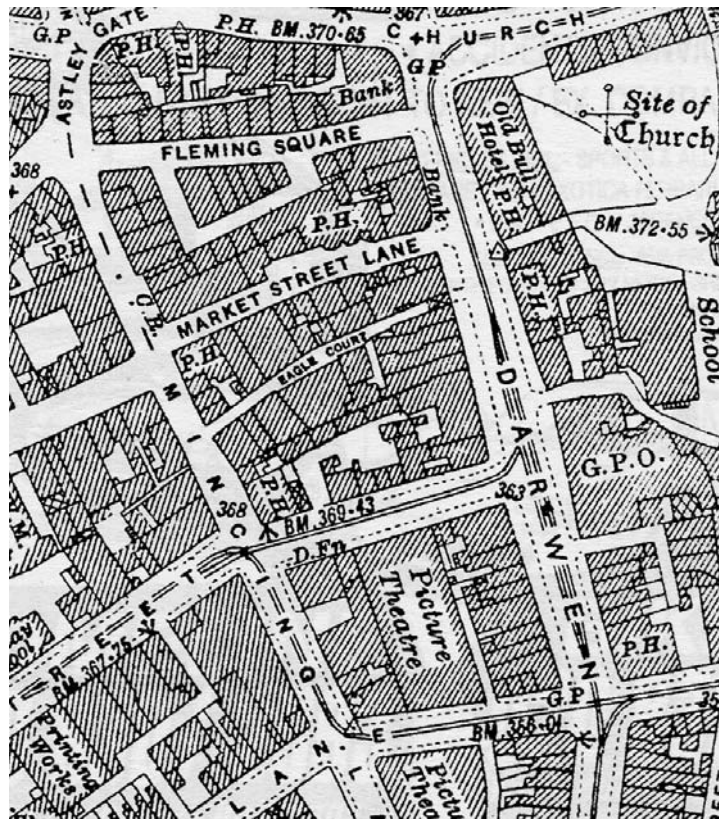


Plate 7: Part of the Ordnance Survey 25": 1 Mile map of 1931



Plate 8: An early view of the Castle Hotel (after Baggoley 1996, 65)



Plate 9: Building 1, looking north-east



Plate 10: Building 2 looking north



Plate 11: Building 3, looking north



Plate 12: Building 4, looking north-west



Plate 13: Building 5, looking south-east



Plate 14: The ZY Bar, formerly the Dun Horse, and Building 6, looking south-east



Plate 15: Buildings 7 and 8, looking north-east



Plate 16: The rear of Buildings 6, 7 and 8, looking north-west

APPENDIX 1: PROJECT DESIGN

1. INTRODUCTION

- 1.1 **The Development:** this project design has been compiled for the Ellis Hillman Partnership (hereafter the client). It presents proposals for a rapid building assessment of the proposed development area known as Cathedral Village, Market Street Lane, Blackburn. The cathedral Village Development incorporates both Market Street Lane and Astley Gate; however, the latter is subject to a separate planning approval.
- 1.2 **Archaeological Programme of Work:** this document, compiled following consultation with Mr P Iles at Lancashire County Council, offers a methodology for the assessment of the buildings along Market Street Lane. The assessment will aim to inspect all of the properties subject to the development for the purposes of identifying buildings of particular historic significance. This should be seen as the **first phase** of the archaeological investigation. Should any such buildings be identified then recommendations for a **second phase** of archaeological investigations would be made. Such recommendations would be likely to include RCHME-type building investigations. The appraisal would also serve to identify areas with the potential for archaeological remains to exist below ground, and offer recommendations for the investigation of these areas by a programme of evaluation (trial trenching). This would be the **third phase** of archaeological work and it is unlikely that this work would be undertaken prior to demolition of the existing buildings. This outline programme of work should not be seen as exhaustive.
- 1.3 Section 2 of this document 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.
- 1.4 OA North has extensive experience of assessment and building assessment, as well as the evaluation and excavation of sites of all periods in this area, having undertaken a great number of small and large-scale projects during the past 20 years. These have taken place within the planning process, to fulfil the requirements of Clients and planning authorities, to very rigorous timetables.
- 1.5 OA North has the professional expertise and resources to undertake the project detailed below to a high level of quality and efficiency. OA North is an **Institute of Field Archaeologists (IFA) registered organisation, registration number 17**, and all its members of staff operate subject to the IFA Code of Conduct.

2 OBJECTIVES

- 2.1 The following programme has been designed to provide an accurate archaeological assessment of the designated area within its broader context. The required stages to achieve these ends are as follows:
- 2.2 **Rapid Desk-Based Assessment:** to provide an outline desk-based assessment of the proposed development area;
- 2.3 **Building Assessment:** to provide visual record of the buildings within the proposed development area to RCHME Level I type standard;
- 2.4 **Report and Archive:** production of a report following the collation of data during section 2.2 to 2.3. A site archive will be produced to English Heritage guidelines

(MAP 2) and in accordance with the *Guidelines for the Preparation of Excavation Archives for Long Term Storage* (UKIC 1990).

3 METHOD STATEMENT

3.1 RAPID DESK-BASED ASSESSMENT

3.1.1 The focus of the assessment will be the proposed development area but mention will be made of the immediate surroundings to allow an historical background to the setting of the site to be established.

3.1.2 **Documentary and Cartographic Material:** this work will comprise a rapid desk-based assessment of the existing resource. It will include an appraisal of the data in the County Sites and Monument Record (Preston).

3.1.3 **Historic Map Regression:** available cartographic sources will be consulted in an attempt to trace the development of the site back to the earliest available cartographic source. This will provide information on additional sites not included in the SMR, as well as ascertaining potentially any areas of more recent development.

3.2 BUILDING ASSESSMENT

3.2.1 **Assessment:** a visual inspection of the buildings will be undertaken to RCHME Level I-type survey standards. This level of survey is a visual record, which will serve to identify the location, age and building type. The emphasis of the building assessment will be the exterior of the buildings, with an inspection of the interior being undertaken (where access permits) to note significant features.

3.2.2 The written record will include:

- (i) the precise location of the buildings;
- (ii) details of listing;
- (iii) description of the type of buildings, purpose, materials and possible date.

3.2.3 **Photographic Archive:** a photographic archive will be produced utilising a 35mm camera to produce both colour slides and monochrome contact prints. A high-resolution digital camera (4 megapixels) will also be employed for general coverage. A full photographic index will be produced. The photographic archive will comprise the following:

- (i) The external appearance of the buildings;
- (ii) Any external or internal detail, structural or decorative, which is relevant to the design, development and use of the buildings.
- (iii) Any internal detailed views of features of especial architectural interest, fixtures and fittings, or fabric detail relevant to phasing the buildings.

3.2.4 **Site Drawings:** there is no requirement to produce site drawings (plans/elevations/sections) as part of the assessment, however, a site plan will be produced to show the location of the buildings subject to the assessment.

3.3 REPORT

3.3.1 The report will include the following:

- (i) a concise, non-technical summary of the project results;
- (ii) an introduction to the circumstances of the project and the aims and objectives of the study;
- (iii) a summary of the methodology and an indication of any departure from the agreed project design;
- (iv) a copy of the agreed project design;
- (v) an outline of past and present land-use;
- (vi) a summary of the archaeological/historical background;
- (vii) a location plan and gazetteer of the buildings;
- (viii) an initial assessment of the likely archaeological implications of the proposed development;
- (ix) recommendations for further work as appropriate;
- (x) appropriate figures and plates;
- (xi) a full list of references to and bibliography of primary and secondary sources consulted and a list of any further sources identified but not consulted;
- (xii) an index of the project archive.

3.3.2 **Report:** this will be issued within eight weeks of completion of the fieldwork. One bound and one unbound copy of a written synthetic report will be submitted to the Client, and a further copy submitted to the LCC SMR within eight weeks of completion of the study. 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. The report will also include a complete bibliography of sources from which data has been derived.

3.3.4 Provision will be made for a summary report to be submitted to a suitable regional or national archaeological journal within one year of completion of fieldwork, if relevant results are obtained.

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

3.4 ARCHIVE

3.4.1 **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. This archive will be provided in the English Heritage Centre for Archaeology format and a synthesis will be submitted

to the Lancashire SMR (the index to the archive and a copy of the report). The paper archive will be deposited with the County Record Office, Preston. Arrangements for deposition of the full site archive will be made with an appropriate receiving museum.

4 OTHER MATTERS

- 4.1 **Project Monitoring:** whilst the work is undertaken for the Client, the LCC Archaeological Officer will be kept fully informed of the work. Any proposed changes to the project design will be agreed with the Archaeological Officer and the Client.
- 4.1.1 **Access:** OA North will consult with the Client regarding access to the site.
- 4.1.2 **Health and Safety:** OA North provides a Health and Safety Statement for all projects and maintains a Unit Safety policy. All site procedures are in accordance with the guidance set out in the Health and Safety Manual compiled by the Standing Conference of Archaeological Unit Managers (1997). A written risk assessment will be undertaken in advance of project commencement and copies will be made available on request to all interested parties.
- 4.1.3 **Work Timetable:** the desk-based element is expected to take approximately two days to complete, as is the building assessment two days. The final report will be completed within approximately eight weeks following completion of the fieldwork, although a shorter deadline can be arranged.
- 4.1.4 **Staffing:** 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. An OA North supervisor will undertake all elements of the project. Present timetabling constraints preclude who this will be.
- 4.1.5 **Insurance:** OA North has professional indemnity to a value of £10,000,000, employer's liability cover to a value of £10,000,000 and public liability to a value of £15,000,000. Written details of insurance cover can be provided if required.