

Lancaster Girls' Grammar School, Regent Street, Lancaster, Lancashire



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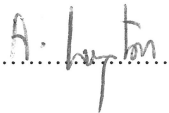
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SUMMARY

Lancaster Girls' Grammar School have proposed the construction of two extensions at the school in an area situated between Regent Street and Queen Street in Lancaster (centred on NGR SD 47586 61429). The proposed extensions are for a new technology area on the east side of the existing main building, and a new sixth form extension on the east side of the existing technology block. Cassidy and Ashton, acting on behalf of the Grammar School, commissioned Oxford Archaeology North (OA North) to undertake an archaeological desk-based assessment to inform the planning process as to the potential impact of the proposed development on any cultural heritage resources. This was carried out in June and July 2011.

The study area for the desk-based assessment comprises an area 250m in radius surrounding the proposed development area. The desk-based assessment comprised a search of both published and unpublished records held by the Lancashire Historic Environment Record (HER) in Preston, the Lancashire Record Office (LRO) in Preston, and the archives and library held at OA North. All non-statutory sites within a 250m radius of the development site were identified and collated into a gazetteer to provide information on the potential for surviving below ground remains within the proposed development site. Although information for statutory sites (namely listed buildings) was also collected the sheer volume meant that only those sites situated within the immediate vicinity that may be directly or indirectly affected by the development were included. This resulted in four Grade II listed buildings being included in the gazetteer and, in turn, the impact assessment. Those listed buildings excluded from the gazetteer were not considered relevant for the purpose of this assessment. In addition to this, the proposed development area was visited, in order to relate the landscape and surroundings to the results of the desk-based assessment, and identify any additional features that would not be procured solely from documentary sources.

In total, 67 sites were identified within the study area. Sites **01-62** and **64-67** were identified from the HER, four of which were Grade II listed buildings (Sites **64-67**). Site **63** was identified through map regression.

There are three prehistoric sites within the gazetteer: two are findspots comprising Bronze Age burials (Sites **55** and **57**). However, these are antiquarian observations from the area of Penny Street and may, as such, represent Roman cremations. Site **24**, relates to prehistoric remains found during an excavation in 2005 at Aldcliffe Road, to the south of the proposed development area. There are no known prehistoric sites in close proximity to the proposed development area.

The Roman road from Preston to Lancaster (Site **62**) runs through the eastern part of the study area, and a cemetery (Site **61**) has been identified alongside it. The exact boundaries of the cemetery are not fully known, and some cremations have been identified a short distance to the east of the proposed development area. However, an excavation within the proposed development area in 1989, found no evidence for Roman activity.

Docton's (reconstructed) map of 1684, shows the proposed development area as within an area of arable fields. A map regression analysis showed that the area began

to be developed in the late eighteenth century, though perhaps only as gardens to begin with. By 1824 the proposed development area was developed, and remained as such until the 1960s. Since then the area has been within the school gardens. The 1989 excavation within the proposed development area found layers containing twelfth to fifteenth century pottery, interpreted as night soiling on the medieval fields. There is also a find spot of a medieval spindle whorl (Site **05**) within this area. The excavation also identified features associated with former houses (nos 8-10 Queen Street) that stood in this area (Site **63**). This, therefore, suggests good survival of further archaeological deposits outwith the 1989 excavation area.

It is recommended that, once the designs for the proposed development have been finalised, the areas which would be impacted by the construction should be subject to a programme of archaeological strip and record. This would entail the excavation by machine of topsoil and any overburden material down to the first archaeological level. The area would then be cleaned by hand and any archaeological features and deposits of archaeological interest would be subject to sample excavation.

There are also four Grade II listed buildings (Sites **64-67**) in close proximity to the proposed development. It is possible that these buildings may be indirectly impacted by the proposed development. Once the designs for the new developments have been finalised, consideration should be given to the visual impact of the proposed development on the existing listed buildings, as well as impact during construction, such as vibration from heavy machinery.

ACKNOWLEDGEMENTS

OA North would like to thank Dan Brown at Cassidy and Ashton for commissioning the project. Thanks are also due to the Lancashire Historic Environment Record (HER), the staff of the County Record Office in Preston, Jackie Cahalin, Head Teacher at Lancaster Girls' Grammar School, and Pat Harrison, former Head of History at the school, for their assistance with this project.

The desk-based assessment was undertaken by Kathryn Blythe, with the drawings produced by Mark Tidmarsh. The project was managed by Emily Mercer, who also edited the report.

1. INTRODUCTION

1.1 CIRCUMSTANCES OF PROJECT

- 1.1.1 Lancaster Girls' Grammar School has proposed the construction of two extensions at the school, which is situated between Regent Street and Queen Street in Lancaster (centred on NGR SD 47586 61429; Fig 1). The extensions proposed are for a new technology area on the east side of the existing main building, and a new sixth form extension on the east side of the existing technology block (Fig 2). Both extensions are on the Queen Street side of the school grounds. Cassidy and Ashton, acting on behalf of Lancaster Girls' Grammar School, commissioned Oxford Archaeology North (OA North) to undertake an archaeological desk-based assessment to inform the planning process as to the potential impact of the proposed development on any cultural heritage resources. This was carried out in June and July 2011.
- 1.1.2 The study area for the desk-based assessment comprises an area 250m in radius surrounding the proposed development area. The desk-based assessment comprised a search of both published and unpublished records held by the Lancashire Historic Environment Record (HER) in Preston, the Lancashire Record Office (LRO) in Preston, and the archives and library held at OA North. In addition to this, the proposed development area was visited, in order to relate the landscape and surroundings to the results of the desk-based assessment, and identify any additional features that would not be procured solely from documentary sources.
- 1.1.3 This report sets out the results of the work in the form of a short document, outlining the findings, followed by a statement of the archaeological potential and significance, and an assessment of the impact of the proposed development. The scheduling criteria employed by the Secretary of State to understand the importance of a site (Annex 1; DCMS 2010) has been used during this assessment to determine the significance of the archaeological resource and any impact.

1.2 LOCATION, TOPOGRAPHY AND GEOLOGY

- 1.2.1 The proposed development area is positioned to the immediate south-west of Lancaster town centre. The school is located on a plot of land between Regent Street (to the west) and Queen Street (to the east). The two proposed development areas, for the sixth form extension and technology extension, are in close proximity to each other on the eastern side of the school. In this area the ground slopes down from the existing school buildings to the west, to Queen Street to the east (from approximately 25-20m AOD). Further school buildings are situated to the south, and to the north, the proposed development areas are bounded by the Registry Office on Queen Street and, further west, by a garden wall within the school grounds.
- 1.2.2 The solid geology of Lancaster consists predominantly of Silesian (Upper Carboniferous) grey/brown or reddened medium- to coarse-grained sandstones of the Pendle Grit Formation, which is part of the Millstone Grit Group

(British Geological Survey 1992, 5). These sandstones are thickly bedded with thin siltstone partings, but with mixed sandstone/siltstone units near the top. The drift geology for the site has been mapped as glaciofluvial sheet deposits of clayey sands and gravels (*ibid*).

2. METHODOLOGY

2.1 PROJECT DESIGN

- 2.1.1 The desk-based assessment was carried out in accordance with the relevant IfA and English Heritage guidelines (Institute for Archaeologists 2008, *Standard and Guidance for Archaeological Desk-based Assessments*; Institute for Archaeologists 2010 *Code of Conduct*; English Heritage 2006, *Management of Research Projects in the Historic Environment* (MoRPHE)) and generally accepted best practice.

2.2 DESK-BASED ASSESSMENT

- 2.2.1 The aim of the desk-based assessment is not only to give consideration to the potential for archaeological remains on the development site, but also to put the site into its archaeological and historical context. All non-statutory sites within a 250m radius of the development site were identified and collated into a gazetteer (*Section 4*) and their location plotted on Figure 2. This provides information on the potential for surviving below ground remains within the proposed development site. Although information for statutory sites (namely listed buildings) was also collected within a 250m radius, due to the sheer volume a rapid assessment of those sites situated within the immediate vicinity that may be directly or indirectly affected by the development was initially carried out. This resulted in four Grade II listed buildings, which are in close proximity to the proposed development area, being included in the gazetteer and, in turn, the impact assessment. Those listed buildings excluded from the gazetteer were not considered relevant for the purpose of this assessment.
- 2.2.2 The principal sources of information consulted were historical and modern maps of the study area, although published and unpublished secondary sources were also reviewed. The study has focused on the proposed development area, although information from the immediate environs has been summarised in order to place the results of the assessment into a wider historical and archaeological context. The results were analysed using the set of criteria used to assess the national importance of an ancient monument (DCMS 2010).
- 2.2.3 **Lancashire Historic Environment Record (HER):** the HER (known formerly as the Sites and Monuments Record), maintained by Lancashire County Council in Preston, holds records of archaeological sites within the county, and is held as both paper and digital information (database and GIS combined). A record, including grid reference and description, was obtained for the various sites within the defined study area, which were then added to a gazetteer (*Section 4*).
- 2.2.4 **Lancashire County Record Office, Preston (LRO):** the LRO in Preston was visited to consult historic maps of the study area, including the tithe map and relevant Ordnance Survey (OS) maps. A search was also made for any relevant historical documentation. Several secondary sources and archaeological or historical journals were also consulted, and the results of this have been incorporated into the historical background (*Section 3*).

- 2.2.5 **Oxford Archaeology North:** OA North has an extensive archive of secondary sources relevant to the study area, as well as numerous unpublished client reports on work carried out both as OA North and in its former guise of Lancaster University Archaeological Unit (LUAU). These were consulted where necessary.

2.3 SITE VISIT

- 2.3.1 The site was visited on Wednesday 29th June 2011, to relate the existing topography and land use with the results of the desk-based assessment, as well as to check for any additional sites of archaeological potential that would not be identified through documentary sources (Plates 1-5). The site visit also allowed an understanding of areas of impact by the proposed development, as well as areas of more recent disturbance that may affect the potential for the survival of archaeological deposits.

2.4 ARCHIVE

- 2.4.1 Copies of this desk-based assessment, including digital copies of the walkover survey photographs, will be deposited with the Lancashire HER for reference purposes.

3. HISTORICAL BACKGROUND

3.1 INTRODUCTION

- 3.1.1 The following section presents a summary of the historical and archaeological background of the general area. This is presented by historical period, and has been compiled in order to place the study area into a wider archaeological context.

Period	Date Range
Palaeolithic	30,000 – 10,000 BC
Mesolithic	10,000 – 4,000 BC
Neolithic	4,000 – 2,500 BC
Bronze Age	2,500 – 700 BC
Iron Age	700 BC – AD 43
Romano-British	AD 43 – AD 410
Early Medieval	AD 410 – AD 1066
Late Medieval	AD 1066 – AD 1540
Post-medieval	AD 1540 – c1750
Industrial Period	cAD1750 – 1901
Modern	Post-1901

Table 1: Summary of British archaeological periods and date ranges

3.2 BACKGROUND

- 3.2.1 **Palaeolithic, Mesolithic, and Neolithic Periods:** the prehistory of Lancashire is largely non-monumental in character, and is predominantly represented by finds of lithics and metalwork, made either by chance or during systematic surveys (Middleton *et al* 1995, 17). Scatters of lithic material recovered from ploughsoil constitute the commonest evidence for settlement in the period. Palaeolithic finds from Lancashire are limited, but the Mesolithic is better represented, with large numbers of upland sites, and an increasing body of lowland sites, particularly adjacent to wet mire, alluvial, and coastal deposits (Cowell 1996, 30). For the Neolithic, the distribution of lithics suggests that settlement was concentrated in the lowlands, mainly around the coasts and in the river valleys; in particular, the early farming communities seem to have sought out areas of gravel within a landscape predominantly covered with boulder clay (Middleton 1996, 40).
- 3.2.2 A Neolithic Mortlake bowl has also been found on Church Street (White 1988), however there are no known sites for these periods within the study area.

- 3.2.3 **Bronze Age Period:** a great increase in the variety and geographical spread of finds in the Bronze Age probably indicates a more extensive use of the landscape (Middleton 1996, 54). Finds of metalwork are concentrated in the lowlands, particularly in the wetlands, although this may reflect depositional practices, rather than the location of settlements (*op cit*, 45); conversely, finds of axe hammers and other perforated stone implements, which are relatively common in north Lancashire, tend to be found in 'dry land' locations, evenly spread across the landscape.
- 3.2.4 Two findspots comprising Bronze Age burials are recorded within the study area (Sites 55 and 57). These are antiquarian observations from the area of Penny Street and may, as such, represent Roman cremations (see Section 3.2.7) (White 1988; Shotter and White 1990, 5). Such remains give little indication of settlement or activities other than funerary deposition. Site 24, the 2005 excavation at Aldcliffe Road, revealed several phases of prehistoric activity. The earliest of these was a small pit which contained frequent hazelnut fragments and which had been used as a stored food resource, or for the disposal of domestic waste (UMAU 2007).
- 3.2.5 **Late Bronze Age and Iron Age Period:** artefactual evidence declined sharply after c 1400BC, and the development of blanket peats in the uplands and raised mires in the lowlands suggests that this may have been indicative of a genuine abandonment of some parts of the landscape (Middleton 1996, 55). Evidence for the Iron Age in lowland Lancashire is notoriously scarce, indeed very little is known about the nature of material culture and settlement in northern England generally (Cunliffe 1991, 101; Hodgson and Brennand 2006, 51); in part this is regarded as being a product of poor site visibility, with Iron Age pottery being relatively fragile, the boulder clay soils which cover much of the region not favouring aerial photographic or geophysical prospection, and the predominance of pastoral farming meaning that finds have less chance of being turned up by ploughing (Middleton *et al* 1995, 19). The contrast of limited artefactual evidence with substantial evidence for prolonged clearance in pollen diagrams suggests that the number of known archaeological sites of the period grossly under-represents actual settlement activity, and that many sites remain to be detected (Haselgrove 1996, 64).
- 3.2.6 There are no known sites for this period within the study area.
- 3.2.7 **Roman Period:** concentrated settlement within Lancaster is likely to have commenced when the Romans first made use of the town's strategic location towards the end of the first century AD (Shotter and White 1995, 19-21). A sequence of three forts was established on Castle Hill, which afforded a commanding position over a crossing of the River Lune (Shotter 1993, 92-92). The alignment of the latest, fourth-century, fort differed from its predecessors and seems to have been built parallel to the Lune, in a manner similar to contemporary forts on the Saxon Shore and the Welsh coast (Shotter and White 1990, 26; 1995, 78-9). As such, the fort at Lancaster is likely to have ensured the security of the harbour and acted as a supply base (*ibid*). Excavations have shown that the main area of extramural development extended along Church Street (LUAU 2000), and later extended as far as the Market Place (Drury 1995), with some activity along Penny Street (LUAU 1996), which, together with Cheapside, may follow the line of a Roman road

(Site 62) running towards a presumed river crossing and passing to the east of the fort (Shotter 2001, 16, 20). While the evidence from the Church Street area shows significant settlement and small-scale industrial activity, the Penny Street Roman road (Site 62), in typical fashion, is likely to have been flanked by a Romano-British cremation cemetery (Site 61). This was found to be the case at the 2005 Aldcliffe Road excavation (Site 24), in which evidence for the road and the cemetery was recovered (UMAU 2007). Other evidence for the cemetery, in the form of find spots and excavation results, is identified in the gazetteer as Sites 11, 12, 14, 17, 23, 38, 52 and 54. Two findspots comprising Bronze Age burials are also recorded within the study area (Sites 55 and 57; see Section 3.2.4). These are antiquarian observations from the area of Penny Street, and may as such also represent Roman cremations (White 1988; Shotter and White 1990, 5). Lancaster's famous late first-/early second-century AD 'Rider' tombstone was recovered from Aldcliffe Road (Site 24). Other findspots within the study area, but outwith the cemetery, include Site 37, a coin; Site 50, a flagon; and Site 60, a flagon. Excavations at the market hall revealed evidence for Roman activity (Site 33), although the area is not thought to have been densely occupied during the Roman period as it was outside of the core of the *vicus* on Church Street (Drury 1995).

3.2.8 **Early Medieval Period:** the evidence for the immediate post-Roman period in Lancaster is slight, based largely upon isolated chance finds, but it is likely that settlement persisted in the vicinity of, and most probably within, the defences of the Roman fort. A substantial piece of a seventh-century Anglian runic cross from the adjacent Priory may indicate the presence of a contemporary monastic foundation on Castle Hill, continued use of which is evidenced by several fragments of carved stone crosses with a more Scandinavian influence. A hoard of ninth-century Northumbrian *stycas* from Vicarage Field are again likely to relate to such a period of activity on the site (Penney 1981, 13). It seems likely that any occupation of the hill would have utilised extant elements of the Roman fortifications, together with the reuse of materials from unwanted structures. If Castle Hill was a religious focus, it may be one of a network of early Christian sites located along the lower Lune Valley, with similar sites at Halton, Hornby, Gressingham, Melling and the chapel and rock-cut graves at Heysham Head (Newman 1996). As such, an early predecessor of Lancaster's Priory church, is likely to be that mentioned in Domesday Book (Faull and Stinson 1986).

3.2.9 There are no known sites for this period within the study area.

3.2.10 **Late Medieval Period:** place names and written documents become the principal sources of evidence in the late medieval period, although excavations have suggested the physical form of the settlement at Lancaster (White 1988; Penney 1981). The Domesday Survey of 1080-86 records two independent villas of the manor of Halton, '*Loncastre*' and '*Chercaloncastre*', the latter being in the area of the Priory on Castle Hill (Penney 1981, 13-14; Jones and Shotter 1988; White 1993, 11; Newman 1996, 98). The centre of Lordship was moved to Lancaster shortly after 1086, and Lancaster Castle, on the site of the earlier Roman forts, was founded by 1094 (Penney 1981, 19). A borough was created in 1193, with Church Street, Market Street and Penny Street being the main thoroughfares (*op cit*, 11-14 and 26-29), a pattern conforming closely to that of the Roman settlement (LUAU 2001, 7). Docton's (reconstructed) map

of Lancaster *c* 1684, indicates that the area of Queen Street was occupied by arable land running off from Back Lane (now King Street, the A6) and, therefore, it would appear that Queen Street was laid out during the eighteenth century, with the proposed development area in agricultural use during the medieval period. This has also been suggested by finds of twelfth to fifteenth century pottery within the gardens of Lancaster Girls' Grammar School (Harrison 2006, 35) and a spindle whorl (Site **05**).

- 3.2.11 There are three other sites from this period within the study area. Site **59** is the site of the medieval White Cross at the junction of Penny Street with Aldcliffe Road, and Site **58** is the site of a pound, also at this location. Site **33** is a boundary ditch and finds of medieval pottery from the market hall excavations (Drury 1995).
- 3.2.12 ***Post-medieval, industrial and modern periods:*** there is extensive evidence for the extent and nature of activity within Lancaster during this period from cartographic and documentary sources, as well as from archaeological investigations. The earliest map record is that produced by John Speed in 1610 which, although rather stylised, shows King Street (then known as Chennel Lane) and Penny Street. The map does not allow the confident identification of the study area, but Docton's (reconstructed) map of Lancaster *c* 1684, indicates that the area of Queen Street was occupied by arable land running off from Back Lane (now King Street, the A6) during the seventeenth century. Mackreth's map of 1778 indicates that both Queen Street and Queen Square were laid out during the eighteenth century. The development of the study area from the eighteenth century onwards is outlined in *Sections 3.2.17-21*, and the map regression *Section 3.3*, below.
- 3.2.13 There are numerous sites from these periods within the study area. Post-medieval sites include property boundaries (Sites **16** and **20**); a road and yard (Site **28**); a pipe house (Site **51**) and the find spots of a lead token (Site **08**) and a tyg (three handled drinking vessel) (Site **42**).
- 3.2.14 Industrial period sites include a nursery garden (Site **01**) and a sawmill and associated timber yard (Sites **03** and **07**) all in the area between High Street/Regent Street and Queen Street and therefore in close proximity to the proposed development area. Two find spots, that of a barrel tap (Site **04**) and a Victorian pendant (Site **06**), are within the school grounds. Site **02**, the find spot of two clay pipe bowls, is just to the west of High Street. Site **63** is the site of nos 8-10 Queen Street, built in the mid-late nineteenth century and demolished in the 1960s. There are four Grade II listed buildings in close proximity to the proposed development area. Site **64** is no 12 Queen Street, a former vicarage and now part of the school buildings. Site **65** is nos 4-6 Queen Street, formerly houses, now the Registry Office. Site **66** is no 1 Queen Street, formerly a house, now an office and no **67** is no 1B Queen Street, a former coach house to no 1 Queen Street, now an office.
- 3.2.15 The remaining industrial period sites are buildings and sites not pertinent to any archaeological remains within the proposed development area. These comprise: Site **10**, a post office; Site **13**, a well; Sites **15** and **21**, saw mills; Sites **18** and **36**, housing; Sites **22** and **27**, mills; Site **25**, a malthouse; Site **26**, a coal wharf; Site **29**, back to back housing; Site **30**, a Sunday school; Site **31**, shops, houses and cottages; Site **32**, shops, workshops and a warehouse; Site

34, almshouses; Site **35**, shops and public houses; Site **37**, a yard and properties; Site **40**, cottages and a stable; Site **41**, the market hall, Sites **43-45**, inns; Site **47**, a commercial building; Site **48**, a public hall; Site **49**, a warehouse; Site **53**, a school and Site **56**, a cattle market.

3.2.16 Modern sites comprise a cinema (Site **09**) and a shop (Site **46**).

3.2.17 **Nos 8-10 Queen Street:** a building, or buildings is shown within the proposed development area from 1824 onwards (see *Section 3.3*). By the time of the Ordnance (OS) map of 1893 these are clearly a pair of terraced houses. These houses, no 8 Queen Street to the north, and no 10 Queen Street to the south, were extant on the OS map of 1957, but had been demolished by the time of the OS map of 1968.

3.2.18 The first mention found of the inhabitants of these houses was in a 1889-90 trade directory (Well's), which lists a George Crosskell at no 10, but nothing for no 8.

3.2.19 The 1891 census (RG12/3467/39) lists George Crosskell, aged 71, at no 8 Queen Street. He was living 'on his own means' and shared the house with his daughter, Hannah, aged 35, who worked as a housekeeper, and her son, aged 9. In 1891, no 10 Queen Street was occupied by James Gardner, aged 83, a retired farmer. He lived with his wife Grace, aged 58, and three children. Elizabeth, aged 23, John, aged 20, a labourer and William, aged 19, a grocer's apprentice. The family also had a domestic servant, Mary Oldfield, aged 22.

3.2.20 A 1901 trade directory (Cook and Co.) lists a Miss Crosskell at no 8 Queen Street and William Haythornthwaite, a butcher and auctioneer, at no 10. In 1914 (Bulmer's), record of Albert Edward Colman, a painter and decorator, was found for no 10 Queen Street, but nothing could be found for no 8. Albert Edward Colman, painter, was still at no 10 in 1933-34 (Frank N Shires) and Tom Livesey Riding (no occupation stated) was at no 8. The final trade directory reference found was for 1958-9 (County Publicity Ltd) when a Desmond Fox (no occupation stated) was at no 8, but there was no mention of no 10.

3.2.21 **Lancaster Girls' Grammar School:** the Lancaster Girls' Grammar School was established in 1907 at the Storey Institute on Meeting House Lane (Harrison 2006, 6). However, these premises quickly became too small for the school and the High Street Estate was purchased as the new location, which opened on Regent Street in 1914 (*op cit*, 9). The proposed development area is located in what is known as the Lower Garden, and in 1989 a biology pond was dug in an area against the Queen Street boundary. The school buildings have gradually encroached on the Lower Garden in the last 20 years. The technology block (to the immediate west of the proposed sixth form extension) was opened in 1992, and further building in this area took place between 1997 and 2000 (*op cit*, 36-37).

3.3 MAP REGRESSION ANALYSIS

3.3.1 **Introduction:** a number of cartographic sources were examined at the LRO, together with some held at OA North's offices.

- 3.3.2 **Docton's map, 1684 (Fig 3):** Docton's map, produced in 1957, is a reproduction of Lancaster in 1684. The map shows the proposed development area as under arable fields at this time. Urban growth can be seen to the north, along Kemps Lane, and to the east along Penny Street. A footpath is marked on the approximate line of the later Queen Street.
- 3.3.3 **Mackreth's map, 1778 (Fig 4):** the town changed and grew extensively in the post-medieval period, and particularly from the mid-eighteenth century, when Lancaster prospered from its involvement in the Atlantic trade (Lancashire County Council and Egerton Lea Consultancy 2006, 18). By the time of Mackreth's map of 1778 the proposed development area is located within the south-western limit of developed Lancaster. Both Queen Street and Queen Square are depicted on the map. Buildings are shown fronting the west side of Queen Square, with gardens or allotments behind them. To the south are further areas of gardens and several possible smaller structures, set back from Queen Street, within which the proposed development area is located. The building (Site 64) to the south may be the vicarage labelled on the OS map of 1893.
- 3.3.4 **Clarke's map, 1807 (Fig 5):** Queen Street is shown as further developed to the south by the time of this map. The proposed development area is shown as undeveloped, however, as the area of possible small structures and gardens depicted on Mackreth's map is here shown as blank.
- 3.3.5 **Baines' map, 1824 (Fig 6):** a building fronting Queen Street (Site 63) and a small building to the rear of Queen Street are shown within the proposed development area on this map.
- 3.3.6 **Ordnance Survey First Edition, 6" to 1 mile, 1848 (Fig 7):** this map is similar to Baines' map, and shows a building (Site 63) in the location of the proposed development area. A nursery garden (Site 01) is marked to the immediate west of the proposed development area.
- 3.3.7 **Ordnance Survey First Edition, 25" to 1 mile, 1893 (Fig 8):** this map shows two terraced houses (Site 63) on the site of the proposed development, with gardens to the rear and a glass house to the immediate south. A ginnel is depicted to the immediate north of these houses, running westwards from Queen Street, then turning south. The proposed development area is partially located over this ginnel. It is not clear if the houses within the proposed development area are the same buildings as depicted on Baines' map of 1824 and the 1848 OS map, as both of these earlier maps were much less accurately surveyed. The nursery garden (Site 01) to the west of the proposed development area is here named 'High Street Nursery', a vicarage (Site 64) is marked to the south, and a saw mill (Site 03) and timber yard (Site 07) are marked to the north-west.
- 3.3.8 **Ordnance Survey, 25" to 1 mile, 1913 (Fig 9):** the proposed development area appears as it did on the 1893 OS map. The nursery (Site 01) is no longer marked to the west of the proposed development area, and this area is shown as slightly more developed. To the south, the vicarage (Site 64) is still extant and to the north-west the saw mill (Site 03) and timber yard (Site 07) are depicted.

- 3.3.9 **Ordnance Survey, 25" to 1 mile, 1936 (Fig 10):** the proposed development area appears as it did on the 1893 and 1913 OS maps. To the west of the proposed development area, the Girls' Grammar School is depicted. To the south, the vicarage (Site 64) is now labelled 'Conservative Club' and to the north-west the saw mill (Site 03) and timber yard (Site 07) are depicted.
- 3.3.10 **Ordnance Survey, 25" to 1 mile, 1939 (Fig 11):** the proposed development area appears as it did on the 1893, 1913 and 1936 OS maps. To the south of the proposed development area, the Conservative club (Site 64) is now labelled 'Club' and to the north-west the saw mill (Site 03) and timber yard (Site 07) are depicted.
- 3.3.11 **Ordnance Survey, 1:10,560, 1957 (Fig 12):** the proposed development area appears much as it did on the 1893, 1913, 1936 and 1939 OS maps. Buildings are depicted partially within the proposed development area which presumably are the terraced houses (Site 63) shown on the earlier maps. The proposed development area is also still partially located over a ginnel, however, to the west, the north/south part of the ginnel is no longer extant. To the south of the proposed development area, the club (Site 64) is still depicted and labelled as such, and to the north-west the saw mill (Site 03) and timber yard (Site 07) are still depicted, but not labelled. The school had been extended to the east by the time of this mapping.
- 3.3.12 **Ordnance Survey, 1:10,560, 1968 (Fig 13):** the buildings and ginnel on the proposed development area had been demolished by the time of this map and the area is shown as undeveloped, although property boundaries were still extant. To the south of the proposed development area, the club building (Site 64) is still depicted, although no longer labelled as such, and to the north-west the saw mill (Site 03) and timber yard (Site 07) are still depicted, although the southern part of the timber yard has been developed. The school appears to have been further extended.
- 3.3.13 **Ordnance Survey, 1:10,000, 1980 (Fig 14):** the proposed development area appears much as it did on the OS map of 1968. The school buildings have changed in layout, but the boundary of the school is still outwith the proposed development area.
- 3.3.14 **Current OS mapping (Fig 2):** this map shows the school extended much further to the east, towards Queen Street. The proposed development area is now within the school gardens.

3.4 PREVIOUS ARCHAEOLOGICAL WORK

- 3.4.1 There have been numerous archaeological investigations within the study area. Those of which have resulted in significant archaeological discoveries have been included in the gazetteer (Section 4) as Sites 03, 11, 17, 19, 24, 33, 38, 52 and 62. Two of these sites are of particular relevance to the current study and are outlined below.
- 3.4.2 **Lancaster Girls' Grammar School:** in 1989 an excavation was carried out at the school in advance of the planned biology pond in the lower garden, against the boundary wall with Queen Street (Harrison 2006, 35). Evidence for the earlier houses which had fronted Queen Street (Site 63) was found. Beneath

this were deposits within which a coin of Elizabeth I was found. The excavation reached natural geological deposits and there was no evidence for Roman or prehistoric activity. A regular appraisal of the school flower beds over a period of approximately 10 years revealed pottery from the twelfth to fifteenth centuries, presumably as a result of night soiling. No pre-medieval finds were recovered (Harrison 2006, 35; P Harrison pers comm).

- 3.4.3 **9-17 Queen Street:** a watching brief was carried out to the east of the proposed development area, at 9-17 Queen Street in 2009 (OA North 2009; HER 31249; Site 19). During the works, a single feature of archaeological interest was identified, a small, square, pit-like feature, the backfill of which contained fragments of charcoal and calcined bone (all of which was too small for positive identification). Considering the location of the site, close to the Penny Street Roman cemetery, it is possible that the feature represented a Roman cremation burial, within which a token sample of pyre debris had been placed. A sherd of medieval pottery was found close to the feature, and an alternative explanation may be that it represented the base of a small, truncated medieval pit.

3.5 SITE VISIT

- 3.5.1 The site visit was undertaken on Wednesday 29th June 2011 (Plates 1-5). The two proposed development areas, for the sixth form extension and technology extension, are in close proximity to each other on the eastern side of the school. In this area the ground slopes down from the existing school buildings to Queen Street (from west to east). The proposed sixth form extension (Plates 1-3) is located between the existing technology building and Queen Street, and is therefore at the base of the slope, the land here being reasonably level. This is currently a garden and has a pond and surrounding vegetation located against the boundary wall with Queen Street. To the north of the pond is an area which has been cut into the slope and is used for bin storage. The proposed technology extension (Plates 4-5) is to the north-west and is bounded to the west by an existing building and to the north by a garden wall. This area is also part of the school gardens and the slope of the ground is more pronounced here.
- 3.5.2 No sites were added to the gazetteer as a result of the site visit.

4. GAZETTEER OF SITES

Site number	01
Site name	High Street Nursery, High Street & Regent Street
NGR	347477 461408
HER No	PRN21907
Designation	None
Site type	Nursery garden (Site of)
Period	Industrial
Sources	HER
Description	High Street Nursery is shown on the OS first edition map of 1893, but was no longer extant by the time of the 1913 OS map.
Assessment	This site is outwith the proposed development area and will not be impacted by it.

Site number	02
Site name	Find spot of two clay pipe bowls
NGR	347500 461500
HER No	PRN 18933
Designation	None
Site type	Find spot
Period	Industrial
Sources	HER
Description	Two clay pipe bowls, both Irish imports, found in the Lancaster area.
Assessment	This site is outwith the proposed development area and will not be impacted by it.

Site number	03
Site name	Saw Mill, north side of present car park, High Street
NGR	347542 461494
HER No	PRN21749
Designation	None
Site type	Saw Mill (Site of)
Period	Industrial
Sources	HER
Description	Saw Mill on OS first edition map of 1893 - no longer extant. A building survey was carried out of the saw mill in July 2003 by John Moore and Partners Architects, following a desk-based assessment carried out by OA North in 2003 (PRN 25279; OA North 2003c). The saw mill was a two-storey building, essentially rectangular in plan. It was constructed primarily of random-coursed stone walling with stone quoins at the corners, with stone cills and heads to the openings.
Assessment	This site is outwith the proposed development area and will not be impacted by it.

Site number	04
Site name	Find spot of a copper alloy barrel tap
NGR	347000 461000
HER No	PRN 32634
Designation	None
Site type	Find spot
Period	Industrial
Sources	HER
Description	Find spot of a probable nineteenth century copper alloy barrel tap.
Assessment	This site is outwith the proposed development area and will not be impacted by it.

Site number	05
Site name	Find spot of a spindle whorl
NGR	347000 461000
HER No	PRN32609
Designation	None
Site type	Find spot
Period	Medieval
Sources	HER
Description	Find spot of a lead plano-convex spindle whorl. The whorl is crudely made and decorated with several lines criss-crossing each other, dated 1400-1600.
Assessment	This site is outwith the proposed development area and will not be impacted by it.

Site number	06
Site name	Find spot of a Victorian pendant
NGR	347000 461000
HER No	PRN32611
Designation	None
Site type	Find spot
Period	Industrial
Sources	HER
Description	Find spot of a Victorian pendant made from silver (?). It is of oval shape with a cruciform openwork decoration and central raised knot.
Assessment	This site is outwith the proposed development area and will not be impacted by it.

Site number	07
Site name	Timber Yard, site of present car park, High Street
NGR	347551 461470
HER No	PRN21750
Designation	None
Site type	Timber Yard (Site of)
Period	Industrial
Sources	HER
Description	Timber Yard on OS first edition map of 1893 - no longer extant
Assessment	This site is outwith the proposed development area and will not be impacted by it.

Site number	08
Site name	Find spot of a Lead token
NGR	347000 461000
HER No	PRN32507
Designation	None
Site type	Find spot
Period	Post-medieval
Sources	HER
Description	Find spot of a lead token, circular in shape. The obverse has a raised 6 petaled flower/daisy design.
Assessment	This site is outwith the proposed development area and will not be impacted by it.

Site number	09
Site name	ABC Cinema (former Regal and Odeon Cinema), King Street
NGR	347647 461521
HER No	PRN30675
Designation	None

Site type	Cinema (Site of)
Period	Modern
Sources	HER
Description	Opened in 1936, partly converted to a bingo club in 1971 and closed in 2006; now demolished
Assessment	This site is outwith the proposed development area and will not be impacted by it.

Site number	10
Site name	Post Office, 58 King Street
NGR	347616 461490
HER No	PRN21747
Designation	None
Site type	Post Office
Period	Industrial
Sources	HER
Description	Post Office on OS first edition map of 1893, and possibly on OS map of 1848 - still extant
Assessment	This site is outwith the proposed development area and will not be impacted by it.

Site number	11
Site name	Roman cremation, Electricity Sub-Station, Spring Garden Street
NGR	347676 461491
HER No	PRN 30758
Designation	None
Site type	Cremation
Period	Roman
Sources	HER
Description	A watching brief (OA North 2008) was undertaken at the electricity sub-station on Spring Garden Street. The work revealed four post-medieval cellars. The foundations for one cellar was seen to cut through a series of post-medieval and medieval deposits, the latter representing cultivation or garden soils, which had survived between the areas containing the cellars. The excavation of a sondage in an undisturbed area to the south of one of the cellars exposed a deposit, which was seen to contain fragments of probable cremated bone and Roman pottery. The site is possibly part of a Roman cemetery (Site 61, see also Sites 12, 14, 17, 23, 24, 38, 52 and 54).
Assessment	This site is outwith the proposed development area and will not be impacted by it.

Site number	12
Site name	Urn with cremation, Queen Square
NGR	347630 461460
HER No	PRN473
Designation	None
Site type	Urn with cremation
Period	Roman
Sources	HER
Description	In October 1847, a Roman cinerary urn was found in making a drain in Queen Square; it is about eighteen inches high, of unburnt clay and the bulge is marked with lines; it contained burnt bones and the skull of a child. This has recently been interpreted as to have been a black burnished ware vessel, and is possibly part of a Roman cemetery (Site 61, see also Sites 11, 14, 17, 23, 24, 38, 52 and 54).
Assessment	This site is outwith the proposed development area and will not be impacted by it.

Site number	13
Site name	Well, 2 Queen Square
NGR	347646 461424
HER No	PRN 15049
Designation	None
Site type	Well
Period	Industrial
Sources	HER
Description	Well in rear yard, found during building works.
Assessment	This site is outwith the proposed development area and will not be impacted by it.

Site number	14
Site name	Roman cremation urn, 92-94 Penny Street
NGR	347704 461421
HER No	PRN 10114
Designation	None
Site type	Roman cremation urn
Period	Roman
Sources	HER
Description	Fragments of a Roman jar containing a small amount of cremated human bone were found in digging a foundation trench at the rear of 92-94 Penny Street. The trench was for a wall, replacing a former boundary wall, almost exactly on a line with the north aisle wall of St Thomas's Church. The vessel was found at a depth of approximately 1.5m below ground surface, at this point somewhat raised above the adjoining property levels. The urn is of black burnished ware, probably mid second century AD and is possibly part of a Roman cemetery (Site 61 , see also Sites 11, 12, 17, 23, 24, 38, 52 and 54).
Assessment	This site is outwith the proposed development area and will not be impacted by it.

Site number	15
Site name	Site of saw mill, Streamline Garage, King Street
NGR	347650 461370
HER No	PRN 4164
Designation	None
Site type	Saw mill (Site of)
Period	Industrial
Sources	HER
Description	This area is shown as part of an arable field on the 1684 map. By the mid-nineteenth century the site was occupied by garden plots. During latter part of the nineteenth century and throughout twentieth century the site has been occupied by a steam saw mill and later the site of a motor garage.
Assessment	This site is outwith the proposed development area and will not be impacted by it.

Site number	16
Site name	Field and property boundary, Streamline Garage, King Street
NGR	347670 461380
HER No	PRN 4165
Designation	None
Site type	Field and property boundary (Site of)
Period	Post-medieval
Sources	HER
Description	This is shown as a field boundary on the 1684 map, when it divides two arable fields. Its curved alignment, which is shown more clearly on the 1778 map,

Assessment	may derive from a medieval open field system. The alignment now forms the eastern boundary to the main structure occupying the site. This site is outwith the proposed development area and will not be impacted by it.
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Site number	17
Site name	Roman cremations, Streamline Garage, King Street
NGR	347676 461385
HER No	PRN 25283
Designation	None
Site type	Roman cremations
Period	Roman
Sources	HER
Description	Several Roman cremations dating to approximately the second/third century AD were encountered during excavations at the former Streamline Garage site (LUAU 2001), King Street, Lancaster. Of these, five were cut into the top of a large sub-rectangular enclosure, possibly a mortuary structure. Considerable quantities of Romano-British ceramic vessel fragments were recovered; of these 129 were from vessels in oxidised fabric, 14 in reduced grey wares, 275 in black burnished ware 2 and 4 in colour-coated finewares. A large quantity of iron nails and hobnails was recovered, apparently from one, or possibly a pair, of nailed shoes. The site is possibly part of a Roman cemetery (Site 61 , see also Sites 11, 12, 14, 23, 24, 38, 52 and 54).
Assessment	This site is outwith the proposed development area and will not be impacted by it.

Site number	18
Site name	Site of Industrial period housing, Streamline Garage, King Street
NGR	347680 461380
HER No	PRN 4166
Designation	None
Site type	Housing (Site of)
Period	Industrial
Sources	HER
Description	Small triangular plot between King Street and a field boundary (Site 16). Begins to have houses built on it by Mackreth's map of 1778. Initially the housing fronts King Street, but then the rear of the plot is also occupied by the end of the nineteenth century. Between the publication of the 1931 and 1938 maps, all of this site was cleared of housing.
Assessment	This site is outwith the proposed development area and will not be impacted by it.

Site number	19
Site name	Possible Roman cremation, Nos 9-17 Queen Street
NGR	347645 461341
HER No	PRN 31249
Designation	None
Site type	Possible Roman cremation
Period	Roman
Sources	HER
Description	Watching brief by OA North (OA North 2009) uncovered the remains of a possible Roman cremation associated with the Penny Street cemetery or alternatively a medieval pit
Assessment	This site is outwith the proposed development area and will not be impacted by it.

Site number	20
Site name	Property boundary, Streamline Garage, King Street
NGR	347650 461340
HER No	PRN 4163
Designation	None
Site type	Property boundary
Period	Post-medieval
Sources	HER
Description	This boundary (running approximately north to south) is shown on Mackreth's map of 1778. Its curved alignment may derive from an earlier medieval open field system. It presently lies under the western wall of the upstanding garage building.
Assessment	This site is outwith the proposed development area and will not be impacted by it.

Site number	21
Site name	Site of saw mill, north and west of Henry Street
NGR	347680 461340
HER No	PRN 4167
Designation	None
Site type	Saw mill (Site of)
Period	Industrial
Sources	HER
Description	This irregular shaped plot between Henry Street and the field boundary (Site 16) begins to have buildings on it on Clark's map of 1807. This expands during the nineteenth century and by the time of the 1892 OS map, the building immediately to the west of Henry Street is described as a 'steam saw mill'. The site of the Henry Street saw mill appears to have been demolished after the publication of the 1938 OS map.
Assessment	This site is outwith the proposed development area and will not be impacted by it.

Site number	22
Site name	Henry Street Mill
NGR	347697 461347
HER No	PRN 35359
Designation	None
Site type	Cotton weaving mill (site of)
Period	Industrial
Sources	HER
Description	Cotton weaving mill extant in 1805; shown on the OS 1849 map and shown but not named on the OS 1892 map - now demolished.
Assessment	This site is outwith the proposed development area and will not be impacted by it.

Site number	23
Site name	Roman urned cremation, Coal Yard, east side of Penny Street
NGR	347739 461336
HER No	PRN 31013
Designation	None
Site type	Roman urned cremation
Period	Roman
Sources	HER
Description	Lancaster Guardian, 23 May 1857: 'Discovery of a Funeral Urn in Penny Street - On the east side of Penny Street, almost opposite Henry Street, some excavation has been going on for the purpose of forming a coal depot for the Ince Hall Coal Company. In the early part of the week, one of the workmen

	struck his pick against some brittle substance, and on examining the spot, found that he had uncovered a flask-shaped vase of pottery. The blow had broken off one of the handles and a portion of the side, but in every other respect the vase was in a beautiful state of preservation. It was about 15 inches high, of a light brown colour, bore no embossment, but was of a very elegant shape and half filled with calcined bones. It was found nine feet below the surface and is no doubt of Roman workmanship.' The site of this coal yard is not known at present, but it seems probable that it was at the site indicated by the NGR, within the area now occupied by Victoria Court. No coal depot is noted in this position on Harrison and Hall's map of 1877 or on the 1893 OS mapping. A depth of 9 feet seems excessive for a coal depot in any case, unless it was associated with a sewer or other service connection. The site is possibly part of a Roman cemetery (Site 61 , see also Sites 11 , 12 , 14 , 17 , 24 , 38 , 52 and 54).
Assessment	This site is outwith the proposed development area and will not be impacted by it.

Site number	24
Site name	Prehistoric Pit and Roman Memorial Stone, Arla Foods Depot, Aldcliffe Road
NGR	347704 461272
HER No	PRN30470
Designation	None
Site type	Prehistoric Pit and Roman Memorial Stone
Period	Prehistoric and Roman
Sources	HER
Description	The University of Manchester Archaeological Unit (UMAU) conducted an archaeological excavation in 2005 of land previously used as a car park at the site of the (now demolished) Arla Foods Depot, Aldcliffe Road (UMAU 2007). Excavations revealed seven phases of Romano-British period deposits dating from the first-third centuries AD. During these phases the site was effectively divided in two, with a road and associated drainage ditches in the eastern half of the site and roadside cemetery (see Site 61), to the west. The first phase of Romano-British activity involved the construction of a road which formed the principal route leading south from the fort at Lancaster. The associated roadside ditches soon became redundant and in later phases deep deposits of sand which served to facilitate drainage were laid-down immediately adjacent to the road. Numerous phases of activity were discovered within the cemetery. The cemetery was established through the cutting of a large ditch parallel to the road. Further phases of activity within the cemetery included the formation of an internal enclosure and the re-establishment of the cemetery boundaries. All of the cemetery ditches had been deliberately infilled with red clay. A particularly fine example of a late first/early second century Roman cavalry-tombstone of the 'rider-and-barbarian' type was discovered partly <i>in situ</i> within the cemetery. The tombstone represents a cenotaph to a Treveran cavalryman serving in the Ala Augusta cavalry unit and dates from the late first/early second century AD. The tombstone had been transferred from its original setting on the site during a later re-modelling of the cemetery in response to roadside developments (see also Sites 11 , 12 , 14 , 17 , 23 , 38 , 52 and 54). Several phases of prehistoric activity were also found at the site. The earliest of these was a small pit which contained frequent hazelnut fragments and which had been used as a stored food resource, or for the disposal of domestic waste.
Assessment	This site is outwith the proposed development area and will not be impacted by it.

Site number	25
Site name	Malthouse, between 22 and 24 Queen Street
NGR	347580 461237
HER No	PRN 21681
Designation	None
Site type	Malthouse
Period	Industrial
Sources	HER
Description	Malthouse on OS first edition map of 1893 - still extant
Assessment	This site is outwith the proposed development area and will not be impacted by it.

Site number	26
Site name	Coal Wharf, site of present Wyre House, Aldcliffe Road
NGR	347632 461187
HER No	PRN 21687
Designation	None
Site type	Coal Wharf (Site of)
Period	Industrial
Sources	HER
Description	Coal Wharf on OS first edition map of 1893 - no longer extant
Assessment	This site is outwith the proposed development area and will not be impacted by it.

Site number	27
Site name	Queens Mill, Aldcliffe Road
NGR	347550 461200
HER No	PRN4661
Designation	None
Site type	Mill (Site of)
Period	Industrial
Sources	HER
Description	Cotton spinning mill, 1840-69, now demolished. By 1886, the mill was occupied by the Storeys of Lancaster, and used for the manufacturer of table baize and leather cloth; and later glass printworks.
Assessment	This site is outwith the proposed development area and will not be impacted by it.

Site number	28
Site name	Sir Simon's Arcade
NGR	347580 461660
HER No	PRN 4195
Designation	None
Site type	Road and yard
Period	Post-medieval
Sources	HER
Description	Narrow thoroughfare lined by buildings, including joiner's shop. Entrance from King Street shown on Docton 1684.
Assessment	This site is outwith the proposed development area and will not be impacted by it.

Site number	29
Site name	Back-to-back dwellings, Golden Ball Yard
NGR	347610 461660
HER No	PRN 4186
Designation	None

Site type	Back-to-back dwellings (Site of)
Period	Industrial
Sources	HER
Description	Back-to-back dwellings, Golden Ball Yard - now demolished. Trial excavations have indicated that the buildings were cellared and that archaeological deposits survive fragmented by the cellaring.
Assessment	This site is outwith the proposed development area and will not be impacted by it.

Site number	30
Site name	Sunday School, junction of High Street with Middle Street
NGR	47527 61525
HER No	PRN 21748
Designation	None
Site type	Sunday School
Period	Industrial
Sources	HER
Description	Sunday School on OS first edition map of 1893 - still extant
Assessment	This site is outwith the proposed development area and will not be impacted by it.

Site number	31
Site name	Shops, houses and cottages, King Street
NGR	347530 461634
HER No	PRN 4189
Designation	None
Site type	Shops, houses and cottages (site of)
Period	Industrial
Sources	HER
Description	Probable nineteenth century shops, houses and cottages - no longer extant
Assessment	This site is outwith the proposed development area and will not be impacted by it.

Site number	32
Site name	Corn Market Street
NGR	347600 461610
HER No	PRN4184
Designation	None
Site type	Shops, workshops and warehouse (site of)
Period	Industrial
Sources	HER
Description	Site of shops, workshops and warehouse, demolished in the 1960s.
Assessment	This site is outwith the proposed development area and will not be impacted by it.

Site number	33
Site name	Lancaster Market Hall
NGR	347600 461600
HER No	PRN4169
Designation	None
Site type	Roman cobbled surface; medieval boundary
Period	Roman and medieval
Sources	HER
Description	During 1994-1995 a programme of excavation and monitoring was undertaken by LUAU on the Lancaster Market Hall redevelopment site (Drury 1995; HER 23643), as the culmination of a site investigation begun in 1990 (LUAU 1991

(HER 25234); LUAU 1993 (HER 23618)). A series of trial trenches excavated around the Market Hall building in 1990 demonstrated that archaeological deposits dating from the Roman and medieval periods survived on the site where cellarage or modern construction techniques had not truncated or destroyed the deposits (LUAU 1991). A subsequent desk-based assessment suggested that the least disturbed, and therefore the area of greatest archaeological potential, lay mainly below the Market Hall buildings (Drury 1995). The main excavations on the Market Hall itself were completed during March and April 1994 following its demolition. The four trial trenches excavated around the periphery of the former Market Hall building in 1990 revealed a fragment of a possible Roman surface, and a truncated feature of possible medieval origin, surviving below depths of deposits containing a few abraded sherds of Roman pottery mixed with post-medieval material. It is now clear that the site lay to the south of the core of the Roman *vicus* on Church Street, with no evidence that the settlement itself extended into this area. Although the site had been heavily disturbed, it was evident that it had not been densely occupied during the Roman period. A few truncated features survived, in a possible horizon of activity, as well as a fragment of probable Roman cobbled surface at the north-western corner of the site. Only relatively few sherds of Roman pottery were found, either in identified Roman horizons or mixed through later disturbed deposits. A ditch, on a north-south alignment, may have been associated with property divisions or burgage plots to the rear of Market Street. This boundary may have been in use over a period of time, eventually falling into disuse and being obscured by garden soils which covered much of the site. Most of the medieval artefacts derived from contexts which had been disturbed or cultivated. Much of the material was locally produced, with some examples of Silverdale wares and material probably from kilns at Docker and Ellel. Several sherds from the rim of a hand-made bowl may well represent the first ceramic evidence from the late Saxon period from Lancaster. However, its date and source are not certain. Post-medieval finds largely reflect the later domestic occupation in the vicinity, with little indication of industrial activity. The base of the western wall of the Shambles had survived and there was evidence for the walls of the individual units which lined the western side of the Shambles thoroughfare between Market Street and Common Garden Street in the latter part of the eighteenth century. A number of walls to the rear of Common Garden Street frontage reflect property divisions from the eighteenth century on. Associated with these were several pits and two wells, one of which may have been associated with the former Gillison's Hospital (Site 34).

Assessment This site is outwith the proposed development area and will not be impacted by it.

Site number	34
Site name	Gillison's Hospital, Common Garden Street
NGR	347622 461590
HER No	PRN4185
Designation	None
Site type	Almshouses (site of)
Period	Industrial
Sources	HER
Description	The land for the hospital bequeathed by Anne Gillison, who made provision in her will for 'eight destitute unmarried women of good character and behaviour belonging to the Town of Lancaster'. She also stated that the design should be similar to that of Mr Penny's Hospital (which can still be seen on the west side of King Street). The almshouses were administered by Lancaster Charities until the property was obtained by the Arndale Trust and Lancaster Corporation in 1960 when it was demolished.
Assessment	This site is outwith the proposed development area and will not be impacted by it.

Site number	35
Site name	Shops and public houses, Common Garden Street
NGR	347650 461585
HER No	PRN4183
Designation	None
Site type	Shops and public houses (site of)
Period	Industrial
Sources	HER
Description	Shops and public houses on Common Garden Street, which started to be developed in 1764 - no longer extant
Assessment	This site is outwith the proposed development area and will not be impacted by it.

Site number	36
Site name	Nos 28-32, King Street
NGR	347580 461560
HER No	PRN 33326
Designation	None
Site type	Houses (site of)
Period	Industrial
Sources	HER
Description	A terrace of houses of c 1840 date whose ground floor were altered to shops in 1983. In the mid 1980s the entire structure was demolished with the facade left intact.
Assessment	This site is outwith the proposed development area and will not be impacted by it.

Site number	37
Site name	Find spot, King Street
NGR	347610 461560
HER No	PRN 19002
Designation	None
Site type	Find spot - coin
Period	Roman
Sources	HER
Description	Coin of Antoninus found in King Street in 1854
Assessment	This site is outwith the proposed development area and will not be impacted by it.

Site number	38
Site name	81 Penny Street, Lancaster
NGR	347738 461475
HER No	PRN25243
Designation	None
Site type	Cremation
Period	Roman
Sources	HER
Description	An archaeological excavation was carried out on the site of 81 Penny Street by OA North in January 2003 (OA North 2003a and b) due to proposed redevelopment of the site for residential use. This followed on from excavations at 77-79 Penny Street which produced at least three Roman cremations. The area beneath 81 Penny Street had been truncated across the eastern part of the site by the subsequent removal of demolition and collapsed building rubble after the 1996 excavation. This had a serious impact on the archaeological resource, and although there was one Roman cremation, it is clear that much information had already been lost prior to the 2003 excavation.

Assessment	The site is possibly part of a Roman cemetery (Site 61 , see also Sites 11 , 12 , 14 , 17 , 23 , 24 , 52 and 54). This site is outwith the proposed development area and will not be impacted by it.
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Site number	39
Site name	Barrow's Yard
NGR	347595 461650
HER No	PRN 4180
Designation	None
Site type	Yard with surrounding cottages, shops, workshops, lockups
Period	Industrial
Sources	HER
Description	Yard with surrounding cottages, shops, workshops, lockups. Dating from latter part of the eighteenth century. Destroyed when market redeveloped in the 1960s.
Assessment	This site is outwith the proposed development area and will not be impacted by it.

Site number	40
Site name	King's Place
NGR	347586 461638
HER No	PRN 4188
Designation	None
Site type	Six cottages and a stable, formerly a garden (site of)
Period	Industrial
Sources	HER
Description	In 1919 Lancaster Corporation obtained six cottages and a stable in King's Place from Henry Wilson. On Binn's map of 1821 the area of King's Place was shown as a garden.
Assessment	This site is outwith the proposed development area and will not be impacted by it.

Site number	41
Site name	Market Hall
NGR	347650 461630
HER No	PRN4191
Designation	None
Site type	Market Hall (site of)
Period	Industrial
Sources	HER
Description	Market Hall 1846, the New Market 1880 - no longer extant
Assessment	This site is outwith the proposed development area and will not be impacted by it.

Site number	42
Site name	Find spot, Market Hall
NGR	347650 461630
HER No	PRN 19004
Designation	None
Site type	Find spot - Part of a tyg
Period	Post-medieval
Sources	HER
Description	Part of a tyg (three handled drinking vessel) found at Lancaster Market Hall in August 1962.

Assessment	This site is outwith the proposed development area and will not be impacted by it.
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Site number	43
Site name	James Street
NGR	347682 461620
HER No	PRN 4187
Designation	None
Site type	Inn (site of)
Period	Industrial
Sources	HER
Description	Site of Warkers Arms, yard and brewhouse - no longer extant.
Assessment	This site is outwith the proposed development area and will not be impacted by it.

Site number	44
Site name	Bulls Head Hotel, Common Garden Street
NGR	347650 461590
HER No	PRN 4182
Designation	None
Site type	Inn (site of)
Period	Industrial
Sources	HER
Description	In 1878 James Wilson sold to the Corporation of Lancaster a brewhouse, premises and stables on Common Garden Street - no longer extant.
Assessment	This site is outwith the proposed development area and will not be impacted by it.

Site number	45
Site name	Black Horse Inn, Common Garden Street
NGR	347655 461590
HER No	PRN 4181
Designation	None
Site type	Inn (site of)
Period	Industrial
Sources	HER
Description	Inn - no longer extant.
Assessment	This site is outwith the proposed development area and will not be impacted by it.

Site number	46
Site name	36 Penny Street
NGR	347717 461586
HER No	PRN 30819
Designation	None
Site type	Shop
Period	Modern
Sources	HER
Description	Large stone building, dated 1912, probably purpose-built shop, now part of a department store.
Assessment	This site is outwith the proposed development area and will not be impacted by it.

Site number	47
Site name	1-3 Brock Street
NGR	347740 461583
HER No	PRN 30820
Designation	None
Site type	Commercial building
Period	Industrial
Sources	HER
Description	Commercial building, now bank and shop, dated 1897.
Assessment	This site is outwith the proposed development area and will not be impacted by it.

Site number	48
Site name	Oddfellows Hall, Nos .5-11 Brock Street
NGR	347758 461584
HER No	PRN30814
Designation	None
Site type	Public hall
Period	Industrial
Sources	HER
Description	Public hall, built 1844 but later sub-divided. In 2008 was recorded as being a furniture shop.
Assessment	This site is outwith the proposed development area and will not be impacted by it.

Site number	49
Site name	No 5 George Street
NGR	347756 461509
HER No	PRN 31408
Designation	None
Site type	Former warehouse
Period	Industrial
Sources	HER
Description	Former warehouse, dated to the second half of the nineteenth century; now a shop and flats above
Assessment	This site is outwith the proposed development area and will not be impacted by it.

Site number	50
Site name	Find spot - Roman flagon
NGR	347770 461510
HER No	PRN 19003
Designation	None
Site type	Find spot - Roman flagon
Period	Roman
Sources	HER
Description	Roman flagon found at Newell's warehouse on Lucy Street c 1910
Assessment	This site is outwith the proposed development area and will not be impacted by it.

Site number	51
Site name	Pipehouse, Penny Street
NGR	347730 361480
HER No	PRN 19248
Designation	None
Site type	Pipe House (site of)

Period	Post-medieval
Sources	HER
Description	Pipehouse and cottages, established by John Holland (d 1754) in Pipehouse Yard just off Penny Street. The cottages probably date to c 1833 or just before and were formerly 77-83 Penny Street. In 1850 the factory consisted of the pipehouse with two kilns, a warehouse, stable, and six cottages. In about 1885 William Johnson, the last pipemaker, moved premises to 108 St. Leonards Gate, perhaps because the Penny Street property was shortly to be demolished for the connection of George Street to Penny Street.
Assessment	This site is outwith the proposed development area and will not be impacted by it.

Site number	52
Site name	Roman cremation urn, possibly part of cemetery, 79 Penny Street
NGR	347740 461480
HER No	PRN 19247
Designation	None
Site type	Roman cremation urn, possibly part of cemetery
Period	Roman
Sources	HER
Description	An evaluation was carried out in 1995, which recovered a black burnished ware urn and associated cremation. Other Roman pottery sherds were also recovered. Full excavation in 1996 (LUAU 1996) showed evidence of a grave pit associated with the urn and a number of fragments of Roman pottery and bone. One pocket of cremated bone may have represented a further burial, but it is not possible to be certain. The plot had been used for at least two phases of burial and the total number of vessels represented may be four or more. The site is possibly part of a Roman cemetery (Site 61 , see also Sites 11 , 12 , 14 , 17 , 23 , 24 , 38 and 54).
Assessment	This site is outwith the proposed development area and will not be impacted by it.

Site number	53
Site name	School, east of St Thomas' Church, Marton Street
NGR	347782 461426
HER No	PRN 21751
Designation	None
Site type	School
Period	Industrial
Sources	HER
Description	School on OS first edition map of 1848 - still extant.
Assessment	This site is outwith the proposed development area and will not be impacted by it.

Site number	54
Site name	Find spot, St Thomas' Church, Penny Street
NGR	347750 461430
HER No	PRN464
Designation	None
Site type	Find spot - Roman cooking pot
Period	Roman
Sources	HER
Description	Roman cooking pot found in 1840, probably a cinerary urn. The site is possibly part of a Roman cemetery (Site 61 , see also Sites 11 , 12 , 14 , 17 , 23 , 24 , 38 and 52).
Assessment	This site is outwith the proposed development area and will not be impacted by it.

Site number	55
Site name	Find spot, St Thomas' Church, Penny Street
NGR	347750 461425
HER No	PRN 30802
Designation	None
Site type	Find spot - Bronze Age urn
Period	Bronze Age
Sources	HER
Description	In the collection of Lancaster City Museum is a prehistoric (Bronze Age) urn, the label with the find recording it as being from St Thomas' Church, Penny Street. NB possibly mis-located.
Assessment	This site is outwith the proposed development area and will not be impacted by it.

Site number	56
Site name	Cattle Market, present car park between Thurnham Street and Lancaster Canal
NGR	347800 461332
HER No	PRN 21689
Designation	None
Site type	Cattle Market (site of)
Period	Industrial
Sources	HER
Description	Cattle Market on OS first edition map of 1893 - no longer extant.
Assessment	This site is outwith the proposed development area and will not be impacted by it.

Site number	57
Site name	Find spot, Site of the Corporation Arms, Penny Street
NGR	347741 461290
HER No	PRN2000
Designation	None
Site type	Find spot - Cinerary urn
Period	Bronze Age
Sources	HER
Description	A "Late Celtic cinerary urn" (Bronze Age?) was found during the construction of the Corporation Arms in Penny Street (site of the present Penny Street Bridge Inn).
Assessment	This site is outwith the proposed development area and will not be impacted by it.

Site number	58
Site name	Pound, Corner of Penny Street and Aldcliffe Lane
NGR	347740 461280
HER No	PRN439
Designation	None
Site type	Pound (site of)
Period	Medieval
Sources	HER
Description	The site of a pound on the corner of Penny Street and Aldcliffe Lane - no longer extant.
Assessment	This site is outwith the proposed development area and will not be impacted by it.

Site number	59
Site name	White Cross, originally at junction of Penny Street and Chennel Lane
NGR	347750 461280
HER No	PRN438
Designation	None
Site type	Medieval Cross
Period	Medieval
Sources	HER
Description	White Cross, originally at junction of Penny Street and Chennel Lane
Assessment	This site is outwith the proposed development area and will not be impacted by it.

Site number	60
Site name	Find spot, Brock Street/Penny Street
NGR	347730 461560
HER No	PRN 18993
Designation	None
Site type	Find spot - Roman flagon
Period	Roman
Sources	HER
Description	Flagon found on premises of W. Abbot on Brock Street/Penny Street in 1850.
Assessment	This site is outwith the proposed development area and will not be impacted by it.

Site number	61
Site name	Lancaster Roman Cemetery
NGR	347696 461388
HER No	PRN 30471
Designation	None
Site type	Roman Cemetery
Period	Roman
Sources	HER
Description	The site of the Roman cemetery appears to be located around Penny Street towards the canal (see Sites 11, 12, 14, 17, 23, 24, 38, 52 and 54); though there are reports of burials in other parts of Lancaster, these are unlocated. The Arla Food Depot excavation (Site 24), which uncovered the cavalry tombstone, would indicate that this area was definitely a cemetery, though it is possible that the other Roman roads coming into Lancaster had various memorials lining them.
Assessment	The boundaries of the cemetery are not certain, therefore the proximity of the proposed development area suggests that the site may be impacted by it.

Site number	62
Site name	Roman Road, 70d, Preston to Lancaster
NGR	Centroid 350807 445865
HER No	PRN 26146
Designation	None
Site type	Roman Road
Period	Roman
Sources	HER
Description	Preston to Lancaster Roman road
Assessment	This site is outwith the proposed development area and will not be impacted by it.

Site number	63
Site name	Nos 8-10 Queen Street
NGR	347605 461426
HER No	-
Designation	None
Site type	Houses (site of)
Period	Industrial
Sources	Map Regression
Description	Buildings on the west side of Queen Street, first shown on Baines' map of 1824. These buildings are also shown on the OS map of 1848. By the time of the OS map of 1893, a pair of terraced houses are shown on the site. It is not clear if these are the buildings shown on the earlier maps or if the area was redeveloped between 1848 and 1893. The buildings are shown on the OS map of 1957, but are not on the OS map of 1968.
Assessment	This site is within the proposed development area and may be impacted by it.

Site number	64
Site name	No 12 Queen Street
NGR	347600 461390
HER No	16013
Designation	Listed Building (II) - 383274
Site type	House
Period	Industrial
Sources	HER
Description	House, now annexe to girls' grammar school. Late eighteenth century, altered late nineteenth century. Sandstone ashlar in narrow courses with hipped slate roof. The facade is symmetrical, of two storeys above cellars and two bays, with raised quoins, a cornice, and a parapet with coping. The windows, which are now sashed, have tripartite stone surrounds with Tuscan pilaster jambs and engaged baseless Tuscan columns as mullions. Below are tripartite cellar openings with plain stone surrounds, the left-hand one blocked. The entrance is now through a narrow single-storey addition to the right, which has a door architrave with a bracketed cornice, below a cornice with blocking course; it appears to be of late nineteenth century date, the original entrance being in the right-hand return wall. Chimneys to left and right.
Assessment	This site is adjacent to the proposed development area and may be indirectly impacted by it.

Site number	65
Site name	Nos 4-6 Queen Street
NGR	347600 461440
HER No	16011
Designation	Listed Building (II) - 383272
Site type	House
Period	Industrial
Sources	HER
Description	House, now register office. Late eighteenth century, enlarged early nineteenth century, altered late nineteenth century and restored 1970s. Sandstone ashlar with slate roof. Double-depth plan. Two storeys above cellars. Main part of facade symmetrical, of five bays, with an eaves cornice below a timber gutter and with glazing bar sash windows with plain reveals and projecting sills. The cellar openings are now blocked. Above the doorway is a cornice on fluted console brackets. The door is of six raised and fielded panels below a glazed panel. At the left is an addition which has ashlar in narrower courses and a two-storey canted bay window which contains glazing bar sashes in plain stone surrounds. The left-hand gable is coped. Chimney to left of the main house. The left-hand gable wall includes a tall window with plain stone surround and round head rising from first-floor level and with its upper part

Assessment	<p>blocked. To each side close to eaves level are blocked lunette windows. Much of the rear wall appears to have been rebuilt in the late nineteenth century using stone in narrow courses and including a two-storey bow.</p> <p>This site is adjacent to the proposed development area and may be indirectly impacted by it</p>
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Site number	66
Site name	No 1 Queen Street
NGR	347630 461440
HER No	16008
Designation	Listed Building (II) - 383269
Site type	House
Period	Industrial
Sources	HER
Description	House, now offices. Late eighteenth century with later nineteenth century alterations. Sandstone ashlar with rendered rubble to side, and slate roof. Double-depth plan with rear wings to left and right. Original main facade faces north and is of two storeys and five bays and has sashed windows without glazing bars. The ground floor has been altered and has two large canted bay windows, each with a cornice and blocking course and with two tall lights facing forwards. Between them, in the central bay, is a window; the 1845 OS map shows a door in this position. Eaves cornice below the gutter. Chimneys to left and right. The right-hand return wall faces Queen Street and contains the present doorway, probably inserted in the late nineteenth century. It has a stone surround with elliptical arch and keystone and contains a doorway with side lights and an overlight. On the first floor there is a tripartite window with stone surround, and above a small sash. To the right is the three-bay facade of the rear wing.
Assessment	This site opposite the proposed development area and may be indirectly impacted by it.

Site number	67
Site name	No 1B Queen Street
NGR	347620 461410
HER No	16009
Designation	Listed Building (II) - 383270
Site type	Coach house
Period	Industrial
Sources	HER
Description	Former coach house to No 1 Queen Street, now office. Mid eighteenth century, altered in the twentieth century. Sandstone ashlar in narrow courses on the front with coursed rubble, partly rendered to the sides and rear, and a slate roof. Rectangular plan at right angles to the street, with a chimney stack on the left-hand wall. Street front, two storeys and one bay with chamfered quoins. The entrance to the coach house is centrally placed and has plain jambs and a segmental arch; directly above this is a twentieth century casement window, with a blocked owl hole with quadrant keystones in the gable. To the left is a slightly later single-storey extension with a single plain sash. Its roof runs as a catslide from the roof of the coach house, though it is hipped to the front.
Assessment	This site opposite the proposed development area and may be indirectly impacted by it.

5. SIGNIFICANCE OF THE REMAINS

5.1 INTRODUCTION

5.1.1 In its Planning Policy Statement 5, the Department of Communities and Local Government (DCLG) advises that the '*significance of the heritage assets affected and their contribution of their setting to that significance*' be understood in order to assess the potential impact (Policy HE6, PPS 5, DCLG 2010). Therefore, the following section will determine the nature and level of the significance of the archaeological resource detailed in *Sections 3 and 4*. Sixty-seven sites have been identified within the study area. Sites **01-62** and **64-67** were identified from the HER, four of which were Grade II listed buildings (Sites **64-67**). Site **63** was identified through map regression. The sites are summarised in Table 2, below. Thirteen of the sites (Sites **01-07**, **61** and **63-67**) are positioned within, or in close proximity to, the proposed development area. As such, only these sites will be considered in the following sections.

Period	No of Sites	Site Type
Neolithic	0	-
Bronze Age	2	Findspots comprising burials (55 and 57) (although antiquarian typology; probably Roman in date)
Iron Age	0	-
Romano-British	15	Road (62), cremation cemetery (61 and including 24 , 11 , 12 , 14 , 17 , 23 , 24 , 38 , 52 and 54), findspots: a coin (37), flagons (50 and 60)
Early Medieval	0	-
Late Medieval	4	Findspot: a spindle whorl (05), White Cross (59), a pound (58), and a boundary ditch (33)
Post-medieval	6	Property boundaries (16 and 20), a road and yard (28), a pipe house (51) and find spots: a lead token (08) and a tyg (42)
Industrial Period	38	A nursery garden (01), a timber yard (07), a post office (10), a well (13), saw mills (03 , 15 and 21), housing (18 , 29 , 36 and 63), mills (22 and 27), a malthouse (25), a coal wharf (26), a Sunday school (30), shops, houses and cottages (31), shops, workshops and a warehouse (32), almshouses (34), shops and public houses (35), a yard and properties (37), cottages and a stable (40), the market hall (41), inns (43-45), a commercial building (47), a public hall (48), a warehouse (49), a school (53), a cattle market (56), grade II listed houses (64-66), a grade II listed coach house (67), and find spots: a barrel tap (04), a Victorian pendant (06) and two clay pipe bowls (02)

Modern	2	A cinema (09) and a shop (46)
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Table 2: Number of sites by period

5.2 CRITERIA FOR ASSESSING SIGNIFICANCE

- 5.2.1 There are a number of different methodologies used to assess the archaeological significance of sites; that to be used here is the 'Secretary of State's criteria for scheduling ancient monuments' (Annex 1; DCMS 2010). The sites previously listed as within, or in close proximity to, the proposed development area (Sites **01-07**, **61** and **63-67**) (Section 5.1.1, above) were each considered using the criteria, with the results below.
- 5.2.2 **Period:** the Roman cemetery (Site **61**) can be considered to be significant due to its period. The remaining sites are medieval or industrial in date, and relate to the occupation of the area, and are not significant due to period.
- 5.2.3 **Rarity:** none of the sites is considered to be significant due to rarity.
- 5.2.4 **Documentation:** some investigation into the occupation of nos 8-10 Queen Street (Site **63**) has taken place as part of this report. Further investigations could be made into this and the occupation of the other houses (Sites **64-66**) and industrial period sites (Sites **01**, **03**, **07** and **67**) in close proximity to the proposed development area. However this is unlikely to enhance the archaeological understanding of this area.
- 5.2.5 **Group Value:** Site **61**, the Roman cemetery, is already a group, representing a number of excavated cremations and find spots found in this area. This site is significant as it represents repeated discoveries of cremation sites, which have gradually led to it being identified as a cemetery. The saw mill and timber yard (Sites **03** and **07**) form a group as they were part of the same industry. The extant listed former houses on Queen Street (Sites **64-66**) also form a group.
- 5.2.6 **Survival/Condition:** Docton's (reconstructed) map of 1684, shows the proposed development area as within an area of arable fields. The map regression (Section 3.3) showed that the town was expanding around this area in the late eighteenth century. Although the site was turned into formal gardens to begin with, by 1824 it had been built on, and remained as such until the 1960s. Since then the area has been within the school gardens. An excavation within the proposed development area in 1989 (Section 3.4.2) found layers containing twelfth to fifteenth century pottery, interpreted as night soiling on the medieval fields. There is also a find spot of a medieval spindle whorl (Site **05**) within this area. The excavation also identified features associated with the former houses that stood in this area (Site **63**). This therefore suggests good survival of further archaeological deposits outwith the 1989 excavation area.
- 5.2.7 **Fragility/Vulnerability:** any below ground remains pertaining to the Roman cemetery (Site **61**) or nos 8-10 Queen Street (Site **63**) are vulnerable as they lie within the proposed development area. The four Grade II listed buildings (Sites **64-67**) are located just outside of the proposed development area, and may be indirectly impacted (e.g. by vibration during construction, or visually) by the proposed development.

- 5.2.8 **Diversity:** none of the sites within the proposed development area is considered to be significant due to diversity, although the range of sites in terms of type and period is diverse.
- 5.2.9 **Potential:** there is low potential for any prehistoric sites within the proposed development area. There is some potential for Roman remains to be uncovered within the proposed development area as the known area of the cemetery (Site **61**) lies a short distance to the east. However, it should be noted that no evidence for Roman activity was found during the 1989 excavation within the proposed development area. The 1989 excavation identified pottery from the twelfth to fifteenth centuries, and a medieval spindle whorl (Site **05**) has also been found on the school grounds. There is, therefore, high potential for further medieval finds to be recovered from the proposed development area, as well as post-medieval finds. However, as the area appears to have been in use as arable fields, and therefore remained undeveloped, until the late eighteenth century, it is unlikely that archaeological features from these periods would be located within the proposed development area. There is high potential for industrial period finds and features to be identified within the proposed development area. There are several find spots from the environs of the proposed development area (Sites **02, 04, 06**). The proposed development area is also partially located within an area occupied by nos 8-10 Queen Street (Site **63**) from the nineteenth century to the 1960s. Excavations in 1989 identified features associated with these houses, and there is therefore high potential for further remains within the proposed development area.

5.3 IMPORTANCE

- 5.3.1 Table 3 shows the sensitivity of the site scaled in accordance with its relative importance using the following terms for the cultural heritage and archaeology issues.
- 5.3.2 Using the criteria outlined in Table 3, each of the sites within, or in close proximity to, the proposed development area (Sites **01-07, 61** and **63-67**) has been assessed for importance as a site of archaeological interest. Sites **64-67** are considered to be of national importance, due to their Grade II listed status. Sites **01-07** and **61** are rated as being of regional/county importance, as they are recorded within the HER. Site **63**, the site of the former houses at nos 8-10 Queen Street, is considered to be of local/borough importance.

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

Importance	Examples of Site Type
Low Local	Sites with a low local value or interest for cultural appreciation Sites that are so badly damaged that too little remains to justify inclusion into a higher grade
Negligible	Sites or features with no significant value or interest

Table 3: Criteria used to determine Importance of Sites

6. IMPACT AND RECOMMENDATIONS

6.1 IMPACT

6.1.1 Archaeological remains are '*a finite, irreplaceable and fragile resource*' (DCMS 2010). Therefore, it has been the intention of this study to identify the archaeological significance and potential of the study area, and assess the impact of the proposals, thus allowing the advice of PPS 5 (DCLG 2010) to be enacted upon. Assessment of impact has been achieved by the following method:

- assessing any potential impact and the significance of the effects arising from the proposals;
- reviewing the evidence for past impacts that may have affected the archaeological sites;
- outlining suitable mitigation measures, where possible at this stage, to avoid, reduce or remedy adverse archaeological impacts.

6.1.2 The impact is assessed in terms of the sensitivity or importance of the site to the magnitude of change or potential scale of impact during the future redevelopment scheme. The magnitude, or scale, of an impact is often difficult to define, but will be termed as substantial, moderate slight, or negligible, as shown in Table 4, below.

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

Table 4: Criteria used to determine Scale of Impact

6.1.3 The interaction of the scale of impact (Table 4) and the importance of the archaeological site (Table 3) produce the impact significance. This may be calculated by using the matrix shown in Table 5, below.

Resource Value (Importance)	Scale of Impact Upon Archaeological Site			
	Substantial	Moderate	Slight	Negligible
National	Major	Major	Intermediate/ Minor	Neutral
Regional/County	Major	Major/ Intermediate	Minor	Neutral
Local/Borough	Intermediate	Intermediate	Minor	Neutral
Local (low)	Intermediate / Minor	Minor	Minor/ Neutral	Neutral
Negligible	Neutral	Neutral	Neutral	Neutral

Table 5: Impact Significance Matrix

6.1.4 The extent of any previous disturbance to buried archaeological levels is an important factor in assessing the potential impact of the development scheme. The proposed development area was under arable fields until the late eighteenth century. Development had taken place on the proposed development area by 1824. The site was cleared in the 1960s, and has been part of the school gardens since then. An excavation took place in 1989 in the area of the school biology pond, which indicated good survival of the industrial period occupation of the area. Therefore, aside from the area already excavated, survival of archaeological layers within the proposed development area is thought to be good.

6.2 IMPACT ASSESSMENT

6.2.1 Following on from the above considerations, the significance of effects has been determined based on an assumption that there will be earth-moving and other modification/additional works associated with the development, and the present condition of the archaeological assets/sites. The results are summarised in Table 6, below, in the absence of mitigation. *The following may require review once detailed design proposals are known.*

Site Number	Nature of Impact	Importance	Scale of Impact	Impact Significance
01	No impact - outwith proposed development area	Regional/ County	Negligible	Neutral
02	No impact - outwith proposed development area	Regional/ County	Negligible	Neutral
03	No impact - outwith proposed development area	Regional/ County	Negligible	Neutral
04	No impact - outwith proposed development area	Regional/ County	Negligible	Neutral

Site Number	Nature of Impact	Importance	Scale of Impact	Impact Significance
05	No impact - outwith proposed development area	Regional/County	Negligible	Neutral
06	No impact - outwith proposed development area	Regional/County	Negligible	Neutral
07	No impact - outwith proposed development area	Regional/County	Negligible	Neutral
61	Possible disturbance of below ground remains	Regional/County	Unknown	Unknown
63	Possible disturbance of below ground remains	Local/Borough	Substantial	Intermediate
64	Possible indirect impact - visual and/or noise	National	Slight	Intermediate/Minor
65	Possible indirect impact - visual and/or noise	National	Slight	Intermediate/Minor
66	Possible indirect impact - visual and/or noise	National	Slight	Intermediate/Minor
67	Possible indirect impact - visual and/or noise	National	Slight	Intermediate/Minor

Table 6: Assessment of the impact significance on each site during development

7. RECOMMENDATIONS FOR ARCHAEOLOGICAL MITIGATION

7.1 INTRODUCTION

- 7.1.1 In terms of the requirement for further archaeological investigation and mitigation, it is necessary to consider only those sites that will be affected by the proposed development. Current legislation draws a distinction between designated heritage assets and other remains considered to be of lesser significance; *'There should be a presumption in favour of the conservation of designated heritage assets and the more significant the designated heritage asset, the greater the presumption in favour of its conservation should be...substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, including scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings and grade I and II* registered parks and gardens and World Heritage Sites, should be wholly exceptional'* (Policy HE9.1, PPS 5; DCLG 2010), and thereby preserved *in situ*. It is normally accepted that non-designated sites will be preserved by record, in accordance with their significance and the magnitude of the harm to or loss of the site as a result of the proposals, to *'avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposals'* (Policy HE 7.2, *ibid*).
- 7.1.2 There is one known site that lies partially within the proposed development area, Site **63**, the remains of the former houses (nos 8-10 Queen Street). Remains associated with these houses were identified in the 1989 excavation that took place within the proposed development area. In addition to this, there is potential for medieval and post-medieval finds to be recovered from the proposed development area, as finds of this nature have already been found within and close to the proposed development area. There is also the possibility that Roman remains associated with the cemetery (Site **61**) located to the east of Queen Street may lie within the proposed development area. However, the 1989 excavation did not recover Roman or prehistoric remains.
- 7.1.3 It is recommended that once the designs for the proposed development have been finalised, the areas which would be impacted by the construction should be subject to a programme of archaeological strip and record. This would entail the excavation by machine of topsoil and any overburden material down to the first archaeological level. The area would then be cleaned by hand and any archaeological features and deposits of archaeological interest would be subject to sample excavation.
- 7.1.4 There are also four Grade II listed buildings (Sites **64-67**) in close proximity to the proposed development. It is possible that these buildings may be indirectly impacted by the proposed development. Once the designs for the new developments have been finalised, consideration should be given to the visual impact of the proposed development on the existing listed buildings as well as impact during construction, such as vibration from heavy machinery.

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9. ILLUSTRATIONS

9.1 FIGURES

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Figure 7: Extract from the Ordnance Survey First Edition, 6":1 mile, 1848

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Figure 12: Extract from the Ordnance Survey, 1:10,560, 1957

Figure 13: Extract from the Ordnance Survey, 1:10,560, 1968

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9.2 PLATES

Plate 1: Area of proposed sixth form extension, showing biology pond, looking north-east

Plate 2: Area of proposed sixth form extension, showing biology pond, looking south-east

Plate 3: Area of proposed sixth form extension, showing east wall of technology building, looking north-west

Plate 4: Area of proposed technology extension, looking north-west

Plate 5: Area of proposed technology extension, looking south-east towards proposed sixth form extension area

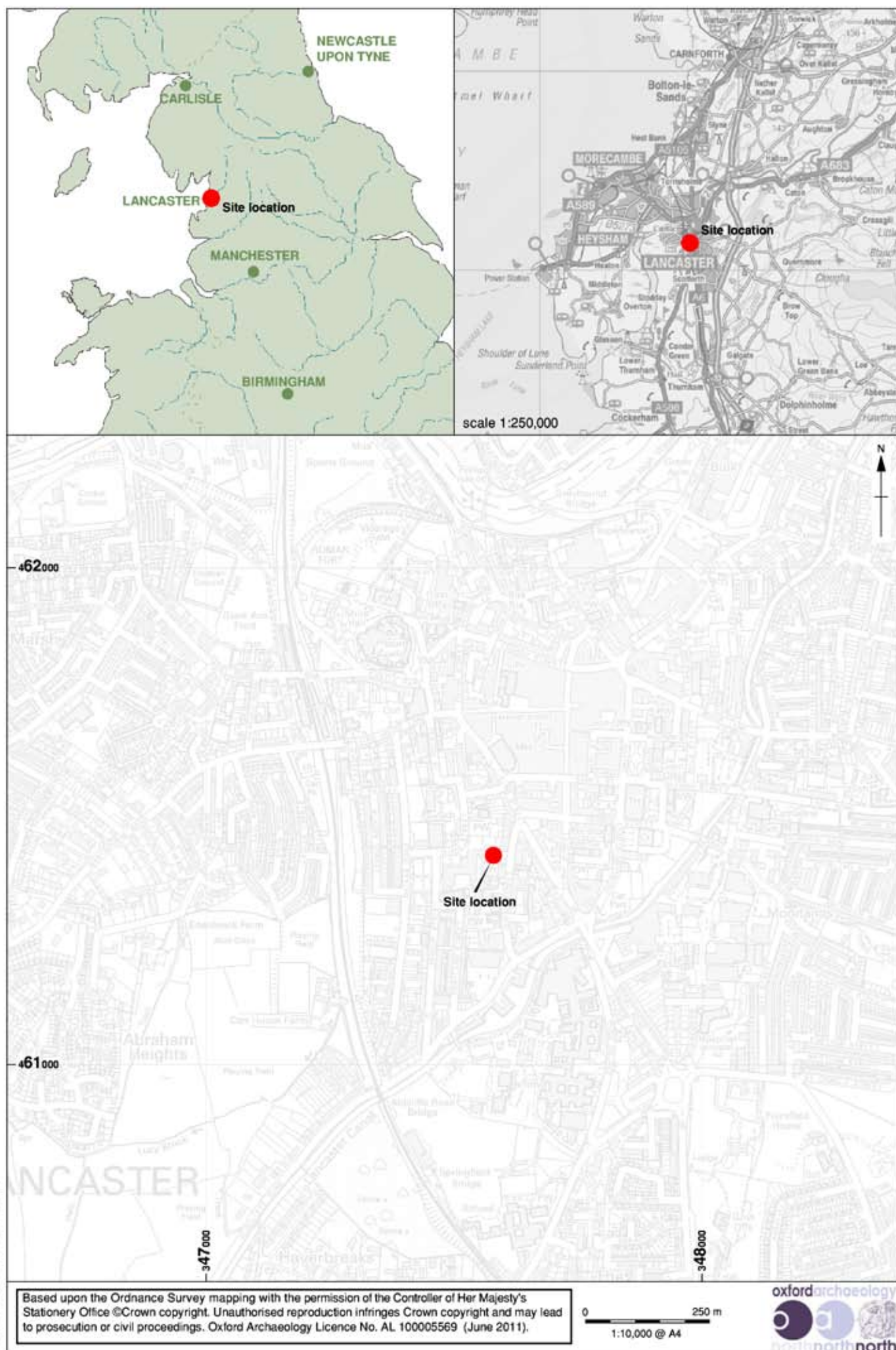


Figure 1: Site location

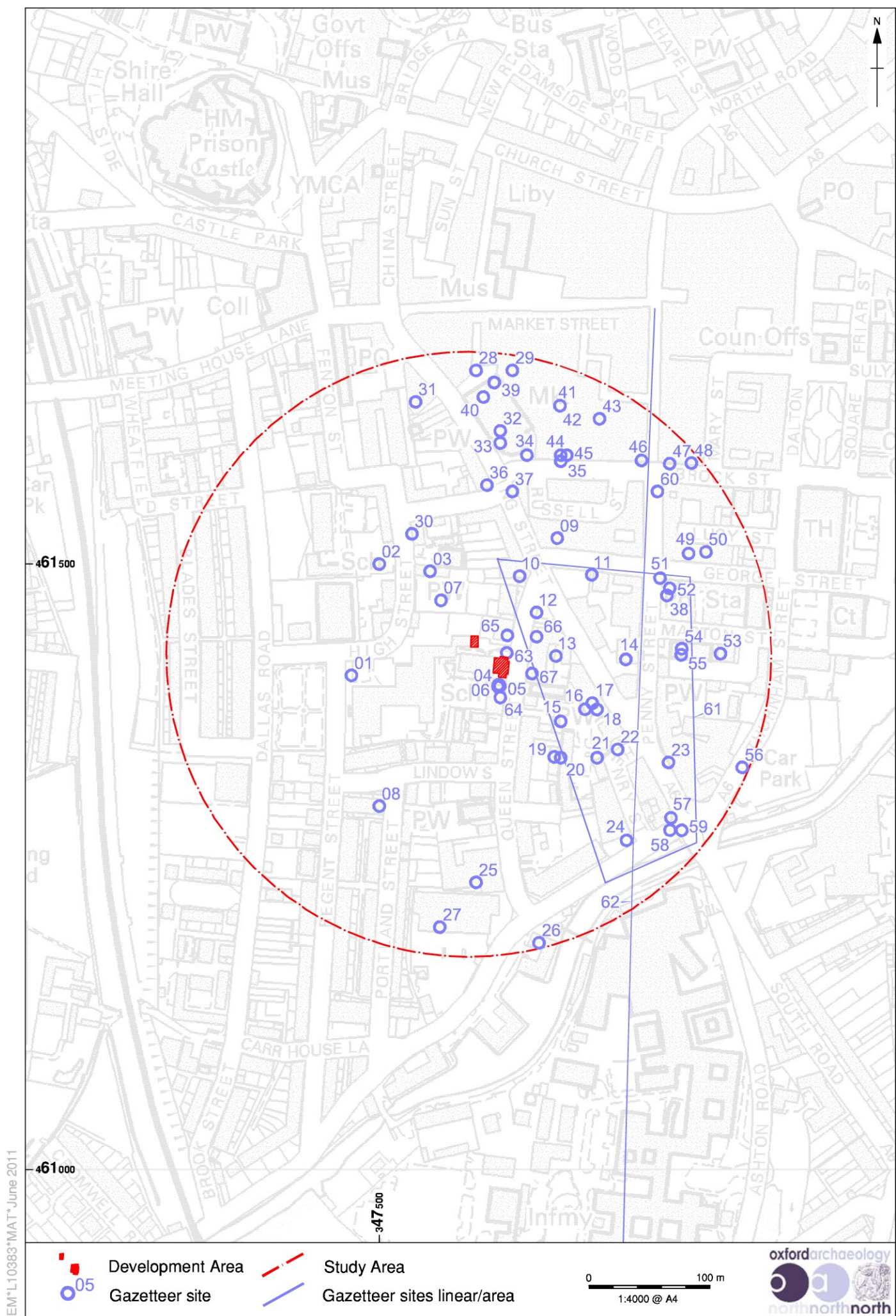


Figure 2: Gazetteer sites plan

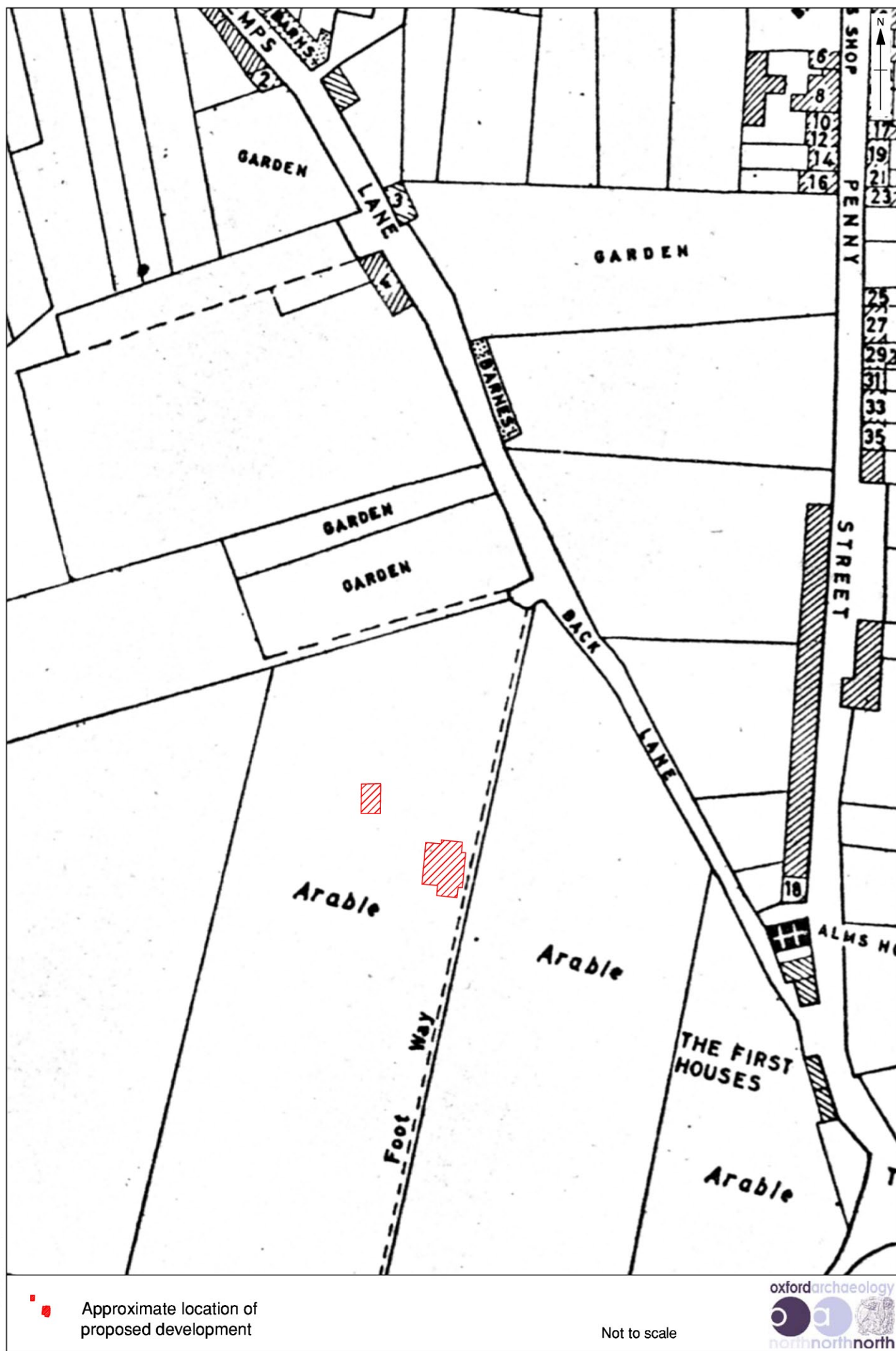
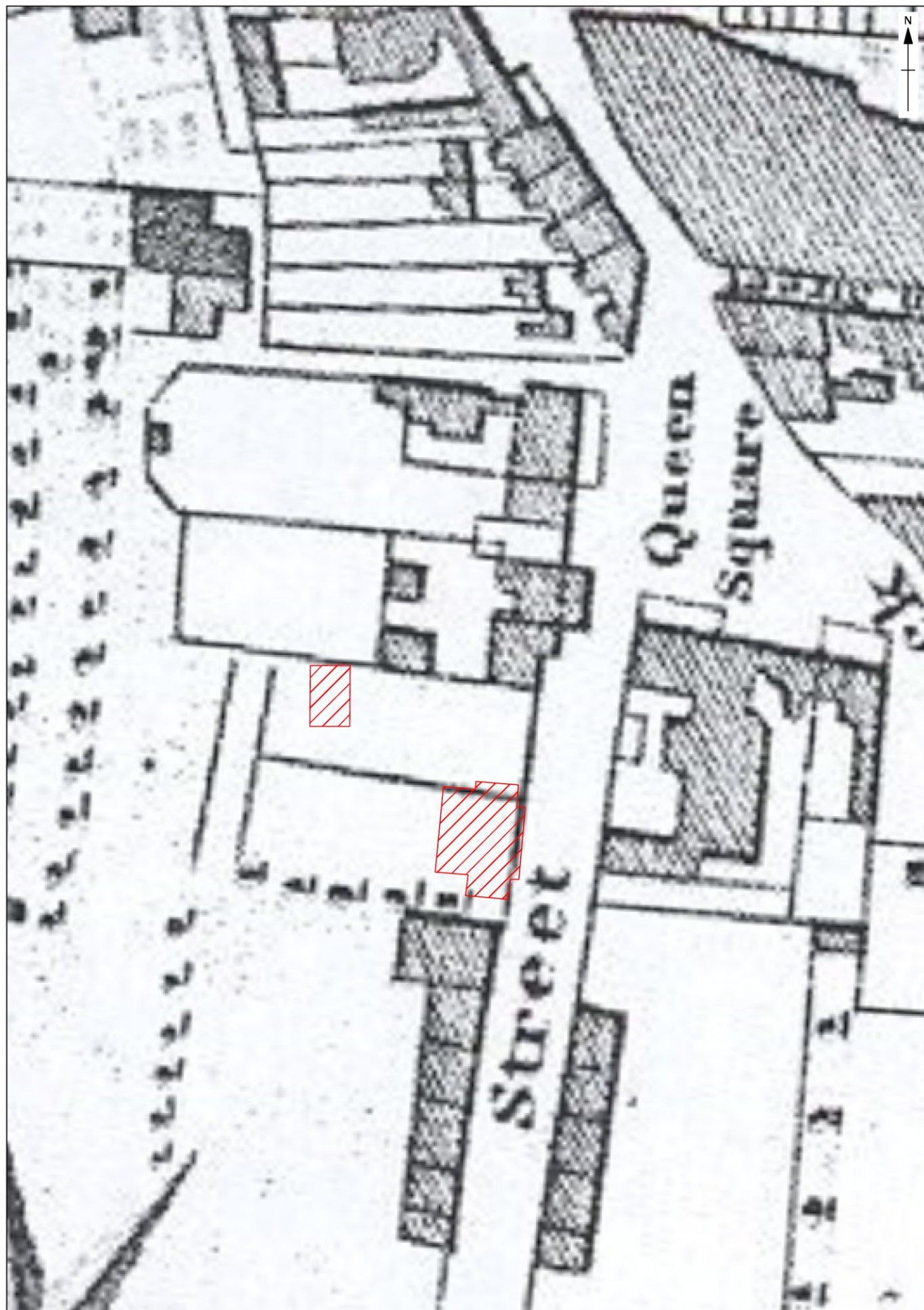


Figure 3: Extract from Docton's map, 1684



Figure 4: Extract from Mackreth's map, 1778



Approximate location of
proposed development

Not to scale

Figure 5: Extract from Clarke's map, 1807

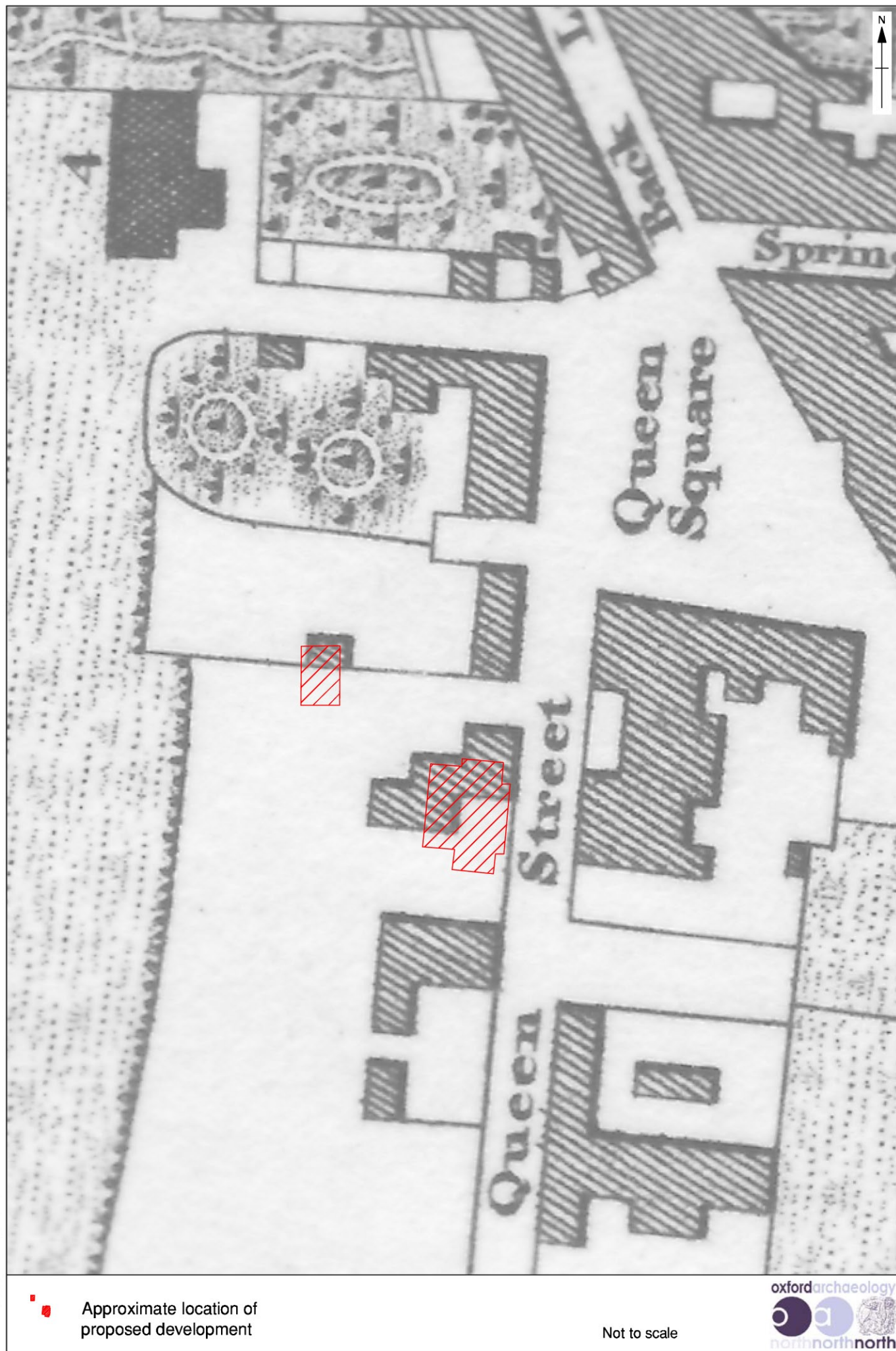


Figure 6: Extract from Baines' map, 1824



Figure 7: Extract from the Ordnance Survey First Edition, 6":1 mile map, 1848

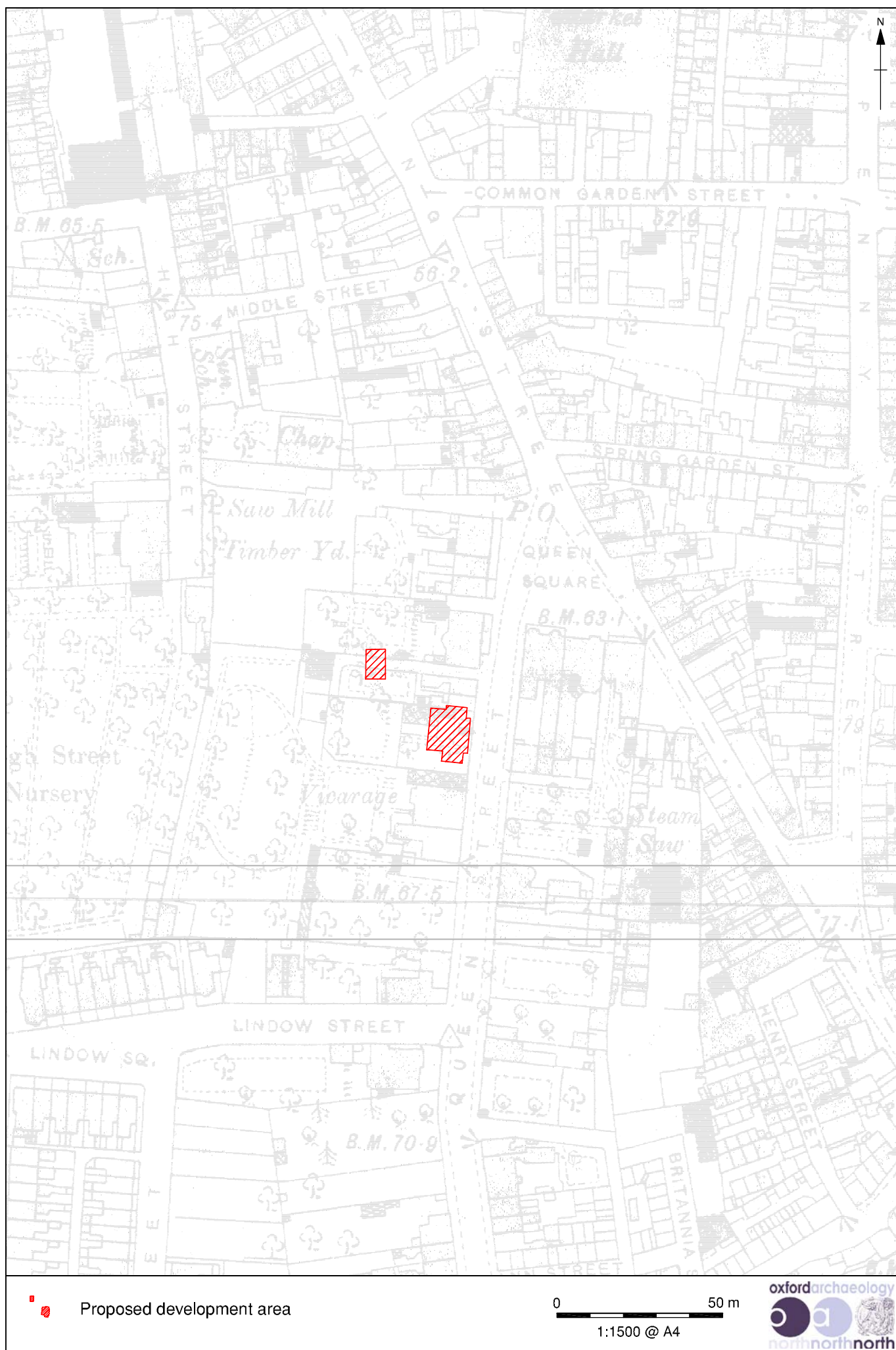


Figure 8: Extract from the Ordnance Survey First Edition, 25":1 mile map, 1893

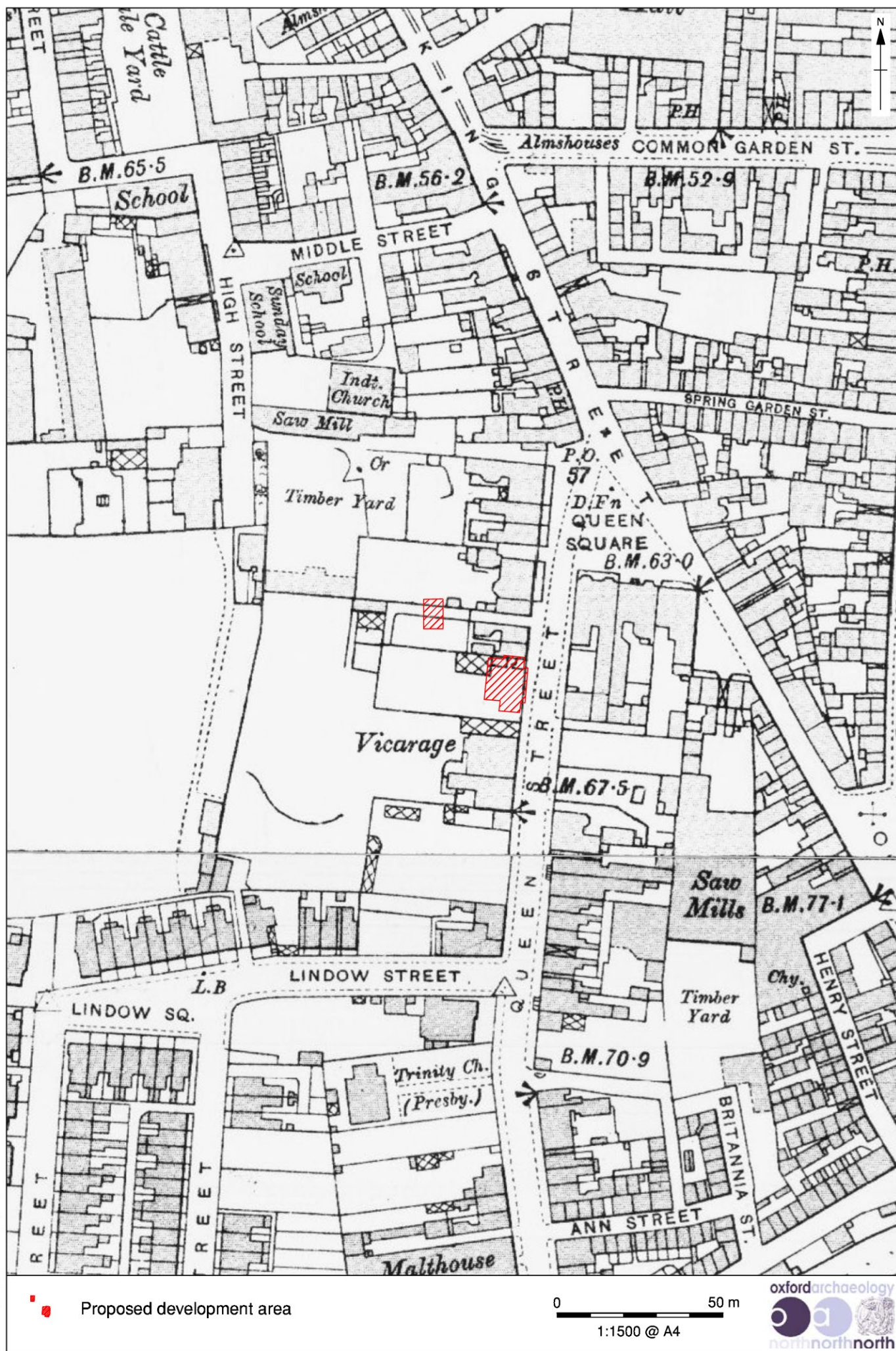


Figure 9: Extract from the Ordnance Survey, 25":1 mile map, 1913

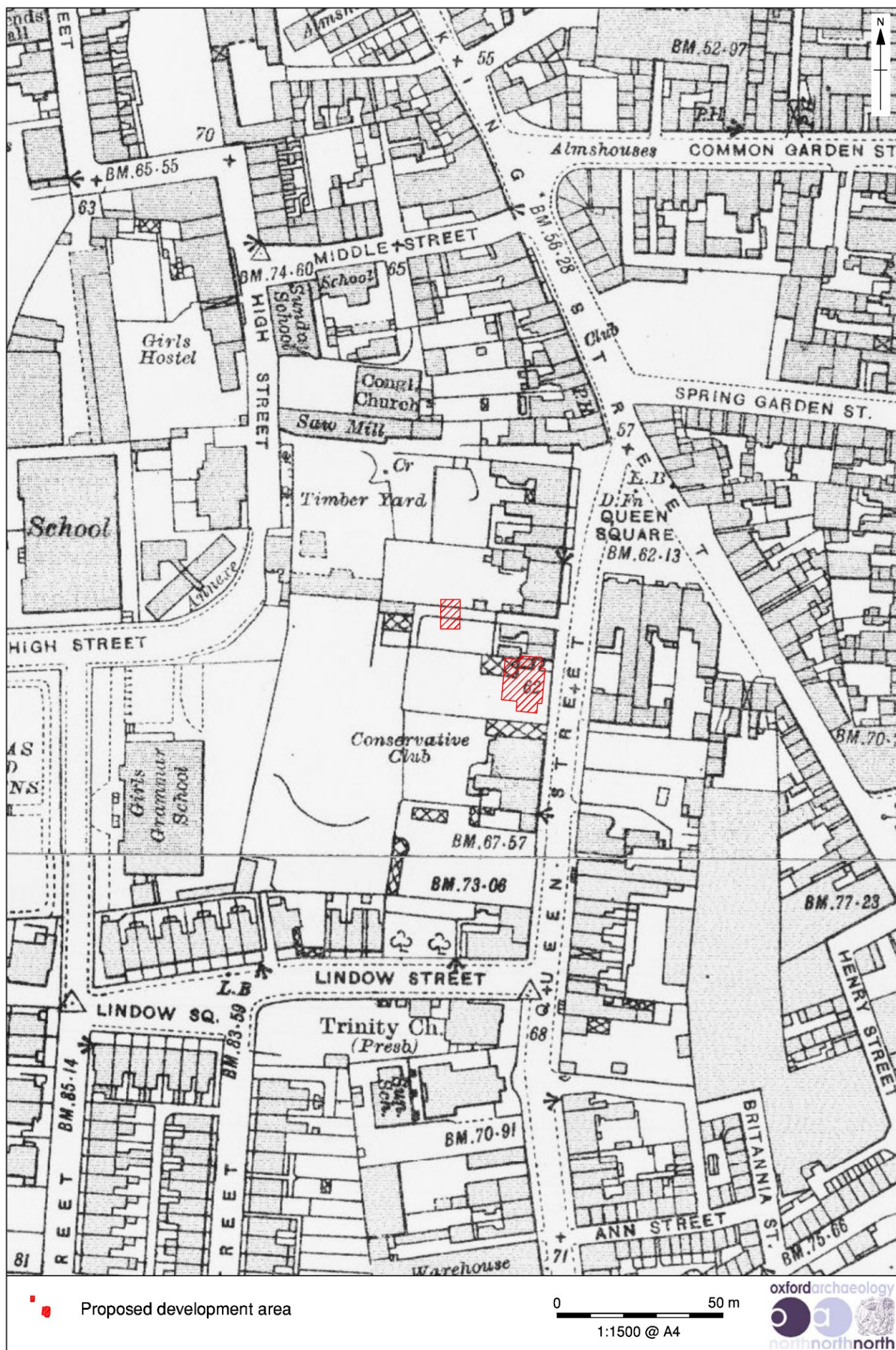


Figure 10: Extract from the Ordnance Survey, 25":1 mile map, 1936

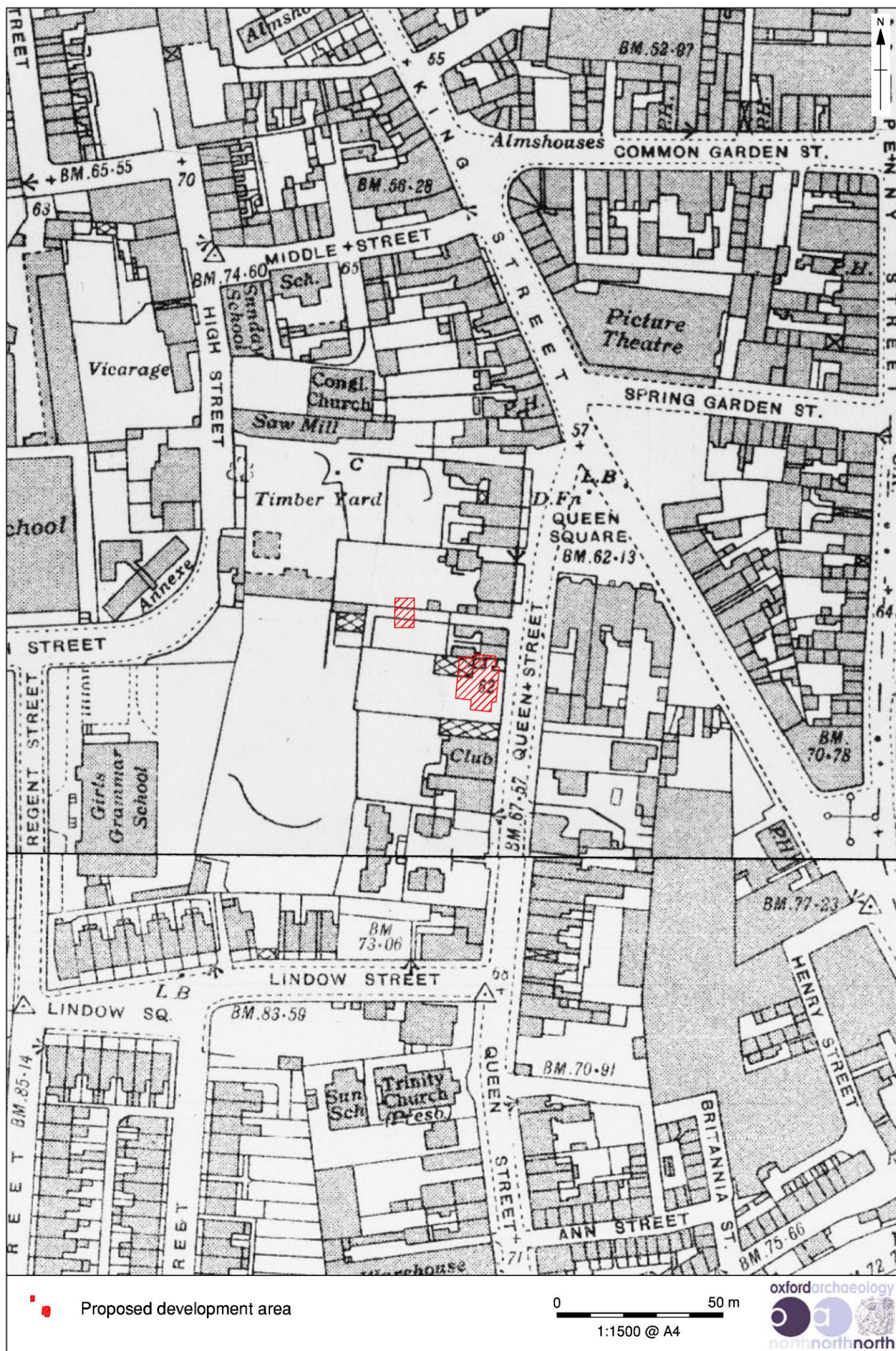


Figure 11: Extract from the Ordnance Survey, 25":1 mile map, 1939



Figure 12: Extract from the Ordnance Survey, 1:10,560 map, 1957



Figure 13: Extract from the Ordnance Survey, 1:10,560 map, 1968



Figure 14: Extract from the Ordnance Survey, 1:10000 map, 1980



Plate 1: Area of proposed sixth form extension, showing biology pond, looking north-east



Plate 2: Area of proposed sixth form extension, showing biology pond, looking south-east



Plate 3: Area of proposed sixth form extension, showing east wall of technology building, looking north-west



Plate 4: Area of proposed technology extension, looking north-west



Plate 5: Area of proposed technology extension, looking south-east towards proposed sixth form extension area