



# **FORMER MAZDA GARAGE, NEWTON DRIVE, BLACKPOOL**

## **Archaeological Building Investigation and Watching Brief**



**Oxford Archaeology North**

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**Baxter Homes**

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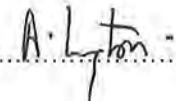
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## SUMMARY

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Baxter Homes made a planning application (04/0881) to Blackpool Borough Council (BBC) to develop the site of the former Mazda Garage at 66-70 Newton Drive, Blackpool, Lancashire (SD 32164 36436). As part of the planning procedure, BBC consulted Lancashire County Archaeology Service (LCAS), which recommended that the development should be accompanied by an appropriate programme of archaeological works. In light of the site's proximity to a former medieval manor and post-medieval hall, LCAS recommended that a watching brief should be maintained during both the final demolition and groundworks phases of the development, in order to identify and investigate significant archaeological deposits. In addition, one of the components of the garage was considered to be of historical interest. LCAS requested that it should be the subject of a building investigation to English Heritage (2006) Level II standard. Baxter Homes subsequently commissioned Oxford Archaeology North (OA North) undertake the programme of archaeological works.

The historic building investigation was carried out in June 2007 and identified the structure surveyed as an early twentieth-century stable block, which was associated with a farm that once lay to the north of the development site. Although adapted for later use, the layout and surviving internal fixtures and fittings indicated that the building had probably housed both working and riding horses in adjoining stable rooms. In addition, the first floor appeared to provide storage for feed and bedding for the horses, and possibly accommodation for farm hands. The building represents the last generation of stables designed to accommodate working farm horses before their replacement with tractors in the mid-twentieth century.

On the 21st and 22nd February 2008 a watching brief was maintained during groundworks associated with the demolition of the garage buildings. The works comprised the removal of concrete surfaces, bases, and foundations associated with the former buildings. During those works, there was evidence for an extensive cobbled yard to the north of the stable block, and of a more localised brick surface within the area of the former building. The limited depth of excavation meant natural deposits were not encountered.

## ACKNOWLEDGEMENTS

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Oxford Archaeology North (OA North) would like to thank Steve Bottomley and Darren Thornhill of Baxter Homes for commissioning and supporting the project. Additional thanks are also due to the staff of the County Record Office in Preston, and to Peter Iles and Douglas Moir at Lancashire County Archaeology Service.

Chris Ridings and Alex Beben undertook the building investigation and Phillipa Haworth maintained the watching brief. Chris Ridings and Andy Phelps wrote the report, with Mark Tidmarsh and Andy Phelps producing the drawings. Stephen Rowland managed the project and also edited the report.

## 1. INTRODUCTION

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### 1.1 CIRCUMSTANCES OF THE PROJECT

1.1.1 Baxter Homes made an planning application (04/0881) to Blackpool Borough Council for a residential development on the site of the former Mazda Garage, 66-70 Newton Drive, Blackpool, Lancashire (SD 32164 36436; Fig 1). The buildings comprising the Mazda Garage included a well-preserved stable block dating to the early twentieth century and, in addition, the proposed development site lies close to the sites of a former medieval manor and post-medieval hall. Accordingly, Lancashire County Archaeology Service (LCAS), the county council's statutory body responsible for advising local planning authorities on heritage matters, requested that the development should be accompanied by an appropriate scheme of archaeological investigation. This was to include an historic building investigation to English Heritage Level II standard (2006), which combined historical research and an on-site record of the stable block in order to assess its significance and gain an understanding of its history, development, and context. In addition, LCAS required that a watching brief should be maintained during the final stage of demolition (ie, the removal of floor slabs and below-ground structures) and during any development groundworks that could cut into undisturbed archaeological or natural deposits, in order to identify and investigate any significant archaeological deposits revealed by those processes.

1.1.2 As a result, Baxter Homes requested that Oxford Archaeology North (OA North) undertake this programme of building recording, historical research, and watching brief. Following a verbal brief by the Lancashire County Archaeology Services (LCAS), OA North produced a project design (*Appendix 1*) to undertake the work. This was accepted by LCAS, and OA North was commissioned to undertake the building investigation and watching brief. These were carried out in June 2007 and February 2008.

### 1.2 LOCATION, TOPOGRAPHY, AND GEOLOGY

1.2.1 The development site was an L-shaped area of land situated on broadly level ground at a height of approximately 25m OD in Layton, a residential area to the east of Blackpool town centre (SD 32164 36436). The site was enclosed to the south, west, and east by modern housing and their associated gardens, and bounded to the north by an unnamed cul-de-sac. Access to the site was gained via a private road off of Newton Drive, to the south.

1.2.2 The underlying geology consists of glacial Till over lying sedimentary Triassic Mudstone deposits. It is characterised by heavy relatively impervious typical stagnogley soils (BGS nd).

## 2. METHODOLOGY

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### 2.1 PROJECT DESIGN

- 2.1.1 The LCAS-approved OA North project design (*Appendix 1*) was adhered to as fully as possible, and all work was consistent with the standards and procedures of the Institute for Archaeologists and English Heritage, and generally accepted best practice.

### 2.2 HISTORICAL RESEARCH

- 2.2.1 A rapid desk-based assessment of the stable block was carried out in order to provide a general historical background for the building and identify information pertaining to its history of construction and use. Additionally, OA North's extensive library was consulted to provide a brief outline of the history of the development site that would assist in contextualising any watching brief findings.
- 2.2.2 *The County Record Office (Preston)*: original sources and early maps of the site were examined for any evidence of the building, particularly to ascertain whether the stable block was constructed in one phase or several.

### 2.3 BUILDING INVESTIGATION

- 2.3.1 *Descriptive record*: written records using OA North *pro-forma* record sheets were made of all principal building elements, both internal and external, as well as any features of historical or architectural significance. Particular attention was also paid to the relationship between parts of the building, especially those that would show their development and any alterations. These records are essentially descriptive, although interpretation is carried out on site as required.
- 2.3.2 *Site drawings*: plans were produced using manual survey techniques, in order to show the form and location of structural features and/or features of historic interest. The field drawings were then digitised using an industry standard CAD package to produce the final drawings.
- 2.3.3 *Photographs*: photographs were taken in both black and white and colour print 35mm formats, as well as digital format. The photographic archive consists of both general shots of the stable block, as well as features of specific architectural interest.

### 2.4 WATCHING BRIEF

- 2.4.1 The programme of field observation comprised the systematic examination and accurate recording of all features, horizons, and artefacts of archaeological interest exposed during the groundworks. The location, extent, and character

of features of archaeological interest, including subsoil horizons, were recorded.

- 2.4.2 The recording conformed to the standard context recording system utilised by OA North, which comprised the use of *pro-forma* watching brief record sheets with supporting registers and indices. A full photographic record in colour transparency and monochrome formats was also produced. Drawings were made at appropriate scales, and these were located using taped measurements from existing boundaries and landmarks.

## **2.5 ARCHIVE**

- 2.5.1 The results of the archaeological work carried out form the basis of a full archive to professional standards, in accordance with current English Heritage guidelines (*Management of Archaeological Projects*, 2nd edition, 1991). The archive will be deposited with the Lancashire Record Office, Preston. Copies of this report will be lodged with the Lancashire Historic Environment Record (HER), Preston.
- 2.5.2 The Arts and Humanities Data Service (AHDS) online database *Online Access to index of Archaeological Investigations* (OASIS) will be completed as part of the archiving phase of the project.



## 3. BACKGROUND

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### 3.1 INTRODUCTION

3.1.1 A rapid examination of cartographic sources was undertaken, in order to provide background information regarding the general site and the building's function and phases of construction. This was not intended to be a comprehensive history, but is meant to provide a general context for the watching brief and building investigation, and detailed information, where available, about the stable block itself. The findings of this background research are summarised below.

### 3.2 HISTORICAL BACKGROUND

3.2.1 **Prehistory:** there is evidence to suggest that human activity in the Fylde area dates to the late Palaeolithic or early Mesolithic periods. The discovery in 1970 of an Elk skeleton associated with barbed points used by prehistoric hunters at Highfurlong, near Blackpool Sixth Form College (Hallam *et al* 1973; Jacobi *et al* 1986) would support this.

3.2.2 **Roman Period:** the earliest Roman activity in the area is at Kirkham, where it is represented by a series of three temporary camps with an associated ditched and defended 'fortlet' (Buxton and Shotter 1996). It has been hypothesised that these may have been used as accommodation for troops landed by sea; a waypoint on their journey north to join the armies of Agricola. During the early second century, a permanent fort was built in red sandstone. Additionally, Roman coin hordes were found at Rossall in 1840 and Hackensall in 1926, which Shotter (1994) asserts are commonplace along the North West coastline and inland estuaries.

3.2.3 **Medieval Period:** the manor of Layton, within which the development site lies, is first mentioned in Domesday Book as being held by Earl Tostig prior to the conquest of 1066 (Farrer and Brownbill 1912). Although the settlement therefore almost certainly has pre-Conquest origins, no early medieval remains survive. By the thirteenth century Layton reportedly had a Chantry Chapel, and was granted an annual fair and a weekly market in 1257. This suggests the village may have been one of the earliest centres in the Fylde during the medieval period (LCC 2005, 2). The location of the market is not known, but local knowledge suggests it may have been located to the west of Cross House in the centre of the village and north of the development site (<http://wyresearchology.blogspot.co.uk/>).

3.2.4 **Post-Medieval Period:** the manor house, Layton Hall, is recorded as being in a ruinous state in 1583, perhaps indicating its medieval origins (HER PRN 1287). It was rebuilt on the same site in 1592 and served as the residence of a branch of the Rigby family, until being sold to the Claughtons of Addlington in the first half of the eighteenth century (HER PRN 1287). This building may have survived into the twentieth century, but it was observed in 1957 that no

trace of the hall remained (SMR PRN 1287). Although Layton is now dominated by post-nineteenth-century housing, several buildings in the village survive from before this date, including Cross House, which is dated to 1760 (<http://wyresearchology.blogspot.co.uk/>).

- 3.2.5 ***Industrial and Modern Periods:*** the relatively humble status of the stable block meant that beyond attributing it a late nineteenth- to early twentieth-century date of construction, the only historical information available was from cartographic sources (*Section 3.3*).

### 3.3 MAP REGRESSION

- 3.3.1 ***Ordnance Survey 1847:*** the area of development is too indistinct to furnish much detail, but appears to be undeveloped agricultural land, divided into two small fields to the east and west of a boundary. A series of buildings arranged around a central yard and immediately to the north of the present development area are, in all probability, the Home Farm of Layton Hall, which can be identified to the north-east. The village of Layton is well established at this time, with settlement concentrated to the east, along what today is Layton Road.
- 3.3.2 ***Ordnance Survey 1892:*** shows the farm buildings to the north-east in greater detail, but does not assign a name to them. The present development area remains as two undeveloped fields, both denoted as being in the ownership of the farm to the north and bounded to the west by a strip of woodland. At this time there may be a pond at the southern end of the western field. The developing urban spread of Blackpool can be seen further to the west, although the area remains predominantly rural in character.
- 3.3.3 ***Ordnance Survey 1912:*** the stable block appears for the first time in 1912 upon an area of land immediately to the south of the farm buildings and within the present development area. At this date it includes what may have been a glass-covered lean-to structure with access from Newton Drive, via a lane to the south, which now divides the two fields. The pond is not shown and may have been in-filled by this time. The rest of the area of proposed development remains open land.
- 3.3.4 ***Ordnance Survey 1932:*** a large rectangular shed appears to have been added immediately to the north of the stable block by 1932 and several large rectangular structures have been erected to the west of the narrow access lane. The farm buildings and central yard to the north of the present development area remain but Layton Hall has been demolished. Layton has now been incorporated into Blackpool's urban spread and two semi-detached houses have been erected on the previously open land to the south of the stable block.
- 3.3.5 ***Ordnance Survey 1960s onwards:*** the large shed to the north of the stable block is recorded as a depot for the first time on the 1963 OS mapping, and the buildings to the west of the access road are noted as a garage between the late 1960s and 1992. The farm building may survive until the late 1980s but have been demolished by 1992 and the land redeveloped in the following years.

## 4. BUILDING INVESTIGATION RESULTS

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### 4.1 INTRODUCTION

4.1.1 The stable block was a two-storey, brick-built structure, which in more recent years had been part of the business premises for a Mazda garage on the site. As a consequence, a large shed had been added to the north elevation of the building, obscuring the detail from the first floor upwards. Additionally, the east elevation of the stables was inaccessible because of the private housing to that side of the building.

### 4.2 THE STABLE EXTERIOR

4.2.1 The stable block was constructed from machine-cut, cinnabar-red brick laid in a stretcher bond, to which a whitewashed, cement render had been applied on the ground floor (Plate 1). The roof was moderately pitched with gablettes over the first-floor windows on the north and south elevations (Plate 2), and these gablettes, like the roof itself, were laid with regular-coursed Welsh slate and ceramic ridge tiles. Plain timber weather-boards dressed the eaves (Plate 3). In addition, a small, squat ridge-stack was just visible towards the west end of the building (Plate 2), but the presence of the gablettes obscured any evidence of further chimneys.

4.2.2 The majority of the windows were twelve-over-two sashes with external horns, featuring stop-chamfered, sandstone lintels and projecting sandstone sills, as well as stop-chamfered jambs, comprising bullnose and bullnose-stop bricks (Plate 4). Of the pair of windows still visible on the north elevation, the more easterly had been converted into a top-hung ventilator casement, whilst the sash on the western gable elevation was mullioned with stop-chamfered detail and plain jambs (Plate 5). A further pair of sashes was located on the ground floor of the south elevation, but these had plain surrounds, with no lintels or sills to speak of (Plate 6).

4.2.3 The main doors on the front (north) of the building were matchboard sliding doors, featuring chamfered glass panels and horse-shoe motif runners on the rails (Plates 7 and 8). In addition, there was a pair of glazed, matchboard fire doors on the west elevation, which provided access to a single-flight, iron fire escape. The presence of an RSJ, extending from the brickwork above the doorway by approximately a metre, would suggest that these fire doors were originally used as loading doors (Plate 3).

4.2.4 A low stub of brick wall, approximately 1.2m high, extended south from the south-western corner of the building parallel to the staircase. The wall's southern end appeared to have been truncated and consolidated with a cement render.

### 4.3 THE STABLE INTERIOR

- 4.3.1 The stable block was arranged simply in a linear fashion, with five rooms on the ground floor, numbered 1 to 5 (east to west, Fig 3) and a further four on the first floor, which are similarly numbered 6 to 9 (Fig 4). There were no corridors as such, and access between the individual rooms was provided by internal doorways on the north side of the building, whilst a set of single-flight stairs within room 3 provided access to the first floor.
- 4.3.2 The internal walls were, for the most part, bare bricks laid in a stretcher bond and painted white (Plate 9), though some courses of headers were visible on the first floor towards the base of the south wall. The most notable exception to this, was room 2, one of the stable rooms, which was lined with mustard-coloured ceramic tiles featuring a stylised floral motif at ceiling level (Plate 10). In addition, the stalls themselves had been removed, but ogee facades of timber panelling, as well as iron posts with urn finials, adorned the west and east walls, and provided a clear indication of the stalls original design (Plate 11). Similarly, the adjacent room (3) was lined floor to ceiling with timber panels, and included a moulded timber cornice (Plate 12), whilst timber panelling had also been used to partition the stairs on the first floor, and to divide rooms 6 and 7. In the north-east corner of room 6, a small office had been created with the insertion of a plasterboard, timber and glass partition (Plate 13), whilst in room 9, a brick partition had been inserted into the north-west corner to create a small toilet.
- 4.3.3 The roof was constructed from four machine-cut king-post trusses, each of which supported a pair of trenched purlins and matching ridge plate (Plate 9). Three of these trusses were located within room 6 at the east end of the building, with the most westerly of the three forming part of the timber partition with room 7. The final truss was located in room 8, whilst the load-bearing brick walls of the same room provided the remainder of the roof's structural support. In addition, a small brace had been affixed to the purlins in room 9. Some of the machine-cut rafters and gablettes were exposed, but the greater part of the roof had been lined with hardboard sheeting.
- 4.3.4 The sash windows had square reveals, timber lintels and iron security bars (Plate 14), whilst at the east end of the first floor, there was a further window, bisected by the partition for the small office, and boarded with timber slats. At the east-end of the north elevation, there was a pair of mullioned, fixed-light windows with frosted glass, timber lintels, and square reveals. Modern matchboard shutters had been added to these windows, and nailed to the frames. A small fixed-light window was recorded at the western end of the northern elevation with a sash window to its east. Both lay within the area partitioned off as a first-floor toilet within room 9. A further large fixed-light window was also located on the ground floor, between rooms 4 and 5 (Plate 15).
- 4.3.5 None of the internal doors survived, apart from a panel door on the partition of the small office (room 7). In addition, there was a series of loading doors on the north elevation, which were not visible on the exterior, following the addition of the extension on the northern elevation (Plate 16).

## 5. WATCHING BRIEF RESULTS

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### 5.1 INTRODUCTION

5.1.1 The watching brief was undertaken during the removal of concrete bases, surfaces, and foundations associated with the twentieth-century buildings on the site. The area of ground works was an inverted L-shape, measuring 43m long and 25m wide, extending to 66.5m wide at its northern end (Fig 2). The results reflect the fact that no intrusive works were monitored.

### 5.2 RESULTS

5.2.1 Beneath the modern concrete covering the principal north/south axis of the site was a deposit of black/brown material containing a large amount of demolition material. Removal of the concrete within the east/west arm of the site also lifted the remains of what appeared to be an underlying cobbled surface, perhaps a yard associated with the stable. It covered an area approximately 13m x 30m, and was bedded on a layer of mid-orange/brown sand, at the limit of excavation during demolition.

5.2.2 To the south of the putative yard, within the area of the former stable block, the remains of what may have been a brick surface were observed adhering to the underside of the concrete as it was broken out. They covered an area of approximately 7m x 8m, and appeared to seal the same mid-orange/brown sand as observed within the yard, albeit mixed with building debris.

## 6. DISCUSSION

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### 6.1 INTRODUCTION

6.1.1 The following discussion considers the results of the historic building survey, followed by the subsequent watching brief. A chronology for the development of the structure is suggested, and the building placed within its local context. This is followed by a brief discussion upon the function of the building and interpretation of the deposits encountered during groundworks.

### 6.2 THE STABLE BLOCK

6.2.1 *Late nineteenth- to early twentieth-century development:* cartographic evidence clearly demonstrates that the stable block was built at some point between 1895 and 1912 (Ordnance Survey 1895; 1912) and appears to have originally been associated with a cluster of buildings centred around a yard. Although not labelled as such on any of the maps, its location makes this likely to be the Home Farm of Layton Hall.

6.2.2 From its first appearance the building had what was probably a glass-roofed lean-to projecting from its southern elevation. The render to first-floor level on this elevation is likely to reflect this building's original height, and a stub of wall at the western end probably survives from this structure (*Section 4.2.5*).

6.2.3 *Early twentieth-century development:* in the late nineteenth century the village of Layton was subsumed by the urban expansion of Blackpool, and Layton House, which survived until at least 1914, had been demolished by 1932 (Ordnance Survey 1932) to make way for suburban housing. The farm buildings, however, including the stable block, remained as the surrounding area became increasingly urbanised. It is not clear what function the buildings served at this point, but their survival suggests they were likely to be in continual use. The 1930s mapping depicts an extension to the north of the stable block which may be the steel-trussed shed located in this position at the time of the present survey. By 1963 this building is labelled as a depot.

6.2.4 *Late Twentieth century:* the rest of the farm buildings were demolished between 1987 and 1992 (Ordnance Survey) with the stable block surviving due to its incorporation into the Mazda garage to its west, and presumably because of the building's adaptability to new uses.

6.2.5 *Function:* the building represents a late example of a stable block associated with Layton Hall's Home Farm. Before the introduction of the tractor in the mid-twentieth century, such buildings would have housed the farm's working horses on the lower floor, with stall partitions erected between each animal. The quality of the tile decoration in room 2 compared with the rooms 1 and 4 suggests that riding horses, who often received a higher standard of accommodation, may also have been housed in the building. The smaller room 5 at the western end of the building might have been used as a tack room.

6.2.6 The first floor of the stable would have been used for storage of hay, loaded from carts in the northern courtyard via the three northern doorways. This typical stable arrangement often provided sleeping accommodation for the farm hands as well, and the size and decoration of the building's first floor would indicate this was probably the case here at Layton.

### **6.3 WATCHING BRIEF DISCUSSION**

- 6.3.1 The extremely limited depth of excavations meant that natural soils were not observed during ground works. Those rubble deposits encountered across the west of the site probably constitute levelling deposits associated with the clearance of the site and subsequent construction of the Mazda garage in the mid- twentieth century. Similarly, the cobbled surface and possible brick flooring recorded within the north-eastern corner of the site probably relate to the farmyard to the north of the stable block. Therefore, although the deposits uncovered can probably be dated from between the nineteenth century and the mid-twentieth century, it is possible that earlier archaeological deposits relating to the settlement at Layton may have been preserved beneath the present limit of excavation.
- 6.3.2 As natural ground level was not reached during the watching brief, it is recommended that an archaeologist be present during further ground works, associated with the foundations of any new buildings to be built in this area.

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## 8. ILLUSTRATIONS

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### 8.1 LIST OF FIGURES

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Figure 2: Site Plan of Watching Brief results

Figure 3: Plan of Stable Block

Figure 4: Plan of Watching Brief Area

Figure 4: Photographic Location Plan

### 8.2 LIST OF PLATES

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Plate 2: The south elevation

Plate 3: The west elevation

Plate 4: Typical first-floor window

Plate 5: Detail of the sash window on the west elevation

Plate 6: Detail of a ground-floor sash window on the southern elevation

Plate 7: North elevation, with rail-mounted sliding doors

Plate 8: Detail of the sliding door on the north elevation

Plate 9: General view of the interior of the stable block

Plate 10: Detail of the tiles within room 2

Plate 11: Detail of the timber panels and iron posts within room 2

Plate 12: Timber cornice within room 3

Plate 13: Office partition at eastern end of room 6

Plate 14: South-facing first-floor window

Plate 15: Room 4 facing south-west, with large window to right in internal partition wall

Plate 16: Loading door on northern elevation, facing north

Plate 17: Southern area, stage 1 of watching brief

Plate 18: Eastern area, stage 1 of watching brief



Figure 1: Site location

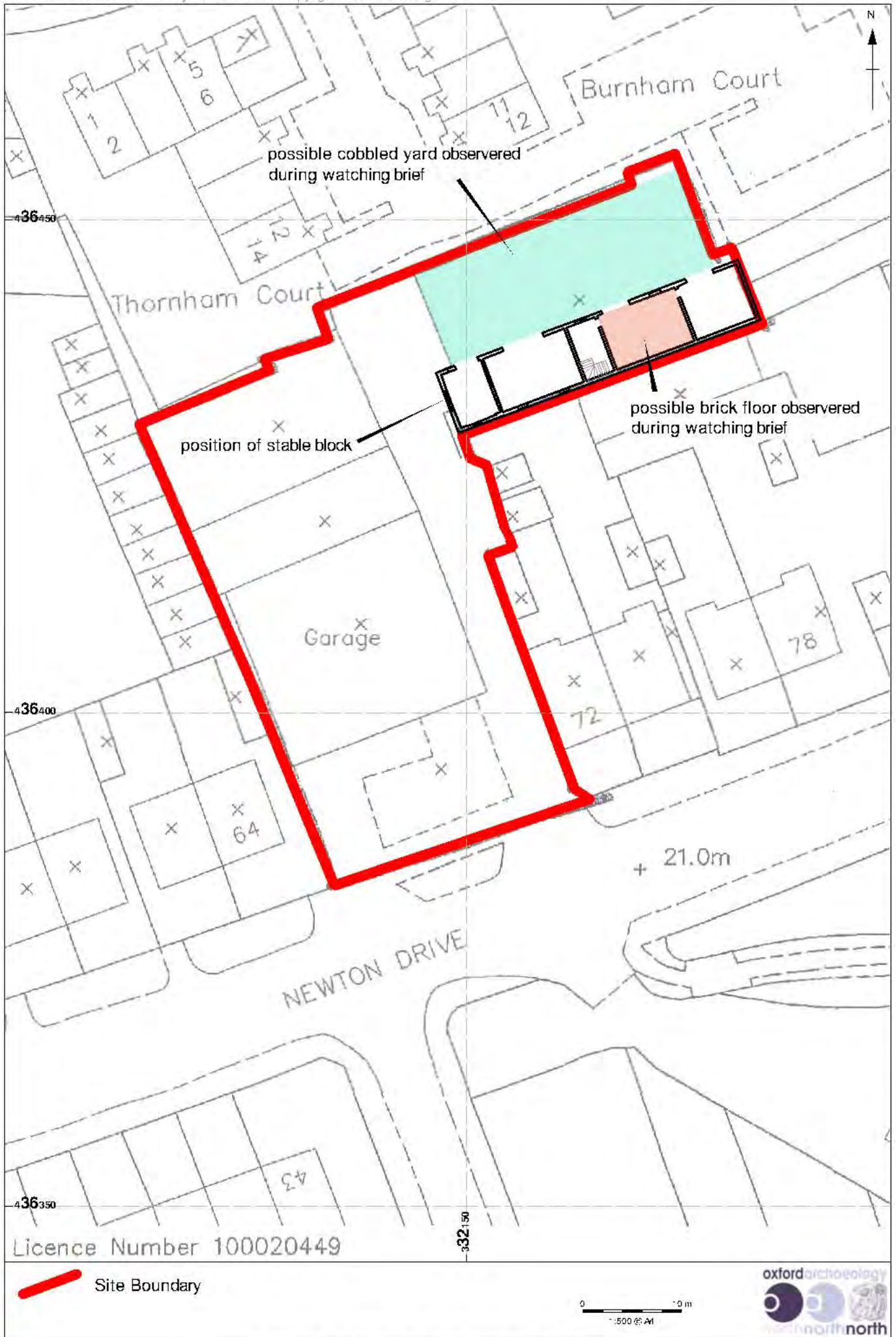


Figure 2: Site plan with watching brief results

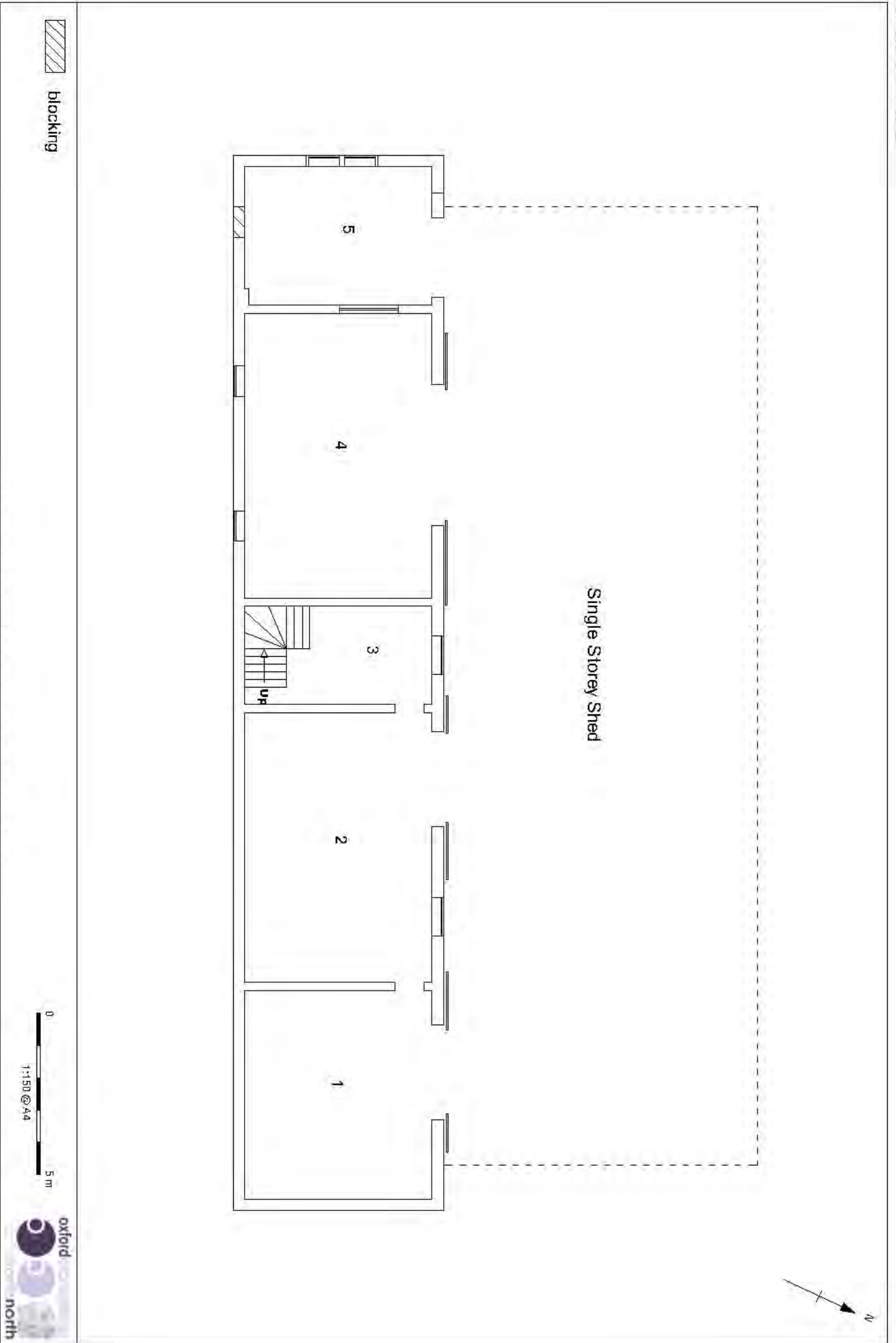
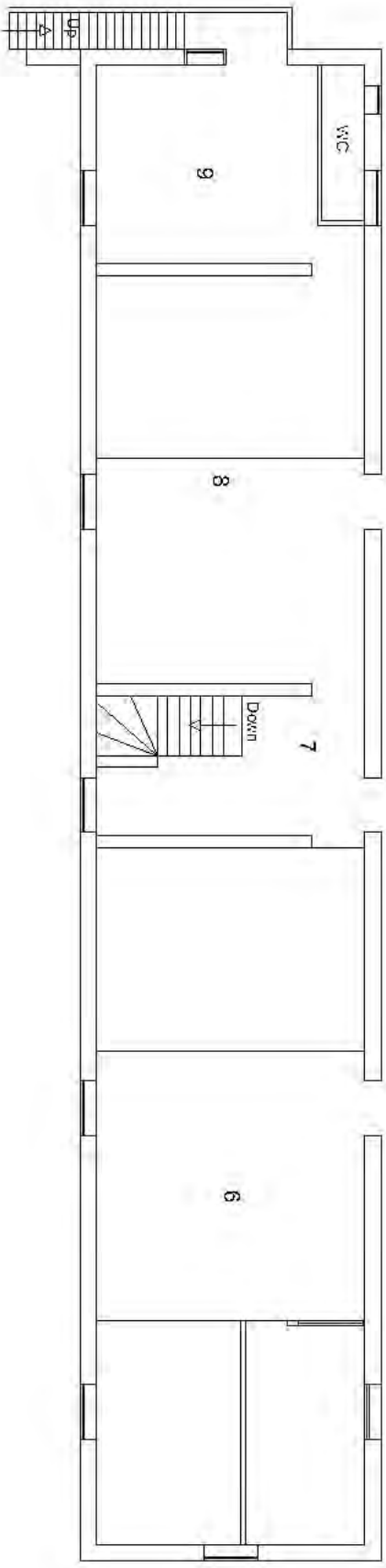


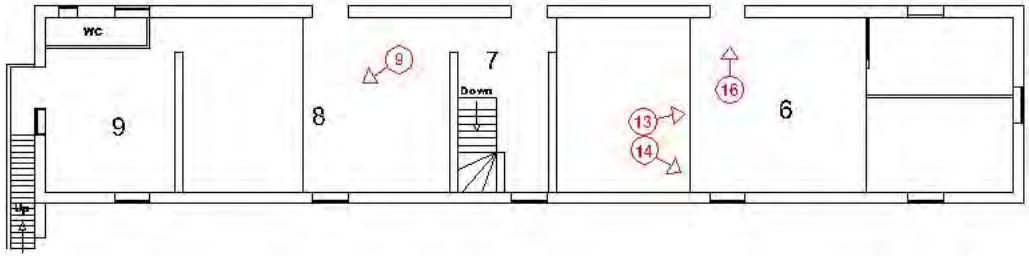
Figure 3: Ground floor plan of the stable block



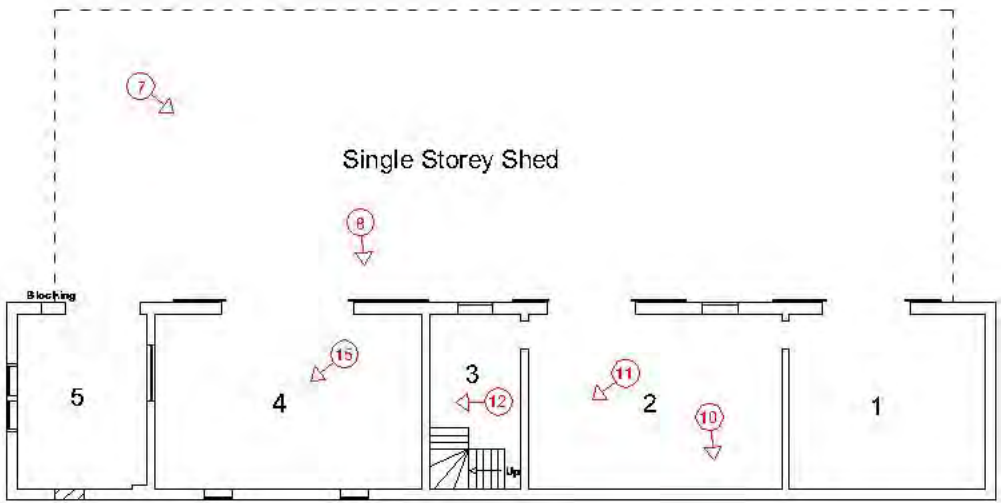
blocking



Figure 4: First floor plan of the stable block



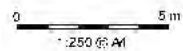
4  
First Floor



8  
Ground Floor



Photographs (number, location and direction)



SRP11087E/MAT/CKI 9/17

Figure 5: Photographic location plan



Plate 1: The west elevation of the stable block



Plate 2: The south elevation



Plate 3: The west elevation





Plate 4: Typical first-floor window



Plate 5: Detail of the sash window on the west elevation



Plate 6: Detail of a ground-floor sash window on the southern elevation



Plate 7: North elevation, with rail-mounted sliding doors



Plate 8: Detail of the sliding door on the north elevation



Plate 9: General view of the interior of the stable block



Plate 10: Detail of the tiles within room 2



Plate11: Detail of the timber panels and iron posts within room 2



Plate12: Timber cornice within room 3



Plate13: Office partition at eastern end of room 6



Plate14: South-facing first-floor window



Plate15: Room 4 facing south-west, with large window to right in internal partition wall



Plate16: Loading door on northern elevation, facing north



Plate 17: Southern area, stage 1 of watching brief



Plate 18: Eastern area, stage 1 of watching brief



## APPENDIX 1: PROJECT DESIGN

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**FORMER MAZDA  
GARAGE, 66-70  
NEWTON DRIVE,  
BLACKPOOL,  
LANCASHIRE**

**HISTORIC BUILDING  
RECORDING AND  
ARCHAEOLOGICAL  
WATCHING BRIEF:  
PROJECT DESIGN**



**Oxford Archaeology North**

June 2007

**Baxter Homes**

OA North Job No: T3037

NGR: SD 32164 36436

Planning Reference: 04/0881

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## 1. INTRODUCTION

### 1.1 PROJECT BACKGROUND

1.1.1 A planning application (04/0881) has been submitted by Baxter Homes for a residential development on the site of the former Mazda Garage, 66-70 Newton Drive, Blackpool, Lancashire (NGR SD 32164 36436). The proposed development site lies close to that of a medieval manor and post-medieval hall, below-ground elements of which may be preserved on site and, accordingly, Lancashire County Archaeology Service (LCAS) requested that a programme of archaeological monitoring be undertaken during the groundworks associated with the development. The proposed development scheme will involve the demolition of all existing structures within the development area and, following a site visit, LCAS requested that the well-preserved stable block presently incorporated within the garage complex be recorded to English Heritage Level II standard. The following project design represents a methodology and programme of work for undertaking a watching brief and the historic building investigation, and has been compiled in response to a verbal communication with LCAS.

### 1.2 ARCHAEOLOGICAL BACKGROUND

1.2.1 The proposed development site, covering 0.205 ha, lies in Layton, just to the east of Blackpool town centre within an area characterised by 1930s and post-war residential and light industrial development. The manor of Layton is of pre-Norman origin, being recorded within the Domesday Book as one of the many holdings of Tostig, Earl of Northumbria. The manor is likely to have been centred upon the site of Layton Hall which, although no longer extant, occupied a site to just to the north-west of the present development area, into which a possible stable block and ancillary structures extend. Vestiges of one of these buildings may survive onsite as a poorly-preserved gable end (Peter Iles *pers comm*). However, of greater interest is a combination stable block and coach house, thought to date to the early twentieth century, with well-preserved internal features, of both a functional and decorative nature.

### 1.2 OXFORD ARCHAEOLOGY NORTH

1.2.1 Oxford Archaeology North (OA North) has considerable experience of undertaking watching briefs of all periods, having conducted a great number of small and large scale projects during the past 25 years. Fieldwork has taken place within the planning process and construction programmes, to fulfil the requirements of clients and planning authorities, to very rigorous timetables.

1.2.2 OA North is an Institute of Field Archaeologists (IFA) **registered organisation, registration number 17**, and all its members of staff operate subject to the IFA Code of Conduct.

## 2. OBJECTIVES

2.1 The following programme has been designed in accordance with the Lancashire County Archaeology Service document entitled *General Conditions for Appropriate*

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*Archaeological Contractors in Lancashire* and meets all IFA guidelines and recommended practice.

- 2.2 **Historic Building Investigation:** to provide a drawn and textual record of the former stable block to English Heritage level II type standard.
- 2.3 **Watching Brief:** in order to determine the presence, date, quality and state of preservation of archaeological features on the site, a permanent presence archaeological watching brief will be maintained during the negative groundworks associated with the proposed development, including the removal of existing ground slabs, foundations and services, and also excavations for foundations, drainage runs or ground slabs.
- 2.4 **Report and Archive:** a report will be produced for the Client within about eight weeks of completion of the fieldwork. The report will aim to summarise the results of the watching brief within the context of existing knowledge about the site and its surroundings. These results will provide the basis for any recommendations for further work, should this prove appropriate. A site archive will be produced to English Heritage guidelines (MAP 2) and in accordance with the *Guidelines for the Preparation of Excavation Archives for Long Term Storage* (UKIC 1990).

### 3. METHODOLOGY

#### 3.1 HISTORIC BUILDING INVESTIGATION

- 3.1.1 **Documentary and Cartographic Material:** it is assumed that the research and historic map regression (including early-twentieth-century editions of the OS maps of the area) already undertaken within the Thomas Consulting desk-based assessment will be available as a basis for providing the history of the development area, and as a rough date to the construction of the stable block to be recorded.
- 3.1.2 **Photographic Archive:** a photographic archive will be produced utilising a 35mm camera to produce colour slides and medium format black and white contact prints. A full photographic index will be produced and the position of photographs will be marked on the relevant floor plans. The archive will comprise the following:
- (i) The external appearance and setting of the building (as permitted by access and vegetation);
  - (ii) The overall appearance of principal rooms and circulation areas;
  - (iii) Any external or internal detail, structural or architectural, which is relevant to the design, development and use of the building, and which does not show adequately on general photographs;
  - (iv) Any internal detailed views of features of especial architectural interest, fixtures and fittings, or fabric detail relevant to phasing the buildings, or is particularly noteworthy.
- 3.1.3 **Site Drawings:** a series of annotated drawings are required to illustrate the plan and cross section of the building. Ideally these will be based on existing architect's

drawings for the building (supplied by the client), but should these be unavailable, OA North can undertake a total station survey to produce the required drawings; alternative timetables and costs and are provided in *Sections 8 & 10* to cover these eventualities. The drawings would comprise the following:

- (i) Plan showing the relationship of the building to its immediate setting;
- (ii) Plans of all floors will be annotated to show form and location of any structural features of historic significance (1:100 scale);
- (ii) One cross-section through the building where appropriate (1:50);

3.1.4 OA North does not undertake to correct survey inaccuracies in the client's drawings, which shall remain the responsibility of the client. However, if inaccuracies significantly impede the progress of the archaeological survey and must be rectified to allow the archaeological survey to proceed, a charge for this correction will be made (see *Section 10*).

3.1.5 The drawings will be used to illustrate the phasing and development of the building. Detail captured by the annotation will include such features as window and door openings, decorative detail and architectural mouldings, and changes in building material. The final drawings will be presented through an industry standard CAD package.

3.1.6 ***Interpretation and Analysis:*** a visual inspection of the building will be undertaken utilising the OA North building investigation *pro-forma* sheets. A description of the building will be undertaken to English Heritage Level II standard, which will include as systematic an account of the origin, development and use of the building as possible from the available desk-based assessment.

3.1.9 The written record will include:

- (i) An analysis of the plan, form, fabric, function, age and development sequence of the building;
- (ii) An account of the past and present use of the building and its setting;
- (iii) An account of the fixtures, fittings associated with the building, and their purpose;
- (iv) A discussion of the relative significance of rooms within the building;
- (v) A description of the historic context of the building including its relationship with nearby buildings in architectural and functional terms and so forth.

## 3.2 WATCHING BRIEF

3.2.1 A programme of field observation will accurately and systematically examine and record the location, extent, and character of any surviving archaeological features, horizons and/or deposits revealed during the course of ground disturbance, along with any artefacts, identified during observation.

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- 3.2.2 During this phase of work, recording will comprise a full description and preliminary classification of features or materials revealed, and their accurate location (either on plan and/or section, and as grid co-ordinates where appropriate). Features will be planned accurately at appropriate scales and annotated on to a large-scale plan. A photographic record of archaeological features and general working shots, utilising monochrome print and colour slide will be undertaken simultaneously.
- 3.2.3 Putative archaeological features and/or deposits identified during groundworks, together with the immediate vicinity of any such features, will be cleaned by hand, using either hoes, shovel scraping, and/or trowels, depending on the subsoil conditions and, where appropriate, sections will be studied and drawn. Any such features will be sample excavated (ie. selected pits and postholes will normally only be half-sectioned, linear features will be subject to no more than a 10% sample, and extensive layers will, where possible, be sampled by partial rather than complete removal).
- 3.2.4 It is assumed that OA North will have the authority to stop the works for a sufficient time period to enable the recording of important deposits. It may also be necessary to call in additional archaeological support if a find of particular importance is identified or a high density of archaeology is discovered, but this would only be called into effect in agreement with the Client and EH and will require a variation to costing.
- 3.2.5 **Human Remains:** any human remains uncovered will be left *in situ*, covered and protected. No further investigation will continue beyond that required to establish the date and character of the burial. EH and the local Coroner will be informed immediately. If removal is essential, the exhumation of any funerary remains will require the provision of a Department of Constitutional Affairs (DCA) license, under section 25 of the Burial Act of 1857. An application will be made by OA North for the study area on discovery of any such remains and the removal will be carried out with due care and sensitivity under the environmental health regulations, and if appropriate, in compliance with the Disused Burial Grounds (Amendment) Act, 1981.
- 3.2.6 **Recording:** all information identified in the course of the watching brief works will be recorded stratigraphically using a paper system, adapted from that used by the English Heritage Centre for Archaeology, with sufficient pictorial record (plans, sections and both black and white and colour photographs or contact prints) to identify and illustrate individual features as well as the nature of the demolition work. A plan will be produced of the areas of groundworks showing the location and extent of the ground disturbance and one or more measured sections will be produced, regardless of the presence of archaeology. Levels on plans and sections will be tied-into Ordnance Datum as accurately as on-site equipment allows. Primary records will be available for inspection at all times. The archive will include both a photographic record and accurate large-scale plans and sections at an appropriate scale (1:50, 1:20, and 1:10). All artefacts and ecofacts will be recorded using the same system, and will be handled and stored according to standard practice (following current Institute of Field Archaeologists guidelines) in order to minimise deterioration.

- 3.2.7 **Treatment of finds:** excavated soil will be searched as practicable for finds. The presence and nature of finds definitely dating to the nineteenth and twentieth centuries will be noted but they will not otherwise be retained. All other finds will be exposed, lifted, cleaned, conserved, marked, bagged and boxed, as appropriate, in accordance with the United Kingdom Institute for Conservation (UKIC) *First Aid For Finds*, 1998 (new edition) and the recipient museum's guidelines. Except where noted above, all identified finds and artefacts will be retained, although certain classes of building material can sometimes be discarded after recording if an appropriate sample is retained on advice from the recipient museum's archive curator. Organic or metal artefacts may require specialist conservation; the requirement for such work would be agreed with LCAS, and any additional costs would need to be agreed with the client as a variation.
- 3.2.8 **Treasure:** any gold and silver artefacts recovered during the course of the excavation will be removed to a safe place and reported to the local Coroner according to the procedures relating to the Treasure Act, 1996. Where removal cannot take place on the same working day as discovery, suitable security will be employed to protect the finds from theft.
- 3.2.9 **Contingency plan:** in the event of significant archaeological features or human remains being encountered during the watching brief, discussions will take place with the Planning Archaeologist, as to the extent of further works to be carried out, and in agreement with the Client. All further works would be subject to a variation to this project design.

#### 4. REPORT

- 4.1 The results of the data gathered in *Section 3* above, will be collated and submitted in report format, illustrated with the relevant photographs and drawings. Where appropriate, the report will attempt to relate any findings to the known history and archaeology of the site, and to its local setting.
- 4.2 One bound and one unbound copy of the report will be submitted to the Client, and one bound copy and another in digital format will be submitted to LCAS for inclusion on the Lancashire Sites and Monuments Record. Any subsequent work arising from this survey will be subject to separate consideration in liaison with LCAS and the Client.
- 4.3 The final report will include a copy of this project design and indications of any agreed departure from that design. It will present, summarise, and interpret the results of the programme detailed above, and will include details of the final deposition of the project archive. It will also include a summary of the fieldwork archive submitted to the Lancashire Record Office, Preston. Illustrations will include a location map, trench location plan and plans and sections of trenches drawn at an appropriate scale.
- 4.4 A brief summary of the fieldwork will be prepared and submitted to the Council for British Archaeology North West *Archaeology North West* within 12 months of the completion of the project.

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## **5. ARCHIVE**

- 5.1 The results of the watching brief will form the basis of a full archive to professional standards, in accordance with current English Heritage guidelines (*Management of Archaeological Projects*, 2nd edition, 1991). The fully indexed project archive represents the collation and indexing of all the data and material gathered during the course of the project. It will include all the original records and drawings along with fully labelled and indexed slides and contact prints. It will include summary processing and analysis of any features and finds recovered during fieldwork, in accordance with UKIC guidelines. The deposition of a properly ordered and indexed project archive in an appropriate repository, is considered an essential and integral element of all archaeological projects by the IFA, and arrangement to this effect will be made with the museum curator prior to the commencement of the project.
- 5.2 All finds will be treated in accordance with OA North standard practice, which follows current IFA guidelines and will be deposited, along with a copy of the report and of the original site records, with the Lancashire Museum.

## **6. HEALTH AND SAFETY**

- 6.1 OA North provides a Health and Safety Statement for all projects and maintains a Unit Safety policy. All site procedures are in accordance with the guidance set out in the Health and Safety Manual compiled by the Standing Conference of Archaeological Unit Managers (1997). A written risk assessment will be undertaken in advance of project commencement and copies will be made available on request to all interested parties.
- 6.2 The client would be asked to determine the nature of any utility services to the properties and site prior to any fieldwork being carried out.
- 6.3 OA North has professional indemnity to a value of £2,000,000, employer's liability cover to a value of £10,000,000 and public liability to a value of £15,000,000. Written details of insurance cover can be provided if required.

## **7. CONFIDENTIALITY**

- 7.1 The final report is designed as a document for the specific use of the Client, and should be treated as such; it is not suitable for publication as an academic report, or otherwise, without amendment or revision. Any requirement to revise or reorder the material for submission or presentation to third parties beyond the project brief and project design, or for any other explicit purpose, can be fulfilled, but will require separate discussion and funding.
- 7.2 Any proposed variations to the project design will be agreed with in co-ordination with the Client. OA North will arrange a preliminary meeting, if required, and LCAS will be informed of the commencement of the project in writing.

## **8. WORK PROGRAMME**

- 8.1 The following programme is proposed:



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- 8.2 **Historic Building Recording:** the fieldwork for this element will take one day if existing architects's drawings of the structure are available, and two days if these need to be surveyed as part of the present project.
- 8.3 **Watching Brief:** the duration of the watching brief will be dependent upon the progress of the contractor.
- 8.3 **Archive/Report:** the report and archive will be produced following the completion of all the fieldwork. The final report will be submitted within about eight weeks of completion of the fieldwork and the archive deposited within six months. If desired, an interim statement could be produced within ten days of completion of the fieldwork.

## 9. STAFFING

- 9.1 The project will be managed by **Stephen Rowland** (OA North Project Manager) to whom all correspondence should be addressed.
- 9.2 The historic building investigation would involve an OA North Supervisor, most likely **Chris Ridings**, aided by an assistant. Present scheduling considerations preclude the allocation of a particular member of staff for the watching brief at this juncture, but OA North can guarantee that the works will be undertaken by an OA North Supervisor experienced in fieldwork techniques.
- 9.3 The archaeological work will be monitored by LCAS, which will be arranged accordingly.

## APPENDIX 2: ARCHIVE INDEX

Record group	Contents	Comments	Box/File Number
	<b>Introduction</b> Project Design		1
A	<b>Report</b> Final Report		1
B	<b>Primary Fieldwork Records</b> Watching Brief records Context Index Context Records		1
C	<b>Primary Drawings</b> Annotated, pre-printed plans		1
D	<b>Finds Box and Bag Lists</b> N/A	N/A	
E	<b>Environmental Records</b> N/A	N/A	
F	<b>Photographic Record</b> Photographic Indices Monochrome prints Digital shots		1
G	<b>Electronic Media</b> CD		1