



BISPHAM CAMPUS, BLACKPOOL AND THE FYLDE COLLEGE, LANCASHIRE

Archaeological Desk- Based Assessment



Oxford Archaeology North

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**CAPITA SYMONDS ON BEHALF OF
BLACKPOOL AND THE FYLDE
COLLEGE**

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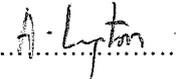
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SUMMARY

A new Advanced Technology Centre (ATC) is proposed on the Bispham Campus of Blackpool and The Fylde College, as well as the extension of the Construction Skills building. The proposed ATC is located on a previously undeveloped piece of land, whilst the Construction Skills Extension (CSE) would involve the demolition of an existing building and the extension of the existing Construction Skills building, which would also encroach on an area of previously undeveloped land. Consequently, Capita Symonds, on behalf of Blackpool and The Fylde College, commissioned Oxford Archaeology North (OA North) to undertake a desk-based assessment of the site to assess the potential impact of the proposed development on heritage assets, to inform the planning process and establish whether there is a requirement for any further archaeological work. This was carried out in July and August 2013.

The study area for the desk-based assessment comprises an area 500m in radius centred on the proposed development. The desk-based assessment comprised a search of both published and unpublished records held by the Lancashire Historic Environment Record (HER), the Lancashire Record Office, Preston, and the archives and library held at OA North. In addition to this, a site visit was carried out within the boundary of the proposed development, 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.

Whilst there is considerable evidence for prehistoric activity on The Fylde, the environs of the study area have not yet yielded any sites or finds from this period. Similarly, there are no known Roman sites within the study area. The earliest archaeological evidence within the study area is represented by All Hallows Church (Site **01**), which contains twelfth century masonry within its current building, and a nearby Medieval holy well (Site **03**). The post-medieval period is represented by an early eighteenth century sundial (Site **01**) also at All Hallows Church, and earthworks towards the south-east extent of the study area comprising two areas of ridge and furrow (Sites **05** and **06**), and a boundary and drain (Site **07**). A former Sunday school (Site **08**), towards the south-west extent of the study area, dates to the industrial period, as do two former buildings, Old Ryscar House (Site **04**) and Higham or High Holme (Site **10**). Also first noted on nineteenth century maps, and therefore assumed industrial period sites, are two pits (Sites **09** and **11**) likely to be the result of marl extraction for fertilising fields.

In total, 11 heritage assets have been identified in a gazetteer compiled for the study area, two of which (pits **09** and **11**) are within the ATC proposed development area. Both sites have been considered to be of low/local importance, and therefore no further archaeological work has been recommended.

ACKNOWLEDGEMENTS

OA North would like to thank Capita Symonds for commissioning the project. Thanks are also due to Ken Davies at the Lancashire Historic Environment Record (HER), Doug Moir at the Lancashire Council Archaeology Service, John Pye at Blackpool and The Fylde College, and the staff at Lancashire Record Office, Preston, for their assistance with this project.

The desk-based assessment and site visit were undertaken by Kathryn Blythe, and the drawings were 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 A new Advanced Technology Centre (ATC) is proposed on the Bispham Campus of Blackpool and The Fylde College, as well as the extension of the Construction Skills building. The proposed ATC is located on a previously undeveloped piece of land, whilst the Construction Skills Extension (CSE) would involve the demolition of an existing building and the extension of the existing Construction Skills building, which would also encroach on an area of previously undeveloped land. Consequently, Capita Symonds, on behalf of Blackpool and The Fylde College, commissioned Oxford Archaeology North (OA North) to undertake a desk-based assessment of the site to assess the potential impact of the proposed development on heritage assets, to inform the planning process and establish whether there is a requirement for any further archaeological work. This was carried out in July and August 2013.
- 1.1.2 The study area for the desk-based assessment comprises an area 500m in radius centred on the proposed development. The desk-based assessment comprised a search of both published and unpublished records held by the Lancashire Historic Environment Record (HER), the Lancashire Record Office, Preston, and the archives and library held at OA North. In addition to this, a site visit was carried out within the boundary of the proposed development, 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 redevelopment. The scheduling criteria employed by the Secretary of State (Annex 1; DCMS 2010) to understand the importance of a site has been used during this assessment to determine the significance of the archaeological resource and any impact upon it.

1.2 LOCATION, TOPOGRAPHY AND GEOLOGY

- 1.2.1 The Bispham campus of Blackpool and The Fylde College is situated to the east of Little Bispham and Norbreck, approximately 2.5km to the north-west of Poulton-le-Fylde and 1.5km south of Thornton-Cleveleys (centred on NGR SD 32453 40848; Fig 1). The campus is bounded to the north by Whiteholme Road, to the south and east by Ashfield Road and to the west by a recreation ground. The ATC proposed development area (centred on NGR SD 32486 40962) is situated on a roughly triangular piece of land in the north-east portion of the campus and is bounded to the north by Whiteholme Road, and to the south-west and south-east by car parks. The CSE proposed development area (centred on NGR SD 32298 40876) is located a short distance to the south-west of the ATC proposed development area (Fig 2).

1.2.2 The site of the ATC proposed development (Plates 1-4) is currently raised up above the surrounding car parks as three mounds of material were deposited there at some point between 1993 and 2006. The mounds are thought to comprise material from previous construction work on the college site (Curtins 2013, 8). The car parks lie at approximately 7m aOD, whilst the southern mound measures 2m in height, the north-western, 3m and the north-eastern, 4m.



Plate 1: North-west mound, looking east



Plate 2: North-east mound, looking south-west



Plate 3: North-east mound, looking south across the car park to the college buildings



Plate 4: Southern mound, looking south-west

- 1.2.3 The CSE development area (Plates 5-6) is currently occupied by the heat and vent building, which is proposed for demolition. The adjacent construction skills building would then be extended to the north-west, and may cut into a landscaped bank, which lies a short distance to the north-west of this. The ground here lies at approximately 7m aOD, and the bank is approximately 2m in height.



Plate 5: Proposed CSE area of development, looking east



Plate 6: Proposed CSE area of development, looking south-west

1.2.4 The underlying solid geology consists of bedrock layers of Sidmouth Mudstone Foundation, which is overlain by deposits of till and alluvium (Groundsure Review 2013, 4).

2. METHODOLOGY

2.1 INTRODUCTION

2.1.1 This desk-based assessment was carried out in accordance with the relevant IfA and English Heritage guidelines (Institute for Archaeologists 2012 *Code of Conduct*; Institute for Archaeologists, 2011 *Standard and Guidance for Archaeological Desk-based Assessments*; 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 Current policy and guidance relating to proposed development and the historic environment (National Policy Planning Framework (NPPF), DCLG 2012) denotes sites of archaeological or cultural heritage significance as ‘heritage assets’ (*ibid*). These are viewed as being an ‘*irreplaceable resource*’, and their conservation can bring ‘*wider social, cultural, economic and environmental benefits...*’ (*op cit*, Section 12.126). The policy framework states that the ‘*significance of any heritage assets affected, including any contribution made by their setting*’ should be understood in order to assess the potential impact of a proposed development (*op cit*, Section 12.128), and in line with this a ‘*desk-based assessment and, where necessary, a field evaluation*’ should be undertaken to inform the planning process (*ibid*).

2.2.2 The aim of the desk-based assessment is not only to give consideration to the heritage assets in and around the redevelopment site, but also to put the site into its archaeological and historical context. All statutory and non-statutory sites within a 500m radius of the development site were identified and collated into a gazetteer (*Section 4*), and their location plotted on Figure 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 results of the assessment were analysed using the set of criteria used to assess the national importance of an ancient monument (DCMS 2010). Sources consulted include:

2.2.3 **Lancashire Council Archaeology Service (LCAS):** maintains the Historic Environment Record (HER), which is a Geographical Information System (GIS) and linked database of records relating to known heritage assets. It also includes the Lancashire Landscape Characterisation survey and is supported by an extensive paper archive, including reports, site records and publications. It was consulted to establish heritage assets already known within the study area;

2.2.4 **Lancashire Record Office, Preston:** a search was undertaken of the Lancashire Record Office catalogue for information relating to the study area. Historic mapping and primary and secondary sources were also consulted at the record office;

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 Tuesday 23rd July 2013 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 1-10). The site visit also allowed for 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 will be deposited with the Lancashire HER for reference purposes.

3. BACKGROUND

3.1.1 INTRODUCTION

3.1.2 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 GENERAL HISTORICAL AND ARCHAEOLOGICAL BACKGROUND

- 3.2.1 **Prehistoric period:** the most notable prehistoric find in the environs of the study area was the discovery of an elk skeleton during the construction of a house on Blackpool Old Road in Carleton, some 2.5km from the current proposed development area (Middleton *et al* 1995, 86–87). Embedded within the leg and rib bones were hunting barbs demonstrating the presence of hunting communities within the area during the Palaeolithic period. The elk was found in a peat-filled hollow, of which a number were recorded between Blackpool and Poulton-le-Fylde in the nineteenth century (*ibid*).
- 3.2.2 Evidence for occupation of the wider area in the Mesolithic period is limited to only a handful of sites that have been dated according to their distinctive late Mesolithic/early Neolithic features of lithic scatters (*ibid*).
- 3.2.3 A number of possible tool production sites, comprising mostly waste products, have been identified in the area to the south of Poulton-le-Fylde, some 3km to the south of the current study area (*op cit*, 96). Evidence for Neolithic activity has been identified at Kate’s Pad near Pilling, some 10km to the north-east of the study area, which comprised a complex timber track (*ibid*). Hoards of

bronze axes, spear heads and daggers have also been recovered from mosses around Pilling (Sobee 1997). One of the most significant Bronze Age finds consists of a human skull and a palstave at Briarfield Nurseries to the south-west of Poulton-le-Fylde (LUAU 1998). No Iron Age remains have been identified in this area, which is typical of the lack of Iron Age archaeological deposits in North Lancashire (Haselgrove 1996).

- 3.2.4 There are no known heritage assets for this period within the study area.
- 3.2.5 **Roman Period:** the earliest Roman activity in the area is known from Kirkham, where a Roman fort is situated (Howard-Davis and Buxton 2000). This fort, which functioned as a staging post (*ibid*), was founded in the Agricolan period (AD 78–AD 84) and abandoned by the mid-second century AD. It was suggested in the nineteenth century that a Roman road ran from Kirkham, through Marton and Poulton, to a possible port (one of the locations postulated for *Portus Setantiorum*) at the mouth of the Wyre at Fleetwood (Thorner 1837), where a hoard of coins was found in the 1840s (Farrer and Brownbill 1912, 219). However, no evidence for this was uncovered during the North West Wetlands Survey carried out in the 1990s (Middleton *et al* 1995, 99).
- 3.2.6 There are no known heritage assets for this period within the study area.
- 3.2.7 **Medieval period:** the study area is located within Little Carleton, which together with Great Carleton and Norcross made up the historic township of Carleton. In 1066 Carleton comprised four plough lands and was part of the Preston fee of Earl Tostig. In the mid-late twelfth century it was part of the Wyresdale Lordship of the Lancaster family (Farrer and Brownbill 1912, 228). In *c* 1230 Little Carleton was held by Henry de Whittington, son of William, son of Swain. Henry was succeeded by a son also named Henry, who took the surname de Carleton. The descent through the de Carletons cannot be accurately traced, though in 1347 one and a half plough lands were held by another Henry de Carleton by Knight's service (*op cit*, 230).
- 3.2.8 Lawrence de Carleton was the last in the male line, and, at the time of his death in 1588, held a capital messuage named the Hall of Carleton and various messuages in both Great and Little Carleton by Knight's service. His sister, who was heir, sold the de Carleton lands in 1561 to James Massey, but shortly after it was claimed by the Singletons of Staining. Following this the ownership of the manor is lost, although the hall is known to have fallen into decay (*op cit*, 230-1).
- 3.2.9 It was not until the Medieval period that this area was extensively occupied. Place-names, relict field systems and settlements then suggest an enclosed and settled landscape (Middleton *et al* 1995, 108).
- 3.2.10 All Hallows Church (Site **01**) towards the south-west extent of the study area is Medieval in origin, with twelfth century masonry incorporated in the current structure. A Medieval holy well (Site **03**) is also situated close to the church.
- 3.2.11 **Post-medieval and Industrial periods:** by the eighteenth century Little Carleton was a small hamlet, situated on a small rise of land. This area was quite dispersed and comprised several farmsteads spread out along the road from Hoo Hill in the south to Great Carleton in the north (Lancashire County

Council 2003, 19). Population growth and settlement continued in this area into the industrial period. Demand for domestic fuel and agricultural expansion resulted in large scale peat cutting and drainage schemes to improve the quality of agricultural land, leading to a significant decrease in the mosslands, to the south and west of the study area (Wyre Borough Council 2006a). Numerous pits shown on the nineteenth century Ordnance Survey (OS) maps are evidence for clay and marl extraction. Clay for local brickworks, and marl, which was spread across the fields for use as a fertiliser (Lancashire County Council 2003, 26).

- 3.2.12 In the wider area, Poulton le Fylde became an important farming centre in the eighteenth and nineteenth centuries, whilst, on the coast, Fleetwood, Blackpool and St Anne's, became popular holiday resorts (Wyre Borough Council 2006a and 2006b).
- 3.2.13 A sundial (Site **03**) at All Hallows Church is dated 1704. There are also three probable post-medieval sites towards the south-east extent of the study area, two areas of ridge and furrow (Sites **05** and **06**) and a boundary and drain (Site **07**). Probable industrial period sites include a Sunday school (extant though no longer in use as a Sunday school) towards the south-western extent of the study area (Site **08**), and two properties which are no longer extant, Old Ryscar House (Site **04**) towards the south-east extent of the study area, and Higham or High Holme (Site **10**), to the immediate west of the proposed development area (see *Section 3.3* below). There are also two probable marl extraction pits, shown on nineteenth century maps, in the environs of the proposed development area (Sites **09** and **11**).
- 3.2.14 **Modern:** the proposed development areas were occupied by agricultural land until the development of the Blackpool College of Technology and Art in 1971. All the extraction pits in the area had been filled in previous to this, by c 1969 (Groundsure Review 2013, 4).

3.3 MAP REGRESSION ANALYSIS

- 3.3.1 **Introduction:** a number of cartographic sources held at OA North's offices and the Lancashire Record Office were examined.
- 3.3.2 **Yates' map, 1786 (Fig 3):** though Yates' map shows little detail of the study area, it does give an indication of settlement at this time. In the environs of the study area is 'White Holme', shown as a scatter of buildings alongside a north/south aligned road. To the north of this is 'Norcross', and to the west is 'Norbreck'.
- 3.3.3 **Carleton Tithe map, 1838 (LRO DRB 1/35):** the study area is within a rural area, occupied by fields. Two buildings (Site **10**) are located to the immediate west of the proposed development area. Plot 124 comprises a squarish plot with a building on its north boundary, just south of the road. This is described in the tithe apportionment (LRO PR 1297) as 'House and Garden' (Plot 123). To the immediate east is a larger rectangular plot with a larger building approximately in its centre, which is described as 'Barn and Fold' (*op cit*, Plot 124). Both plots, collectively named 'Higham', and the remaining area comprising the site of the proposed development, were at this time owned by a JP Shaw and occupied by a George Singleton. Numerous pits, one of which is

within the proposed development area (Site **09**) can be seen across the study area. The field within which the southernmost portion of the proposed development area is located is named ‘Nearer marled field’ (*op cit*, Plot 157). This indicates that the pits were dug across agricultural land for marl, which was then spread across the fields for use as a fertiliser.

- 3.3.4 **Ordnance Survey, First Edition 6”: 1 mile, 1848 (Fig 4):** this map is similar to the 1838 tithe, with the addition of a pump next to the house named Higham on the tithe (Site **10**). However, the house and barn are unnamed on this map. A scatter of small buildings labelled ‘Whiteholme’ are located a short distance to the east of the proposed development area.
- 3.3.5 **Ordnance Survey, 25”:1 mile, 1892 (Fig 5):** the field boundaries and pit locations are the same on this mapping as the 1848 OS map. The buildings named Higham (Site **10**) on the tithe are now named ‘High Holme’. A small additional building, presumably an outbuilding, is also depicted to the immediate south of the road, north of the barn. A pit (Site **11**) is now shown on the east side of the rectangular plot for Site **10**.
- 3.3.6 **Ordnance Survey, 25”:1 mile, 1912 (Fig 6):** this map shows little change within the proposed development area aside from the addition of two further outbuildings to the north of the barn at High Holme (Site **10**).
- 3.3.7 **Ordnance Survey, 25”: 1 mile, 1939 (Fig 7):** Site **11**, a pit, was no longer extant by the time of this mapping. An additional building is shown to the north of the barn at High Holme (Site **10**). There is now housing development on the north side of Whiteholme Road, which bounds the current development area to the north.
- 3.3.8 **Ordnance Survey, 1:25,000, 1946:** this map shows some changes to High Holme (Site **10**). The house is not shown on this map, and a new small building is shown to the north of the barn.
- 3.3.9 **Ordnance Survey, 1:25,000, 1957:** this map shows no significant changes to the area from that shown on the 1946 OS map.
- 3.3.10 **Ordnance Survey, 1:2500, 1962:** by the time of this map all the buildings associated with High Holme (Site **10**) had gone. The pit (Site **09**) was still extant.
- 3.3.11 **Later mapping:** a consultation of later mapping indicated the dates for the most recent changes on the proposed development site. Pit **09** had been infilled by 1971, and it is at this time that the first college buildings are shown. The mounds which currently occupy the proposed development area were deposited there sometime between 1993 and 2006 (Curtins 2013, 8).

3.4 PREVIOUS ARCHAEOLOGICAL WORK

- 3.4.1 No record of any archaeological work having previously taken place within the study area is known.

3.5 SITE VISIT

- 3.5.1 The site was visited on Tuesday 23rd July 2013 (Plates 1-10). The proposed development area comprised an approximately triangular area of waste land situated between two car parks to the south-east and south-west, whilst to the north was Whiteholme Road which also forms the northern boundary of the campus. This area is taken up with three large mounds (north-west (Plate 1), north-east (Plates 2 and 3) and south (Plate 4)), which are presumed to be spoil from the construction of the college.
- 3.5.2 An east/west tarmac path runs through the area (Plate 7), and there is also a grass path along the northern boundary (Plate 8). Given the time of year, the whole area was very overgrown with tall grass and bushes, although several further paths across the area had been mown through the grass. One hollow or pit (Plate 9) was noted on the site, situated between the bases of the north-west and north-east mounds.
- 3.5.3 The area of the former buildings named Higham or High Holme on nineteenth century maps (Site 10) lies just outside of the proposed development area and is currently occupied by a car park (Plate 10).
- 3.5.4 The proposed CSE development site, towards the western boundary of the campus, was also visited (Plates 5 and 6).
- 3.5.5 No archaeological features were added to the gazetteer as a result of the site visit.



Plate 7: Tarmac path at the south end of the north-east mound, looking west



Plate 8: East/west path along the northern site boundary, looking east



Plate 9: Hollow between the bases of the north-west and north-east mounds, looking north



Plate 10: Approximate location of the buildings named Higham or High Holme on nineteenth century maps (Site 10), looking west

4. GAZETTEER OF SITES

| | |
|--------------------|---|
| Site number | 01 |
| Site name | All Hallows Church, Bispham, Blackpool |
| NGR | SD 31902 40576 |
| HER no. | 1311 |
| Designation | Grade II Listed Building 1362390 |
| Site type | Church |
| Period | Medieval /Industrial |
| Sources | HER |
| Description | Church, 1883, by John Lowe of Manchester: third building on the site of the original church of the parish of Bispham, until 1821 the only church in Blackpool; incorporates fragments of early twelfth century masonry. |
| Assessment | The site is outside the proposed development area and will not be impacted by it. |

| | |
|--------------------|---|
| Site number | 02 |
| Site name | Sundial, All Hallows Churchyard, Bispham, Blackpool |
| NGR | SD 31898 40566 |
| HER no. | 1312 |
| Designation | Grade II Listed Building 1072005 |
| Site type | Sundial |
| Period | Post-medieval |
| Sources | HER |
| Description | 1704 sundial, possibly reusing former Medieval cross shaft. |
| Assessment | The site is outside the proposed development area and will not be impacted by it. |

| | |
|--------------------|--|
| Site number | 03 |
| Site name | Medieval holy well |
| NGR | SD 31880 40530 |
| HER no. | 3642 |
| Designation | None |
| Site type | Well |
| Period | Medieval |
| Sources | HER |
| Description | The Holy Well at Bispham was filled when the churchyard was extended. It was re-discovered in 1935, when the sexton was digging a grave. |
| Assessment | The site is outside the proposed development area and will not be impacted by it. |

| | |
|--------------------|---|
| Site number | 04 |
| Site name | Old Ryscar House, Churchtown |
| NGR | SD 3300 4045 |
| HER no. | 5949 |
| Designation | None |
| Site type | House (site of) |
| Period | Industrial |
| Sources | HER |
| Description | Old Ryscar House is shown on the OS first edition 1:10,560 map of 1848, but not on the current sheet. |
| Assessment | The site is outside the proposed development area and will not be impacted by it. |

| | |
|--------------------|---|
| Site number | 05 |
| Site name | Ridge and furrow, Bispham Road, Blackpool |
| NGR | SD 33010 40590 |
| HER no. | 10508 |
| Designation | None |
| Site type | Ridge and furrow |
| Period | Post-medieval |
| Sources | HER |
| Description | Well-defined 3m wide ridge and furrow, aligned north/south. Appeared to be contained within the present field boundaries although the definition of the ridges was poor at the western extent of the field. |
| Assessment | The site is outside the proposed development area and will not be impacted by it. |

| | |
|--------------------|---|
| Site number | 06 |
| Site name | Ridge and furrow, New Ryscar Farm, Blackpool |
| NGR | SD 32900 40500 |
| HER no. | 10509 |
| Designation | Ridge and furrow |
| Period | Post-medieval |
| Sources | HER |
| Description | Ridge and furrow, 4m wide, aligned north/south, contained within extant field boundaries. Most clearly defined in the south-west corner of the field. |
| Assessment | The site is outside the proposed development area and will not be impacted by it. |

| | |
|--------------------|--|
| Site number | 07 |
| Site name | Boundary and drain, New Ryscar Farm, Blackpool |
| NGR | SD 32830 40450 |
| HER no. | 10512 |
| Designation | - |
| Site type | Earthwork remains of a boundary and drain |
| Period | Post-medieval |
| Sources | HER |
| Description | Linear depression with low bank on either side leading from Robins Lane to the edge of a pond. |
| Assessment | The site is outside the proposed development area and will not be impacted by it. |

| | |
|--------------------|---|
| Site number | 08 |
| Site name | Sunday School, west of All Hallows Church, All Hallows Road, Bispham |
| NGR | SD 31860 40557 |
| HER no. | 22203 |
| Designation | - |
| Site type | Sunday School |
| Period | Industrial |
| Sources | HER |
| Description | Sunday School on OS first edition 6 inch mapping, 1848, still extant. |
| Assessment | The site is outside the proposed development area and will not be impacted by it. |

| | |
|--------------------|---|
| Site number | 09 |
| Site name | Pit, Whiteholme |
| NGR | SD 32522 40944 |
| HER no. | - |
| Designation | None |
| Site type | Pit |
| Period | Industrial |
| Sources | Map Regression |
| Description | A probable marl extraction pit marked on the 1848 OS map. |
| Assessment | The site is within the proposed development area and may be impacted by it. |

| | |
|--------------------|--|
| Site number | 10 |
| Site name | Higham/High Holme |
| NGR | SD 32393 40961 |
| HER no. | - |
| Designation | None |
| Site type | Buildings (Site of) |
| Period | Industrial |
| Sources | Map Regression |
| Description | Two buildings labelled 'Higham' shown on the 1838 tithe map, located to the immediate west of the proposed development area. The tithe describes the western of the two buildings as 'house and garden' (plot 123/ SD 32354 40973) and the eastern as 'barn and fold' (plot 124/ SD 32393 40961). At this time they were owned by JP Shaw and occupied by George Singleton. The buildings are unnamed on the OS 1848 map. At this time a pump is marked next to the house. By the time of the OS 1892 map the buildings had been renamed High Holme. The buildings were still extant at the time of the OS 1939 map. Only the barn is shown on the OS maps for 1946 and 1957 and the area is shown as clear of buildings on the 1962 OS map. |
| Assessment | The site is outside the proposed development area and will not be impacted by it. |

| | |
|--------------------|--|
| Site number | 11 |
| Site name | Pit, High Holme |
| NGR | SD 32434 40958 |
| HER no. | - |
| Designation | None |
| Site type | Pit |
| Period | Industrial |
| Sources | Map Regression |
| Description | A probable marl extraction pit marked on the 1892 OS map on the east side of the rectangular plot for Site 10 (High Holme). |
| Assessment | The site is within the proposed development area and may be impacted by it. |

5. ASSESSMENT OF THE SIGNIFICANCE OF THE REMAINS

5.1 INTRODUCTION

5.1.1 Eleven gazetteer sites, or heritage assets, have been identified within the study area. Sites **01-08** were identified from the HER, two of which (Sites **01** and **02**) are Grade II Listed. The remaining three sites (Sites **09-11**) were identified through map regression analysis. Two of the sites are within the proposed development area (Sites **09** and **11**).

| Period | No of Sites | Site Type |
|----------------|-------------|--|
| Prehistoric | 0 | - |
| Romano-British | 0 | - |
| Early Medieval | 0 | - |
| Medieval | 2 | All Hallows Church (Site 01), Holy well (Site 03) |
| Post-medieval | 4 | Sundial at All Hallows Church (Site 02), ridge and furrow (Sites 05 and 06), boundary and drain (Site 07) |
| Industrial | 5 | Sites of buildings (Sites 04 and 10), Building (Site 08), Pits (Sites 09 and 11) |
| Modern | 0 | - |

Table 2: Number of sites by period

5.1.2 In National Planning Policy Framework (NPPF), the Department of Communities and Local Government (DCLG) states that for proposed developments meriting assessment the ‘*significance of any heritage assets affected, including any contribution made by their setting*’ should be understood in order to assess the potential impact (Section 12.128, NPPF, DCLG 2012). Therefore, the following section will determine the nature and level of the significance of the archaeological resource, as detailed in *Sections 3* and *4*. This is an iterative process, beginning with the guideline criteria outlined in Table 3, below. In general terms, the recording of a heritage asset, e.g. HER, scheduled monuments (SM) or listed building, and any subsequent grading thereafter, by its nature, determines its importance. However, this is further quantified by factors such as the existence of surviving remains or otherwise, its rarity, or whether it forms part of a group. There are a number of different methodologies used to assess the archaeological significance of heritage assets, but that employed here (*Section 5.2*) is the ‘Secretary of State’s criteria for scheduling ancient monuments’ (Annex 1; DCMS 2010).

| Importance | Examples of Heritage Asset |
|-----------------|---|
| 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 | Assets with a local or borough value or interest for cultural appreciation Assets that are so badly damaged that too little remains to justify inclusion into a higher grade |
| Low Local | Assets with a low local value or interest for cultural appreciation Assets that are so badly damaged that too little remains to justify inclusion into a higher grade |
| Negligible | Assets or features with no significant value or interest |

Table 3: Guideline criteria used to determine Importance of Heritage Assets

5.2 QUANTIFICATION OF IMPORTANCE

- 5.2.1 The gazetteer sites within or in close proximity to the proposed development areas (Sites **09-11**) were considered using the criteria for scheduling ancient monuments, with the results below. This information will contribute to the overall assessment of the importance of each heritage asset.
- 5.2.2 **Period:** none of the sites is considered to be significant due to period.
- 5.2.3 **Rarity:** none of the sites is considered to be significant due to rarity.
- 5.2.4 **Documentation:** this report includes a search of documentation with particular reference to Higham or High Holme (Site **10**), the former house and barn that stood within the current boundary of the campus and just outwith the proposed ATC development area. It appears that there is little information on the house. It was identified on the 1838 tithe map, but it was not possible to trace its history any further back than this. Therefore, none of the gazetteer sites is considered significant due to documentation.
- 5.2.5 **Group Value:** within the proposed development area the two extraction pits (Sites **09** and **11**) can be grouped, and should also be considered as part of a much larger group of extraction pits evident across this landscape on nineteenth century maps. However, the archaeological significance of the pits is not considered to be enhanced by this grouping.
- 5.2.6 **Survival/Condition:** the barn at Higham or High Holme (Site **10**) was demolished sometime between 1957 and 1962, with the house possibly having been demolished slightly earlier, sometime after 1939. This site is now occupied by a car park (situated to the west of the ATC proposed development site) and, therefore, the below ground survival of the site is not known. The extraction pits (Sites **09** and **11**) were infilled by *c* 1971, and this area is now beneath mounds of material deposited during the construction of the current college buildings. The survival of the pits below ground is therefore not known.

5.2.7 **Fragility/Vulnerability:** current proposals (Fig 2) indicate that the site of Higham or High Holme (Site **10**) will not be impacted by either of the proposed development sites. However, the extraction pits (Sites **09** and **11**) are within the proposed ATC site and therefore any surviving remains of them could be impacted.

5.2.8 **Diversity:** the sites are not considered to be significant due to diversity.

5.2.9 **Potential:** there are no prehistoric or Roman sites within the study area, and the potential for the discovery of archaeological remains from these periods is thought to be low. There are Medieval sites towards the south-west extent of the study area (Sites **01** and **03**), but these are some distance from the proposed development area and therefore the potential for the discovery of archaeological remains from this period is also thought to be low. There is evidence for post-medieval and industrial period activity across the study area in the form of buildings (Sites **04**, **08** and **10**), and agricultural use of the land (Sites **05-07** and **09-11**). Within the proposed development area the land appears to have been agricultural in use until the development of the college in the late 1960s. The potential for archaeology from these periods is therefore likely to be limited to this use, including the possibility of further unmapped extraction pits.

5.3 CONCLUSIONS OF IMPORTANCE

5.3.1 Using the guideline criteria outlined in Table 3, together with further quantification (*Section 5.2*), and informed professional judgement; each of the sites listed in the gazetteer has been assessed for importance as a site of archaeological interest (Table 4). Sites **01** and **02** are considered to be of *national importance* due to their being Grade II Listed Buildings. The holy well (Site **03**) and the former Sunday school (Site **08**) are included within the HER and have been considered to be of *regional/county importance*. Although also included in the HER, suggesting a regional/county importance, Sites **04-07** are rated as being of *local/borough importance*. Higham or High Holme (Site **10**) is similarly considered to be of *local/borough importance*. The extraction pits (Sites **09** and **11**) are considered to be of *low/local importance*.

| No | Site name | Importance |
|-----------|-----------------------------|----------------------------|
| 01 | All Hallows Church | National |
| 02 | All Hallows Church, sundial | National |
| 03 | Holy well | Regional/County importance |
| 04 | Old Ryscar House | Local/Borough importance |
| 05 | Ridge and furrow | Local/Borough importance |
| 06 | Ridge and furrow | Local/Borough importance |
| 07 | Boundary and drain | Local/Borough importance |
| 08 | Sunday school | Regional/County importance |
| 09 | Extraction Pit | Low/Local importance |
| 10 | Higham/High Holme | Local/Borough importance |

| No | Site name | Importance |
|----|----------------|----------------------|
| 11 | Extraction Pit | Low/Local importance |

Table 4: Importance of each gazetteer site

6. IMPACT ASSESSMENT

6.1 IMPACT

6.1.1 Heritage assets are considered to be ‘*a finite, irreplaceable and fragile resource*’ (DCMS 2010). Therefore, it has been the intention of this assessment to identify their significance and potential of the proposed development area, and assess the impact of the proposals, thus allowing the advice of NPPF (2012) 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, or minimise conflict between the heritage assets’ conservation and any aspect of the proposal*” (*op cit*, Section 12.129).

6.1.2 The impact is assessed in terms of the importance, or sensitivity, of the site to the magnitude of change or potential scale of impact during the proposed development. The magnitude, or scale, of an impact is often difficult to define, but will be termed substantial, moderate, slight, or negligible, as shown in Table 5, below.

| Scale of Impact | Description |
|-----------------|---|
| Substantial | Significant change in environmental factors; Complete destruction of the site or feature; Change to the heritage asset 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 heritage asset 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 heritage asset 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 heritage asset. No real change in our ability to understand and appreciate the resource and its cultural heritage or archaeological value/historical context and setting. |

Table 5: Criteria used to determine Scale of Impact

6.1.3 The scale of impact, when weighted against the importance of the archaeological site, produces the impact significance. This may be calculated by using the matrix shown in Table 6, below.

| Resource Value (Importance) | Scale of Impact Upon Heritage Asset | | | |
|-----------------------------|-------------------------------------|--------------------|--------------------|------------|
| | 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 6: 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 areas were in agricultural use until the late 1960s when the site was developed as a college. A farm situated between the two development areas (Site **10**) was demolished in the mid-twentieth century, and two extraction pits (Sites **09** and **11**) located within the ATC proposed development site were also infilled before the college was constructed. The area of the ATC proposed development has subsequently been landscaped with three mounds of deposited material, which means that any above ground archaeological sites in the area could not be observed during the site visit, however any buried remains should survive. The CSE development site is partially in the footprint of an existing building, and therefore any below ground remains in this area are likely to have already been impacted. The remainder of the proposed CSE area is within an area of open ground and a landscaped bank. Though the archaeological potential of the site is low, any below ground remains in this area should have survived.

6.2 SIGNIFICANCE OF IMPACT

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 that the present condition of the heritage assets/gazetteer sites is known or assumed. The results are summarised in Table 7, below, in the absence of mitigation. *The following will require review once detailed design/construction proposals are known.*

| Site No. | Site name | Nature of Impact | Scale of Impact | Impact Significance |
|-----------|-----------------------------|------------------|-----------------|---------------------|
| 01 | All Hallows Church | None | None | Neutral |
| 02 | All Hallows Church, sundial | None | None | Neutral |
| 03 | Holy well | None | None | Neutral |

| Site No. | Site name | Nature of Impact | Scale of Impact | Impact Significance |
|----------|--------------------|--|-----------------|---------------------|
| 04 | Old Ryscar House | None | None | Neutral |
| 05 | Ridge and furrow | None | None | Neutral |
| 06 | Ridge and furrow | None | None | Neutral |
| 07 | Boundary and drain | None | None | Neutral |
| 08 | Sunday school | None | None | Neutral |
| 09 | Extraction Pit | Possible disturbance of below ground remains | Slight | Neutral |
| 10 | Higham/High Holme | None | None | Neutral |
| 11 | Extraction Pit | Possible disturbance of below ground remains | Slight | Neutral |

Table 7: Assessment of the impact significance on each site during development

6.2.2 Table 7 indicates that there are two former pits which are likely to be impacted by the proposed development (Sites **09** and **11**). The pits were infilled by 1971, and both sites are situated within the area of the proposed ATC, which is currently beneath relatively recently deposited mounds of spoil from previous phases of college construction. The impact of the proposed ATC on these sites is considered to be *slight*, and due to their low local importance the significance of impact has therefore been considered to be *neutral*.

7. RECOMMENDATIONS

7.1 INTRODUCTION

7.1.1 A desk-based assessment is usually the first stage of an iterative process of investigating the presence and significance of heritage assets within or surrounding a proposed development area. Having identified the potential for such assets, and the significance of the impact by the development, further investigation is required to determine the exact nature, survival, extent, and date of the remains. However, in terms of the requirement for further archaeological investigation, it is necessary to consider only those heritage assets identified in the desk-based assessment that will be affected by the proposed development. Such further investigation would strive to reach a stage wherein a mitigation strategy can be agreed for affected assets: current legislation draws a distinction between designated heritage assets and other remains considered to be of lesser significance; *“when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. The more important the asset the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset, or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to a 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, notable scheduled monuments, protected wreck sites, battlefields, grade I or II* listed buildings, grade I or II* listed parks or gardens, and World Heritage Sites, should be wholly exceptional”* (DCLG 2012, Section 12.132).

7.1.2 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, *“the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset”* (op cit, Section 12.135)

7.2 REQUIREMENTS FOR FURTHER ARCHAEOLOGICAL INVESTIGATION

7.2.1 There are two heritage assets identified in the assessment gazetteer that are positioned within the proposed ATC development area (Sites **09** and **11**) and therefore may be impacted by the proposed development. The low archaeological value of the sites, both former extraction pits infilled by 1971, means that no further work is recommended for this area.

8. CONCLUSIONS

8.1 DISCUSSION

- 8.1.1 Whilst there is considerable evidence for prehistoric activity on The Fylde, the environs of the study area have not yet yielded any sites or finds from this period. Similarly there are no known Roman sites within the study area. The earliest archaeological evidence within the study area is therefore represented by All Hallows Church (Site **01**), which contains twelfth century masonry within its current building, and a nearby Medieval holy well (Site **03**). The post-medieval period is represented by an early eighteenth century sundial (Site **01**) also at All Hallows Church and earthworks towards the south-east extent of the study area comprising two areas of ridge and furrow (Sites **05** and **06**), and a boundary and drain (Site **07**). A former Sunday school (Site **08**) towards the south-west extent of the study area dates to the industrial period, as do two former buildings, Old Ryscar House (Site **04**) and Higham or High Holme (Site **10**). Also first noted on nineteenth century maps, and therefore assumed industrial period sites are two pits (Sites **09** and **11**) likely to be the result of marl extraction for fertilising fields.
- 8.1.2 In total, 11 heritage assets have been identified in a gazetteer compiled for the study area, two of which (extraction pits **09** and **11**) are within the ATC proposed development area. Both sites have been considered to be of low/local importance, and therefore no further archaeological work has been recommended.

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10. ILLUSTRATIONS

10.1 FIGURES

Figure 1: Site location

Figure 2: Plan of gazetteer sites

Figure 3: Approximate location of development superimposed on Yates' map of 1786

Figure 4: Development boundary superimposed on the Ordnance Survey 6":1 mile map of 1848

Figure 5: Development boundary superimposed on the Ordnance Survey 25":1 mile map of 1892

Figure 6: Development boundary superimposed on the Ordnance Survey 25":1 mile map of 1912

Figure 7: Development boundary superimposed on the Ordnance Survey 25":1 mile map of 1939

10.2 PLATES

Plate 1: North-west mound, looking east

Plate 2: North-east mound, looking south-west

Plate 3: North-east mound, looking south across the car park to the college buildings

Plate 4: Southern mound, looking south-west

Plate 5: Proposed CSE area of development, looking east

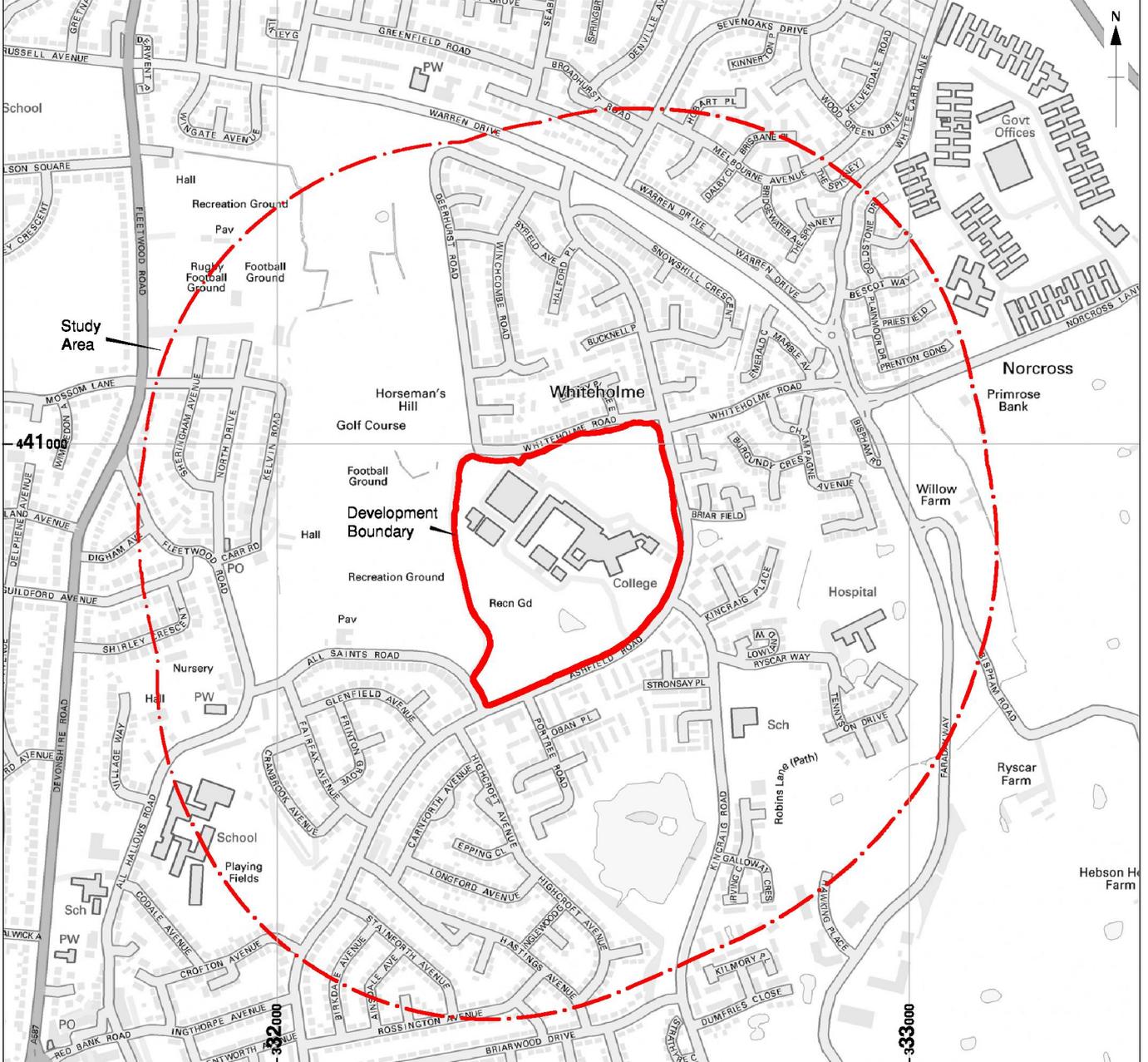
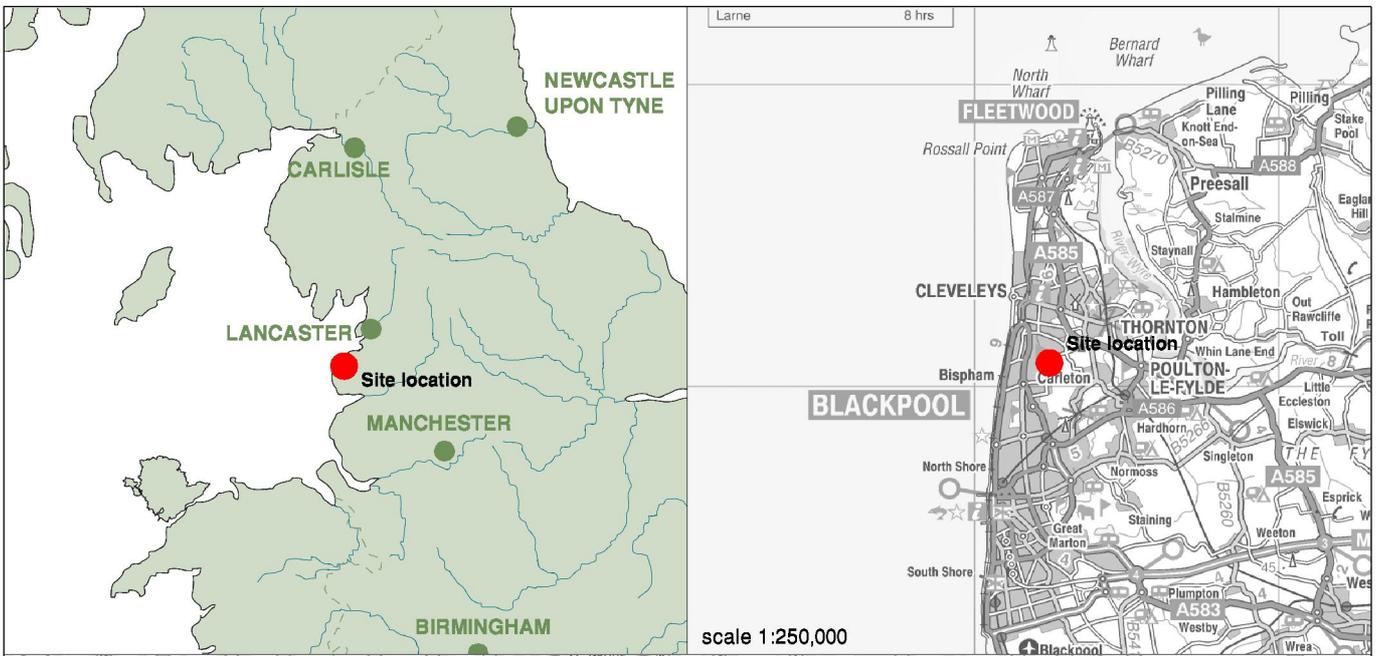
Plate 6: Proposed CSE area of development, looking south-west

Plate 7: Tarmac path at the south end of the north-east mound, looking west

Plate 8: East/west path along the northern site boundary, looking east

Plate 9: Hollow between the bases of the north-west and north-east mounds, looking north

Plate 10: Approximate location of the buildings named Higham or High Holme on nineteenth century maps (Site **10**), looking west



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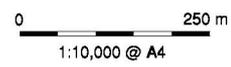
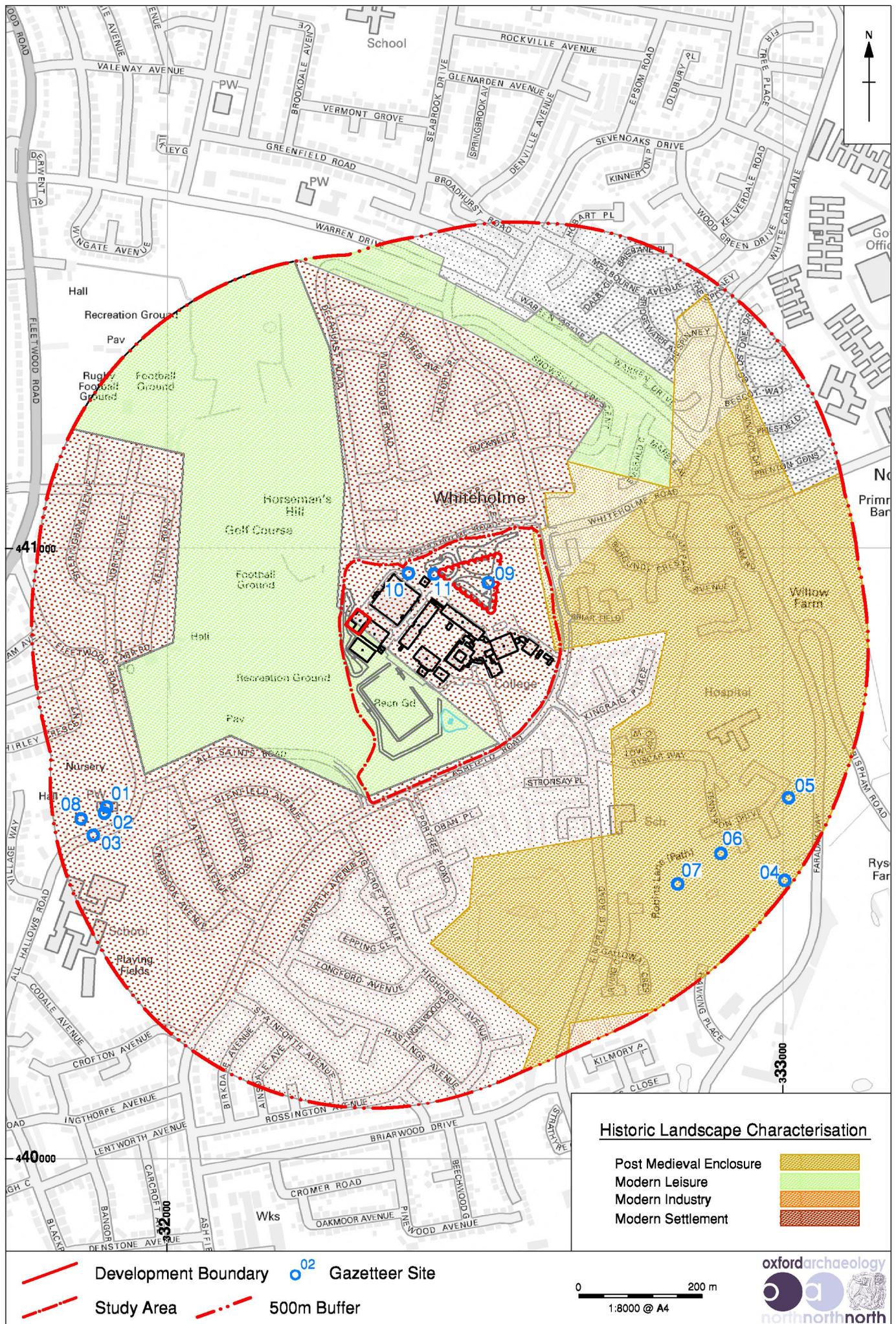
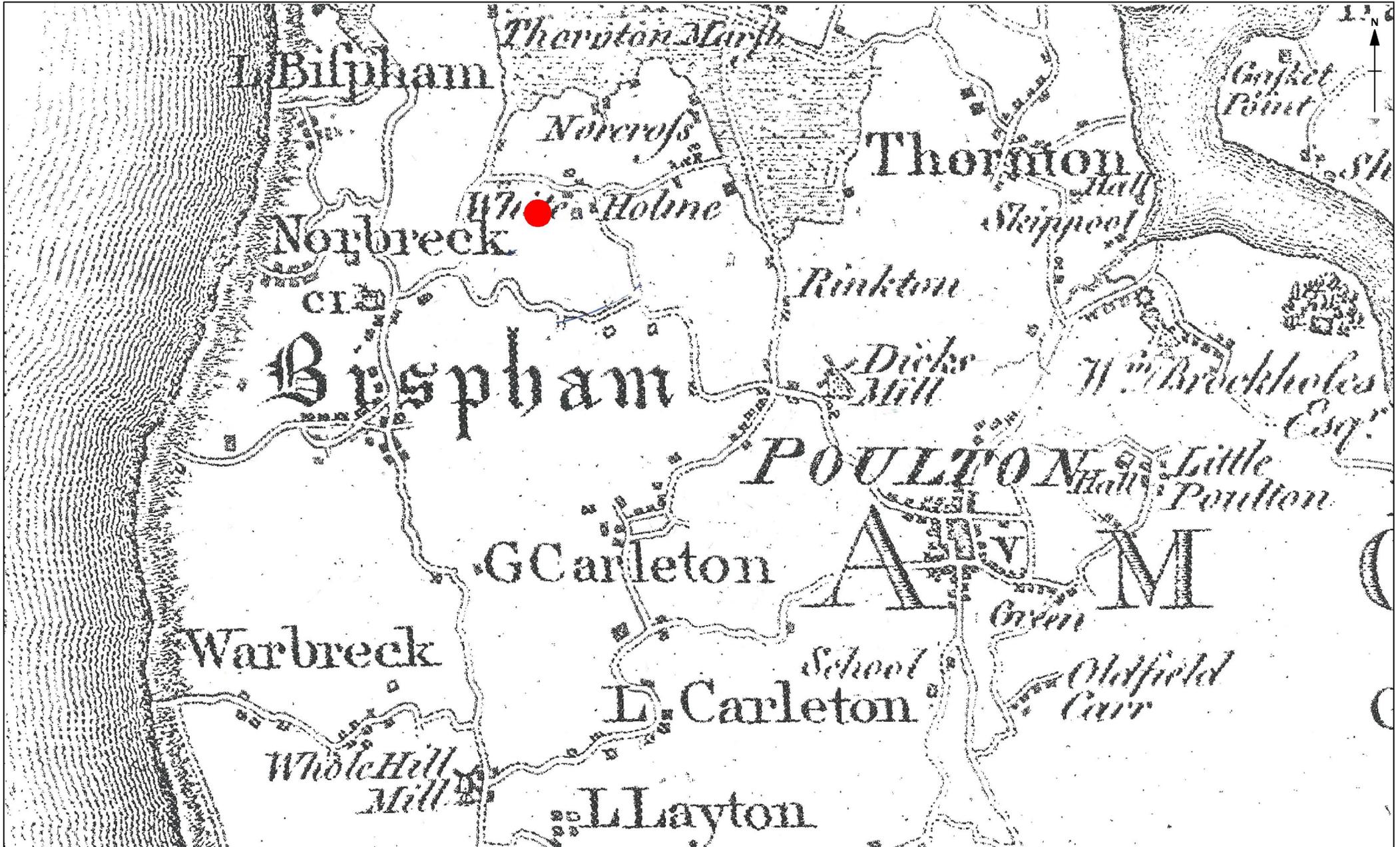


Figure 1: Site location



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Figure 2: Plan of gazetteer sites

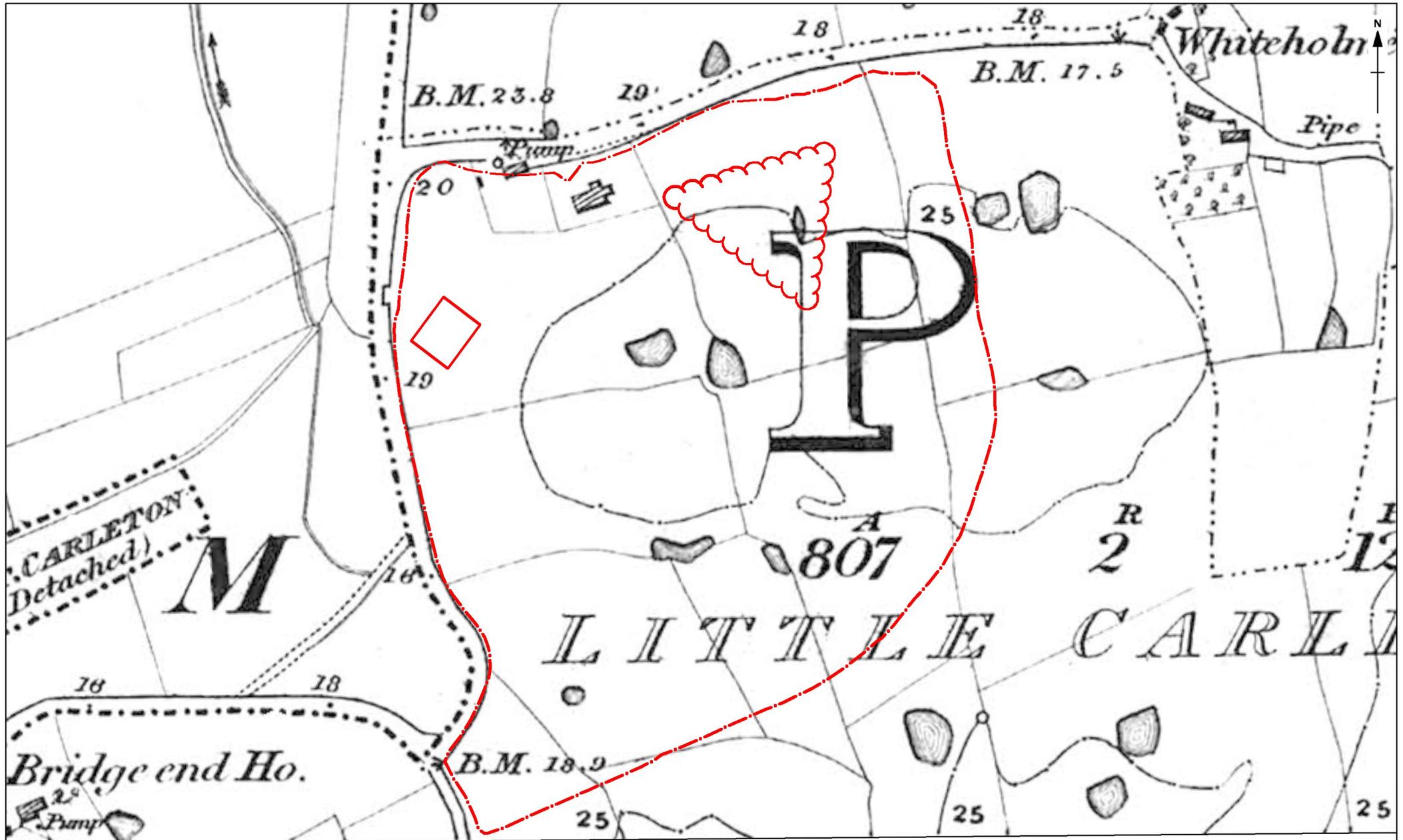


● Approximate location of development

Not to Scale



Figure 3: Approximate location of development superimposed on Yates' map of Lancashire 1786



-  Development Boundary
-  Study Area

0 25 m
1:1000 @ A4



oxfordarchaeology
northnorthnorth

Figure 4: Development boundary superimposed on the Ordnance Survey 6":1 mile map of 1848

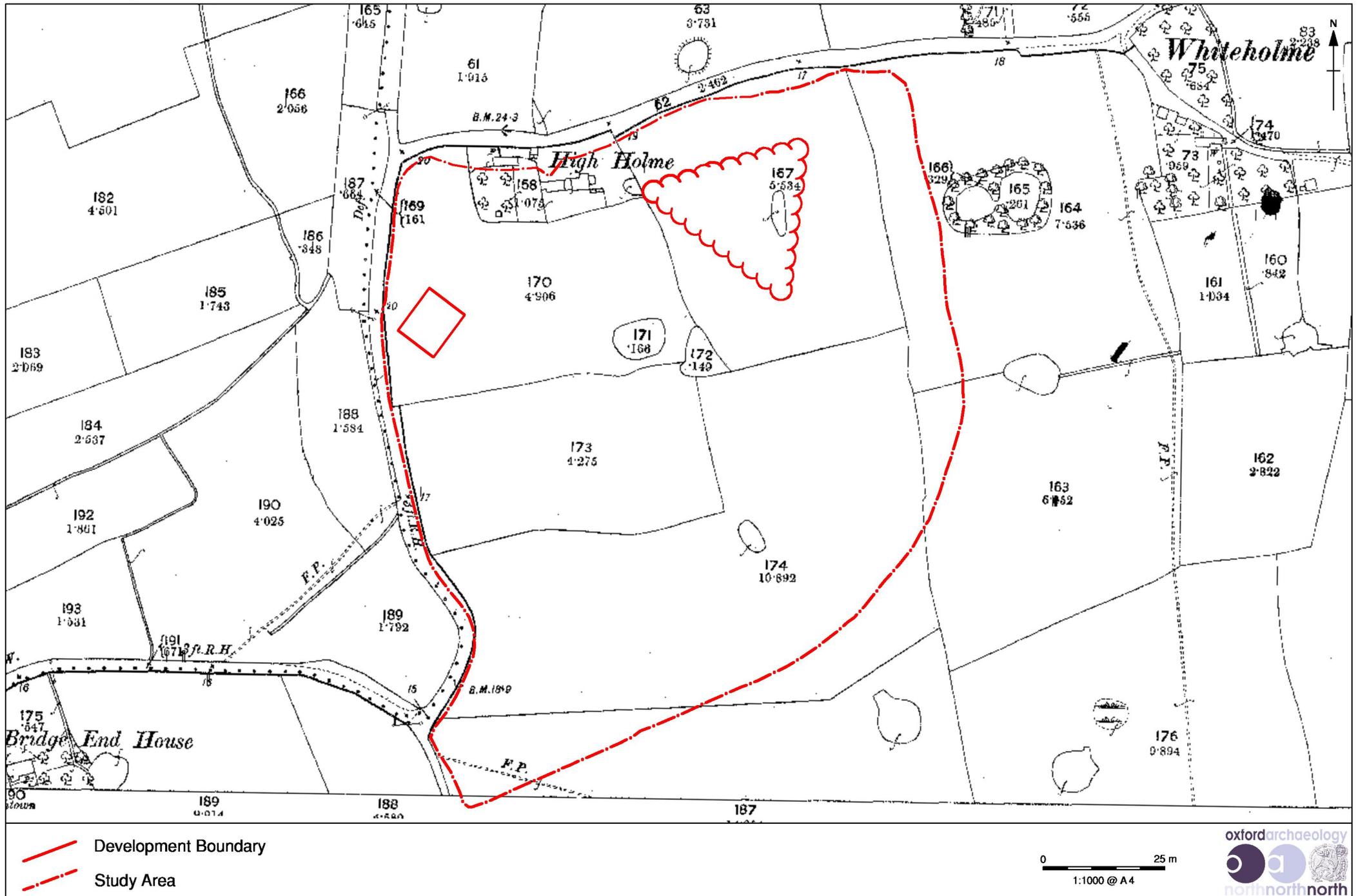


Figure 5: Development boundary superimposed on the Ordnance Survey 25":1 mile map of 1892

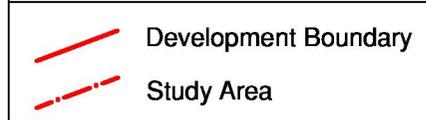
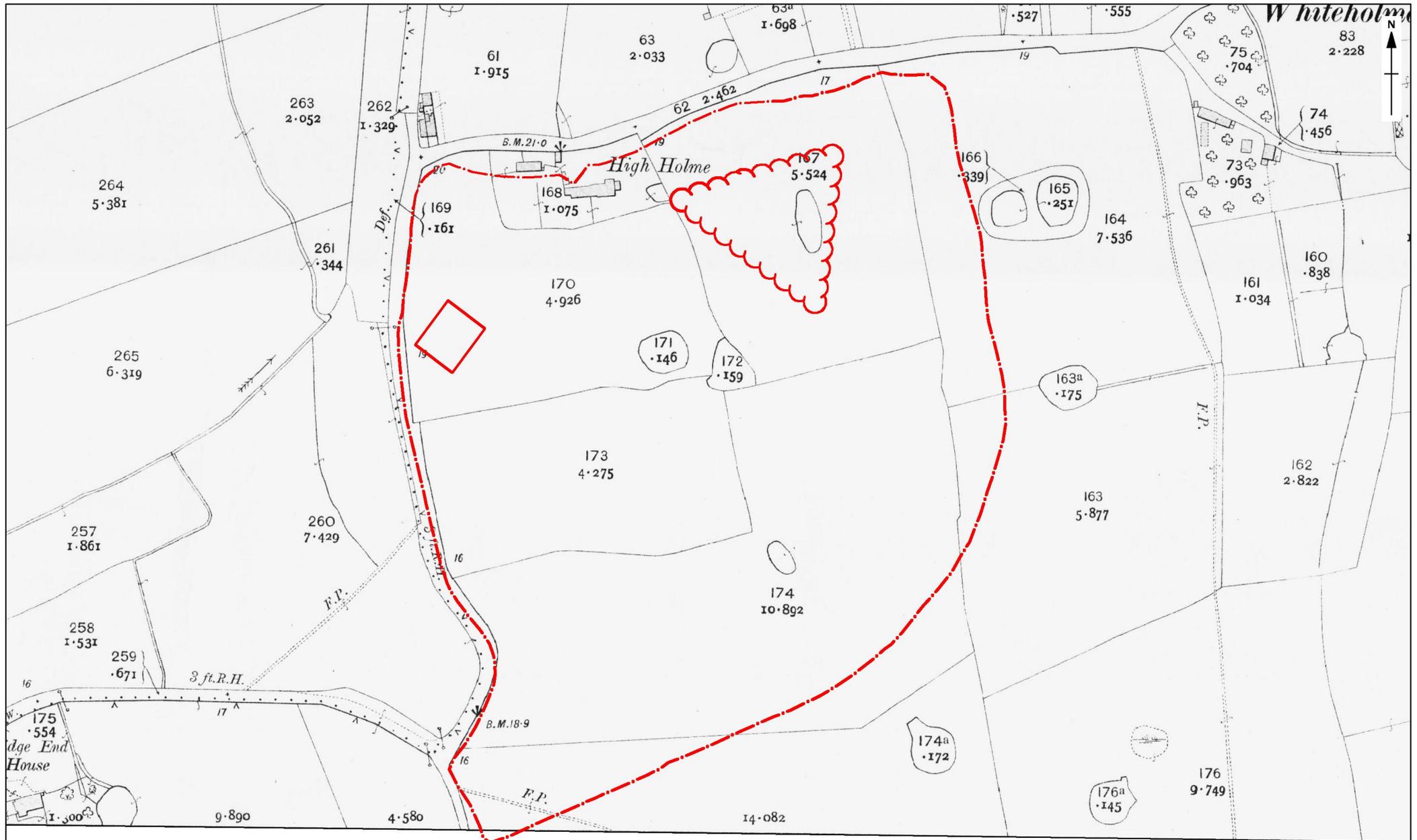


Figure 6: Development boundary superimposed on the Ordnance Survey 25":1 mile map of 1912

