



**St Silas' C of E
Primary School,
Clematis Street,
Blackburn
Lancashire**

**Archaeological Desk-
based Assessment**



Oxford Archaeology North

July 2010

Capita Symonds

Issue No: 2010-11/1081

OA North Job No: L10267

NGR: SD 66847 28536

Document Title: ST SILAS' C OF E PRIMARY SCHOOL, CLEMATIS STREET,
BLACKBURN, LANCASHIRE

Document Type: Archaeological Desk-Based Assessment

Client Name: Capita Symonds

Issue Number: 2010-11/1081

OA Job Number: L10267

National Grid Reference: SD 66847 28536

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SUMMARY

Proposals are to be submitted to redevelop St Silas' CE Primary School, Clematis Street, Blackburn, Lancashire (NGR SD 66847 28536, Figure 1). The existing school opened in 1885 and is extant and in use. Capita Symonds commissioned Oxford Archaeology North (OA North) to undertake a desk-based assessment to identify the known archaeological resource in order to inform the planning process, and consider whether there is a requirement for any further archaeological work.

The desk-based assessment was carried out in July 2010 and comprised a search of both published and unpublished records held by the Lancashire County Historic Environment Record (HER) in Preston, the Lancashire Record Office in Preston, the Community History Library in Blackburn and the archives and library held at OA North. In addition to this, the site was visited in order to provide a more thorough understanding of the study area, and assess the significance of the built heritage.

The assessment identified a total of eighteen sites of archaeological and historical interest within the study area, which were added to a gazetteer (*Section 4*) and the locations are plotted on Figure 2. This included four Grade II Listed buildings (Sites **02**, **06**, **07** and **09**), and a further six sites recorded in the HER (Sites **01**, **03-05**, **08** and **10**). In addition, eight sites were added to the gazetteer following consultation of historic maps (Sites **11-18**). The site visit confirmed that there is a single, extant Victorian school building, in the proposed development boundary (Site **08**). The building incorporates some ornate architectural detail within its design, and has seen relatively little alteration to the fabric. It is in good condition and is a significant architectural survival of the period. No further sites were added to the gazetteer as a result of the inspection.

There are no sites of prehistoric or Romano-British date within the study area, which would suggest that the potential for sites of these dates is low. However, this may be due to a lack of archaeological work in Blackburn, rather than an absence of such sites. Similarly, there are no known medieval sites within the study. The post-medieval period was represented by a single farm (Site **11**).

Blackburn's urban expansion is relatively recent, commencing in earnest during the late eighteenth to early nineteenth century. An important element in this was the expansion of the textile industry and associated workers' housing. Former handloom weaver's cottages survive within the study area (comprising Sites **01-02**, **06-07** and **10**).

By the late nineteenth century, housing had been built across the study area. Much of this would have been erected to house the large numbers of people employed by the mills, which substantially expanded in number during the second half of the nineteenth century. Alongside these residential areas were community and recreational buildings, including churches, chapels and associated buildings (Sites **09**, and **15-17**) and schools, including Sunday Schools (Sites **03**, **08** and **18**). Sites associated with the quarrying industry were identified, including Sites **14** and **15**; smaller industrial structures were represented by a single site of a former smithy (Site **12**). Public utilities were represented by the site of a former pumping station (Site **13**).

St Silas' School (Site **08**) is a standing building of historical interest, which requires archaeological mitigation. This building is not within a Conservation Area and is not listed; it is therefore not statutorily protected. However, the original fabric of the building

both internally and externally does have a direct beneficial impact on the character of the area. Following the assessment, it is recommended that an English Heritage Level 3/4-type archaeological building survey should be undertaken where the drawn and photographic record is likely to be extensive in order to elucidate the building's historical context, development and significance. Dependent on the results of the survey, further recommendations may be forthcoming, should the design proposals affect sites within the immediate vicinity.

ACKNOWLEDGEMENTS

OA North would like to thank Antony Foy of Capita Symonds for commissioning the project. Thanks are also due to Ken Davies at the Lancashire County Historic Environment Record (LCHER) and the staff of the Lancashire Record Office in Preston. Further thanks are expressed to the staff of the Community History Library, Blackburn for their advice and assistance and also to Mrs Healey and Gani Mukadan of St Silas' School for their advice and assistance during the site visit.

Vicki Bullock, who undertook the site visit and compiled the report, also carried out the historical research. The illustrations were produced by Mark Tidmarsh. Jamie Quartermaine managed the project and edited the report.

1. INTRODUCTION

1.1 CIRCUMSTANCES OF PROJECT

- 1.1.1 It is proposed to redevelop St Silas' School, Blackburn, Lancashire (NGR SD 66847 28536). As a result, information regarding the archaeological potential of the site and any subsequent risk or impact by redevelopment is required. A desk-based assessment is therefore needed to identify the known archaeological resource in order to inform the planning process, and consider whether there is a requirement for any further archaeological work. Capita Symonds (hereafter 'the Client') commissioned Oxford Archaeology North (OA North) to undertake the work, which was carried out in July 2010.
- 1.1.2 The desk-based assessment comprised a search of both published and unpublished records held by the Lancashire County Historic Environment Record (LCHER) in Preston, the Lancashire Record Office in Preston, Community History Library in Blackburn and the archives and library held at OA North. In addition to this, the site was visited in order to relate the landscape and surroundings to the results of the desk-based assessment. This report sets out the results of the desk-based assessment in the form of a short document, outlining the findings, followed by a statement of the archaeological potential and significance, and an assessment of the impact of the proposed development. The significance criteria detailed in PPS5 (DCMS 2010) was employed during the assessment.

1.2 LOCATION, TOPOGRAPHY AND GEOLOGY

- 1.2.1 The school is located on the north-west side of Clematis Street, which itself is located to the south of Revidge Road, a residential area in north-west Blackburn approximately 1.5km from the town centre. Blackburn is positioned on the very western edge of the Pennine Hills, 8km east of Preston. To the south of the town is Darwen and 4km further to the east is the urban area of Oswaldtwistle. To the north, Blackburn is bordered by the large villages of Mellor and Rishton.
- 1.2.2 Blackburn originally lay on the northern bank of the River Blackewater, and then expanded across and along the river valley. As the town grew it spread across a relatively flat valley bottom to the base of the surrounding hills. The town ranges in height from 90-95m aOD around the Blackewater to 220m aOD along Revidge at the northern area of Corporation park (Egerton Lea Consultancy and LCC 2005, 8). The present landscape has an intensely urban character (Countryside Commission 1998, 101). The surrounding fieldscape is often fragmented, comprising scattered industrial and residential developments (*ibid*). Small reservoirs, abandoned industrial workings and new industrial parks are all features of the urban fringe (Egerton Lea Consultancy and LCC 2005, 9).
- 1.2.3 The underlying solid geology of the area consists of rocks of the Silesian Upper Carboniferous series with Lower Westphalian coal measures (www.bgs.ac.uk), which contributed to the early industrial exploitation of the area. The hills surrounding the town area are generally formed of Carboniferous sandstones. The Carboniferous sandstones usually occur as gritstones and include Revidge Grit

and rocks of the Holcomb Brook series. These local deposits were used for roofing and paving (Egerton Lea Consultancy and LCC 2005, 8).

- 1.2.4 The drift cover consists primarily glacially-derived head and till deposits, mainly of the Rimmington Association (www.bgs.ac.uk). Along the valley bottom are fluvio-glacial deposits of the Newport Association (*ibid*). The resultant soils are fertile.

2. METHODOLOGY

2.1 DESK-BASED ASSESSMENT

- 2.1.1 A verbal brief was provided by the client, and was adhered to in full. The work was consistent with the relevant standards and procedures of the Institute of Archaeologists (IfA), and generally accepted best practice. The aim of the desk-based assessment is not only to give consideration to the potential for archaeological remains on the development site, but also to put the site into its archaeological and historical context. All statutory and non-statutory sites within a 250m radius of the development site were identified and collated into a gazetteer (*Section 4*) and their location plotted on Figure 2. The principal sources of information consulted were historical and modern maps of the study area, although published and unpublished secondary sources were also reviewed. The study has focused on the proposed development area, although information from the immediate environs has been summarised in order to place the results of the assessment into context. The results were considered using the Secretary of State's criteria for the scheduling of ancient monuments, outlined in Annex 1 of *Planning Policy Statement 5: Archaeology and Planning* (DCMS 2010).
- 2.1.2 **Lancashire County Historic Environment Record (LCHER):** the Historical Environment Record (known formerly as the Sites and Monuments Record), is maintained by the Lancashire County Archaeology Service (LCAS), and holds records of archaeological sites within the county, as both paper and digital information. A record, including grid reference and description, was obtained for the various sites within the defined area and for the immediate environs.
- 2.1.3 **Lancashire County Record Office, Preston (LRO):** the County Record Office in Preston was visited to consult historic maps of the study area, and relevant Ordnance Survey (OS) maps. A search was also made for any relevant building plans, school or parish records and relevant historical documentation.
- 2.1.4 **Community History Library, Blackburn:** the Community History Library was visited in order to consult historic maps of Blackburn, any historic photographs, local history books, trade directories and historic newspapers relevant to the study area. The school records including logbooks, registers and miscellaneous material are also held by the library as a deposited archive and were consulted where potentially relevant.
- 2.1.5 **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.

2.2 SITE VISIT

- 2.2.1 A visual inspection of the site was undertaken on Monday 19th July 2010 in order to relate the existing topography and land use with the results of the desk-based assessment. The visit also allowed an understanding of areas of impact by the proposed redevelopment, as well as areas of more recent disturbance that may affect the potential for the survival of archaeological deposits.

2.3 CLIENT DATA

- 2.3.1 The client provided plans of the proposed development, which were consulted when establishing recommendations for any further work.

3. HISTORICAL BACKGROUND

3.1 INTRODUCTION

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

Period	Date Range
Palaeolithic	30,000 – 10,000 BC
Mesolithic	10,000 – 4000 BC
Neolithic	4000 – 2,200 BC
Bronze Age	2,200 – 700 BC
Iron Age	700 BC – AD 43
Romano-British	AD 43 – AD 410
Early Medieval	AD 410 – 1066
Late Medieval	1066 – 1540
Post-medieval	1540 – c1750
Industrial Period	c1750 – 1901
Modern	Post-1901

Table 1: Summary of British archaeological periods and date ranges

3.2 BACKGROUND

- 3.2.1 **Prehistoric Period:** there are no known prehistoric sites within the present study area, although a number of round barrows and burial cairns on the hills around Blackburn have produced evidence of Bronze Age burials. At Revidge, in the vicinity of the study area, a Bronze Age cinerary urn, containing a cremation was recovered (LHER PRN 141). All Hallows Spring, on Railway Road in the centre of Blackburn, has been identified as a site of potential focus of later prehistoric interest (Egerton Lea Consultancy and LCC 2005, 16).
- 3.2.2 **Romano-British:** there are no known Romano-British sites within the study area, although, Blackburn lies across the course of the Roman road between Manchester and Ribchester, which was adopted by the later route from Blackburn to Bury. On nineteenth and modern Ordnance Survey maps the typically straight course of the road can be followed to the north and south of Blackburn. While the route disappears through the town, the probable course can be plotted leading through the centre to the east of St Mary's Church, probably crossing the Blackewater at Salford (*ibid*). A section of the course and surface of the road was exposed during the laying of a sewer in the crossroads of the Bury road and the Lower Darwen to Guide road; the Borough Engineer ordered the remains to be preserved by tunnelling below. This surface was exposed again in 1932 (Egerton Lea Consultancy and LCC 2005, 16).

- 3.2.3 An inscribed stone was reputedly found at All Hallows Spring in the seventeenth century, immediately to the east of the postulated course of the Roman road. The inscription commemorates the dedication of a temple to Serapis by Claudius Heironymus, legate of legion *VI Victix* (Miller 1951, 364). The occurrence of a temple dedication at a spring site may indicate that the spring was already a focus of worship. The post-medieval name of All Hallows Spring indicates that it was a holy well and may possibly be an indication of a Christianised pagan site; as such could possibly suggest a level of continuity.
- 3.2.4 **Early Medieval and Medieval Periods:** there are no known early-medieval sites within the study area. The first known occurrence of the name 'Blackburn' is in the Domesday Book when it is given as *Blachebourne*. Subsequently, the stream, from which the settlement took its name, became known as Blakewater (Egerton Lea Consultancy and LCC 2005, 17). The root of the Anglo-Saxon name is therefore a topographical description meaning 'black stream' and such topographical names are considered to be amongst the earliest local Anglo-Saxon place-names (Kenyon 1991, 81). In c 1347, in *De Statu Blagbornshire*, it was claimed that Blackburn was one of the three early churches built in East Lancashire; subsequently a tradition developed of the church having a foundation date of AD 598 (Whittle 1852, 38-40). Blackburn gave its name to a major territorial division in early medieval north-west England, Blackburnshire, probably one of the original administrative subdivisions of the seventh to eighth century kingdom of Northumbria (Smith 1961; Kenyon 1991). Blackburnshire became a hundredal division within Yorkshire and, following its formation in the later twelfth century, within the County of Lancashire (Egerton Lea Consultancy and LCC 2005, 17).
- 3.2.5 By 1066, Blackburn was a royal manor, passing to Henry de Blackburn, who divided the manor between his two sons, one of whom left his moiety to John de Lacy, who in turn granted it to the monks of Stanlaw Abbey (Farrer and Brownbill 1911, 245). The other part, with all manorial rights, descended to Adam de Blackburn, passing to the de Hulton family (*ibid*). By the twelfth century its importance may have been diminished as the regional centre had become Clitheroe, the seigniorial borough at the centre of the de Lacy honor, which by then encompassed much of Blackburnshire (*ibid*). Half of the manor had been granted to the monks of Stanlaw Abbey, becoming part of the Whalley endowment, and after the Dissolution was granted by the Crown to the Archbishop of Canterbury.
- 3.2.6 **Late Medieval Period:** by 1650 the parish of Blackburn consisted of nineteen distinct townships of which seven were chapelries (Farrer and Brownbill 1911). As well as an ecclesiastical centre Blackburn may also have been the market for a large district, although there is no mention of an early charter. Whilst a significant nucleated settlement is likely to have formed on the north bank of the Blakewater, much of the remainder of the township settlement pattern was dispersed, formed by individual farms. In addition to farms, there were also two, and possibly four, water-powered corn mills within the townships that came to comprise the urban area of Blackburn (Egerton Lea Consultancy and LCC 2005, 20). The area may also have had a tithe barn; such a barn is marked on a map of 1739 at Revidge Lane Ends (BCL MM001), though by that date it seems to have been converted into a domestic dwelling (Egerton Lea Consultancy and LCC 2005, 20).

- 3.2.7 The settlement pattern of the Blackburn environs in the earlier part of the post-medieval period is characterised by scattered farms (BCL MM001, MM073 and MM077), some of which may predate the period. High Oozebooth, to the south-west of the study area and one of the farms associated with the medieval settlement of Oozebooth, had an initialled datestone of 1672. A seventeenth century construction date, with medieval origins, seems possible for the remains of Witton Old Hall (Scheduled Monument [SM] No 34981), approximately 1.6km to the south-west of the study area; an estate map of 1738 (BCL MM076) depicts Witton Old Hall as 'Witton Demesne'. The manor passed to the Fielden family by the later eighteenth century.
- 3.2.8 Rural nucleation was encouraged in the eighteenth century by the growth of handloom weaving in the Blackburn area; weavers supplying Blackburn-based clothiers lived up to six miles from the town centre (Beattie 2007, 25). Handloom weaving took place in specially adapted rooms within weavers' houses, in cellar loomshops or loomshops attached to the rear of the cottages. These dwellings were stone-built vernacular buildings, often in short rows, usually one-up one-down or two-up two-down and some were back to back. Many weavers' cottages, associated with the 'putting-out' industry (Ashmore 1969, 27), appear to have developed in farmers' folds, which acted as foci for settlement nucleation throughout the eighteenth century. As early as 1739 folds appear to have been developing at Shear Brow (BCL MM001) to the east of the present study area.
- 3.2.9 By 1786, on Yates's map of Lancashire, Blackburn had expanded considerably from the town depicted in 1739, as a result of the town's growing textile trade. Salford, in particular, may have grown as a settlement of handloom weavers (Egerton Lea Consultancy and LCC 2005, 25). This also led to the establishment of weavers' cottages on the edges of the town as well as in its rural hinterland.
- 3.2.10 **Industrial Period:** by the early nineteenth century Blackburn was a successful cotton manufacturing and trading town, with a wealthy merchant elite. It seems that the growth of the urban area in the first two decades of the nineteenth century was primarily attributable to a local increase in the number of handloom weavers, as had been the case in the later eighteenth century. However, from 1825 power-looms began to be introduced into local mills, which expanded in number, and the number of handloom weavers began to decline.
- 3.2.11 The Leeds Liverpool Canal reached Blackburn by 1810 and was an important factor in the development of Blackburn, greatly increasing trading capacity and improving communications with Burnley and other East Lancashire towns (Egerton Lea Consultancy and LCC 2005, 36). In 1846, the East Lancashire Railway Company completed the line from Preston to Blackburn and the station opened in 1847, and by 1848 there was a link to Accrington and Bolton (Abram 1877, 244). The railway acted as a direct stimulus to the expansion of the cotton industry in Blackburn, and many new mills were constructed. Between 1850–1870, 68 weaving-only and four combined weaving and spinning mills were built, and between 1870–1890 a further 18 weaving mills were built (Beattie 1992, 17).
- 3.2.12 Although Blackburn was primarily a cotton manufacturing town, other industries were also important, especially engineering and brewing (Rothwell 1985, 5). Other important industries included papermaking, brickmaking, chemical works and industries associated with textiles, such as bobbin and shuttle manufacture. Blackburn was also situated on the Lancashire Coalfield, although mining was

never a major industry. Quarrying was long established, but relatively minor. The larger quarries lay to the north of the town along Revidge including Wagtail (Sites 14 and 05).

- 3.2.13 The population grew substantially in the nineteenth century, from 11,980 in 1801 to 104,012 by 1881. Improvement schemes in the second half of the nineteenth century resulted in the removal of much of the pre-nineteenth century housing stock (*ibid*). Borough-imposed planning regulations led to the construction of long terraces of two-up, two-down houses and a gridiron pattern of streets formed a ring around the urban area as it existed in 1851.
- 3.2.14 *Town Planning:* in 1826 a new parish church was consecrated, and constructed on the site of the old grammar school (Abram 1877, 306). By 1820 three squares had been established round the precinct of St Mary the Virgin, reflecting the influence of Blackburn's elite. The original market was at the junction of Church Street and Market Street. By the late 1830s plans had been drawn-up for a new purpose-built covered market, which was eventually opened in 1848 (Heyes 1999, 84). Over the next two decades, however, there was a northward shift focus away from the precinct of St Mary the Virgin and the lands of the Archbishop of Canterbury. The Cotton Exchange and a new town hall (Egerton Lea Consultancy and LCC 2005, 37) were both sited a significant distance north of the church.
- 3.2.15 **Blackburn's West End:** areas of middle-class housing had been established on the edge of the town centre, but increasing industrial activity, working-class housing, pollution and congestion led many of the town's wealthiest inhabitants to leave the urban area altogether and establish minor mansions in the surrounding countryside, which are evident in the vicinity of the present study area, such as Beardwood Hall erected c 1826, and Beardwood Old Hall and Shear Bank, which were both rebuilt around 1830. Substantial detached villas, set in large gardens, were erected along Preston New Road and around Corporation Park.
- 3.2.16 The 1841 census returns indicate 18 farmers in the Billinge/Mile end areas but there were also 383 weavers (Cole 1994, 9). In the mid-nineteenth century the study area and environs was open land punctuated by quarries at Limefield, Wagtail and Billinge End. There were a number of larger, individual, houses, with farms and cottages forming small hamlets such as Mile End (*op cit*, 25). In total, during the 1851 census, 53 households were enumerated at Mile End, and in 44 of those households weaving was still taking place. Of 279 employed people in the community, 130 (80%) were handloom weavers (Timmins 1977, 51).
- 3.2.17 Change was accelerated following the opening of Corporation Park in 1854 when the area became an attractive prospect for the middle class. A major change also occurred in the pattern of house building in Blackburn from the 1850s. Previously, most of the new housing provision was built in small developments of handloom weavers' cottages, often financed by building clubs. These tended to be built in rows over a number of years, exhibiting different designs, or in terraces of identically-designed houses such as Mile End and Revidge Row. Large areas of workers' housing were unusual before 1850, but later in the century, houses were built in accordance with Borough-imposed planning regulations. This led to the development of long terraces of identical two-up, two-down design in a gridiron pattern. This was designed to maximise rentals and plot sales, but it was also relatively cheap to build, and emulated the urban architectural tastes of the middle classes. The terraces often followed the line of former field boundaries and

preserved the names of the earlier farms in street names such as New Bank (Cole 1994, 26).

- 3.2.18 The Building Regulations Register 1884-88 (LRO CBBN/3/1/4 Acc 9835) lists an application made in March 1888 for 12 houses to be constructed on Clematis Street (Plate 13). John Yates and the owner of the building listed as Joseph Edmundson gave notice. The associated plan (LRO CBBN/3/1/4/ Plan 3921, 1888; Plates 1-3) shows the layout and dimensions of the houses of a standard two-up, two-down design. The 1894 Blackburn Borough Rate Books for St Silas' Ward (LRO DVBK? 6/948/9) lists the owner of all 11 properties on Clematis Street as Robert Kitham(?) but the 1910 Valuation (LRO DVBK 1/1/2) lists the owner of all the properties on Clematis Street as a Mary J Holden, c/o Mr Swift, Railway Road.
- 3.2.19 **St Silas' School:** St Silas' School began as Billinge Sunday school, Preston New Road, Blackburn in 1834 accommodating 150 boys and 150 girls. In c 1876, the school was extended with the addition of a classroom to provide an infants section. The census return for 1875 lists the accommodation of the school as 261; Following the Education Act of 1870, when school attendance became compulsory, Billinge Sunday school became a day school. Due to overcrowding a new school was required, and in c 1883 a building committee was appointed and the Board of Education was notified that a new school was to be built financed by subscription and was to accommodate 750 pupils. Mr Bentley of Kendal was the architect and Kenyon and Moulding was the contractor (Whalley and Whalley nd). The Building Regulation Register 1884-88 (CBBN/3/1/4 Acc 9835) lists the application for construction of the new school on Clematis Street by a Mr Joseph Bintley, of the Committee of St Silas' School. Unfortunately, the associated plan (No 3008) could not be found. By an Indenture, dated 1884, made between TA Aspden and the Billinge School Trustees, it was agreed that the Voluntary School would be built on a plot of land supplied by Mr Aspden and bounded by new streets that were intended to be named Clematis Street, New Bank Road and St Silas' Road (Anonymous 1934).
- 3.2.20 The new school (Site 08) on Clematis Street was constructed in red brick and opened in 1885, with Mr Mark Russell as Headmaster, and Billinge School was closed. St Silas' was quickly oversubscribed and Billinge Sunday School was reopened as an Infants section in 1886. St Silas' was originally one-storey. However, in 1895, a day school enlargement fund was set up and in 1896 a new wing was opened; a second storey was added in 1904 (*op cit*).
- 3.2.21 Trade and street directories for the area reflect the progress of construction. *Barretts' Directory* for 1881 lists St Silas' as a mixed school on Preston New Road (formerly Billinge Sunday school). In 1884 it was listed as St Silas (Billinge), with a Miss A Moulding as headteacher. A school logbook entry for the week ending February 4th 1881 confirms the appointment three years earlier stating that '*A Moulding entered on duty as Head Mistress*'.
- 3.2.22 School log books (1881-1954), maintained by the headteachers, were consulted for this assessment. They recorded the day-to-day life of St Silas' School, and included school attendance, absence, repairs, annual reports and disciplinary procedures. A log book dated February 1886, included a transcription of an annual 'Report' stating that '*since last year the School has been re-organised as a Mixed School under a Master and has been taught in new, well-built and well-*

furnished premise[s]. The attendance has, however, so increased that it has become necessary for the Managers to contemplate the transfer of the Infant's class as a separate Department to the old premises'. A 'Grand Bazaar' was organised in Exchange Hall, Blackburn, in order to raise funds for paying off the debt on St Silas's 'new schools, Clematis Street' and the event was reported in the Blackburn Standard, Saturday May 15th 1886 (Issue 2632, 3). The amount of money required to 'wipe off the debt' was £1,800.

- 3.2.23 Barrett's 1891 *Directory* lists Clematis Street for the first time, as comprising ten houses and St Silas' School; the 1894 *Directory* lists Clematis Street comprising 11 houses and one school. The occupations of the inhabitants include a clerk, caretaker, bricklayer, carter, shoemaker and a guard. Mr Russell is listed as head master and Miss R B Roylance as headmistress of the Infants' section (Barrett 1894, 212). A new school wing was opened at St Silas' in 1896 as reported in the *Blackburn Standard* 31st October 1896 (page 3, col 4). The new wing was '*an admirable addition to the school buildings there being accommodation...for some 500 pupils*'. It included '*a large schoolroom 54ft by 22ft*' which had '*excellent fittings of varnished pitchpine. The cloakroom in connection with this room*' was '*most complete, there being adequate appliances for the drying of the children's coats &c.*' The lavatory was also '*of the latest design*' and there were two '*very large classrooms*'. A later entry in a school log book, on November 15th 1901, records the departure or retirement of the head, Mark Russell '*I, Mark Russell, finish as Head Master of this St Silas's C E School to-day having held the position since August 10th 1885*'.
- 3.2.24 A report on the sanitary conditions of Elementary Schools in Blackburn was produced on behalf of Blackburn County Borough in 1904 (Greenwood 1904), and included St Silas's. The report contained a plan of the layout of the school (Plate 4) and details of each of the 16 rooms within. There were two playgrounds, one for girls and one for boys completely separated from each other, and the boundary wall partially survives (Plate 11). There was an entrance on Clematis Street, now blocked (Plates 9-10), and another on the New Bank Road side, which is still in use (Plate 8). The report also, however, states that Rooms 7, 8 and 11 on the ground floor accommodated the 'Infants Department'. There '*is a passage the entire length of the rooms, and each class room is entered by a door opening in this passage*'. In total, two recommendations were made as a conclusion to the report, firstly for '*suitable dry refuse*' to be provided and secondly '*to insert permanent inlet ventilation openings in Rooms 1, 2 and 4, on the ground floor*' (Greenwood 1904, 105). A log book entry, recording the conclusions of an annual report 1906-7, refers to a new part of the school having been in use for several years requiring cleaning and painting.
- 3.2.25 During the Second World War the school was closed and was taken over by Medical Services as a First Aid Station; the children were accommodated at Leamington Road Baptist School, as a temporary measure (St Silas' School Log Book 1930-1941). On the 15th July 1941, the head attended a meeting to discuss the prospect of returning to the Clematis Street building and an entry dated 30th April 1943 stated that the '*school furniture was removed to Clematis St. Four men with van made six journeys. Finished at 6 p.m.*'. The following day '*Books etc. placed in cupboards. Desks arranged and classrooms prepared by class teachers*'. The school was re-opened on Monday 3rd May 1943. However, there

was no staff room and there were 'five air raid shelters in the playgrounds' all of which were 'filthy'.

- 3.2.26 Further work was undertaken in 1953-4; according to the logbook records there were some alterations including the demolition of a chimney and the cloakroom facilities. The pupils were again removed to Leamington Road whilst general repairs and work on the upper storey was completed, re-opening in Clematis Street in October 1954. A new building was added to the front of the school in 2006. The school remains in use and has been little altered externally since the end of the nineteenth century.

3.3 MAP REGRESSION ANALYSIS

- 3.3.1 **Introduction:** the following presents an overview of the development of the study area based on analysis of the available historic maps. Several cartographic sources were examined, held in the OA North archives, Lancashire Record Office, and the Community History collection in Blackburn. There is no known tithe map or enclosure award for the study area although the earliest cartographic source consulted dates to 1759.
- 3.3.2 **Extract of Lang's Map of the Glebe of the Rectory of Blackburn belonging to the Most Revd the Archbishop of Canterbury, 1759 (Figure 3):** this map is of exceptional interest, as it is one of the earliest really detailed portrayals of any Lancashire town with finely drawn pictures of individual properties owned by the Church. The size of the town is apparent, clustered around the Parish Church on Church Street, Water Street and Northgate. The study area is predominantly blank indicating that the most of the land was not owned by the church but by 'Mr Henry Fielding' although three fields immediately to the east named 'East Moor Ground' (Field 43) and three fields immediately to the west named 'West Moor Ground' (Field 43) are shown as under church ownership. To the south of these fields 'Richard Whitehead Esq' owned the land. Lower Bank Farm is shown to the south-east of the study area and a single building to the south-west, which is possibly Miles Wife Hey. Although the copy reproduced (Figure 3) does not show the landowners names, they can be identified on a copy reproduced in Beattie's 'Blackburn' (2007, vii).
- 3.3.3 **Extract of Yates' Map of Lancashire, 1786 (Figure 4):** although predominantly featureless a number of structures are shown within the vicinity of the study area, possibly Bank and Old Bank Fold, as shown on later maps. In the wider area, a water-powered mill is shown to the south, on the northern bank of the river Blackewater, in the Wensley Fold area, which a decade later was the site of Blackburn's first purpose-built spinning mill, constructed in 1797.
- 3.3.4 **Extract of Gillies Plan of Blackburn, 1822 (Figure 5):** the study area lies at the northernmost edge of the map. To the west of the study area and on the western edge of the map, is Long Row, a series of handloom weavers' cottages, and also Miles Wife Hey are shown. Towards the centre of the northern section of the map is a pond, immediately to the west of Old Bank Fold and Lower Bank. The whole area, including the study area, is agricultural land. In the wider area the expansion of the town is evident with developments at Snig Brook and street patterns have been laid out to the east, which would soon after the map was produced be infilled by workers' housing and the new market.

- 3.3.5 ***Hennet's Map of Lancashire, 1830 (Figure 6):*** this mapping shows a similar level of detail as Yates' map; however, the map gives an indication of the increased size of settlement in Blackburn. The most obvious change is the construction of Preston New Road, a turnpike road constructed in 1824, which climbed out of town on a series of long sweeping curves and sliced through the agricultural landscape on the outskirts of Blackburn, towards Samlesbury.
- 3.3.6 ***Ordnance Survey First Edition 6" to one mile map, 1848 (Figure 8):*** the study area remains agricultural land and the field pattern is still recognisable as the 'East Moor Ground' shown on Lang's 1759 map (Figure 3). In the vicinity of the study area, is a settlement, or weavers' colony at 'Wagtail' (Site 10), and at 'Mile End' (Site 02) and West View (Site 06), as well as the farm at 'Bank' (Site 11). Mile End Sunday school (Site 03) and two wells are shown (Site 04). The wider area, particularly to the east, is dominated by quarries, old quarries and a series of reservoirs, including a sandstone quarry to the west of Spring Mount (Site 05). Old Bank Fold and Lower Bank (Site 12) are also named on this map and were at least in part first shown on Lang's 1759 survey (Figure 3).
- 3.3.7 ***Extract of a map of the Borough of Blackburn, 1889 (Figure 7):*** the gridiron street pattern is shown laid out to the east of St Silas' School (Site 08), which is here named. The row of terraced houses on Clematis Street had not been constructed, although the street itself was named. The Building Regulations Register 1884-88 (LRO CBBN/3/1/4 Acc 9835) lists an application made in March 1888 for 12 houses to be constructed on Clematis Street. John Yates and the owner of the buildings, listed as Joseph Edmundson, gave notice. The associated plans (LRO CBBN/3/1/4/ Plan 3921, 1888; Plates 1-3) show the layout and dimensions of the houses of a standard two-up two-down design. The block plan (Plate 2) also shows that St Silas' School (Site 08) had been constructed by this date. Mile End is shown on the Borough plan and a number of the larger, detached properties surrounding the study area had been constructed. In the wider area, the Alexandra playing fields (cricket ground), Grammar School and Corporation Park were all complete and 'Bank' is still shown on the newly constructed New Bank Road, preserving the name of a much older farm (Site 11). The Church of St Silas (Site 09) is shown on Preston New Road.
- 3.3.8 ***Ordnance Survey First Edition 25" to one mile map, 1892 (Figure 9):*** some dramatic changes to the study area and vicinity are immediately obvious. To the south of Revidge Road a number of new roads have been constructed, on a gridiron layout, reflecting the establishment of a north-western block of bye-law terraced housing on the periphery of the defined urban area of Blackburn. Some of these are rows of terraced housing with no front gardens but with back yards, such as Clematis Street, Woodbine Road and Broom Street. Some terraced rows have small front gardens and back yards such as Azalea road, New bank Road and Granville Road. The handloom weavers' cottages (Sites 02, 06 and 07) at Mile End are also shown and there are also some larger, detached properties set in gardens to the north-west of the study area. St Silas School (Site 08) is shown, comprising a single large building, two separate playgrounds and a number of small ancillary buildings to the rear. Billinge Sunday school, which formed the Infants section of St Silas School, situated on Preston New Road and marked as 'School', is also shown. A smithy (Site 13) is shown on Dandy Row and a 'Pumping Station' (Blackburn Water Works; Site 14) is situated to the north-west of St Silas' School (Site 08). A 'Vicarage' is adjacent (Site 17), although no

church is shown in association with it. Wagtail quarry (Site **14**) is shown as 'Disused' and the area between Wagtail and St Silas School remains undeveloped at this time. In the wider area, and to the south-east of the school, is a large 'Old Quarry' off Cheltenham Street and to the east, Corporation Park is shown as well as the Grammar School, Alexandra Fields Cricket Ground and a bowling club.

- 3.3.9 **Ordnance Survey Second Edition 25" to one mile map, 1911 (Figure 10):** the most obvious change is the amount of terraced housing that has been constructed since the 1892 map was published. The area between Wagtail and New Bank Road has been infilled and another school and a Baptist church has been constructed off Leamington Road and Granville Road. St Silas' School (Site **08**) has been extended to the west, with the addition of a porch on the eastern side, and a post office is marked on the corner of Broom Street. St Silas' church (Site **09**) has been constructed on Revidge Road, and the former Billinge Sunday School (Site **15**) and Infants' section of St Silas' is shown as 'Parish Room'. To the rear of the church, St Silas' almshouses (Site **16**) have been constructed. The pumping station is shown (Site **14**) as is the smithy (Site **13**) on Mile End Row (formerly Dandy Row). The Alexandra Hotel Public House has been constructed on the site of a former bowling green, opposite the cricket club, on Dukes Brow.
- 3.3.10 **Ordnance Survey Third Edition 25" to one mile map, 1939 (Figure 11):** there has been little significant change within the study area and environs. St Silas' School (Site **08**) is unchanged. Broom Street is shown as Woodfold Place, although the post office remains. Steps appear to have been added to the properties immediately to the west of the school on Azalea Road. The pumping station (Site **14**) is now shown as 'disused'. The school (Site **19**) on St Silas' Road is shown as a 'Roman Catholic Church and School' and the Baptist Church (Site **18**) on Granville Road has an attached Sunday school. The area of the proposed development shows little change from its depiction on the 1931 map and the wider area is also virtually unchanged. A bank is marked on the corner of New Bank Road and Granville Road and a 'Shelter' is shown at the unction of Granville Road and Preston New Road. There is also a club on the corner of Gibraltar Street and Wellifield Road.
- 3.3.11 **Ordnance Survey 1:2500 Sheet SD 6628, 1956 (Figure 12):** there have been no further alterations to St Silas' School (Site **08**). St Silas' Church (C of E) is marked (Site **09**), as is St Silas' Parish Room (Site **15**). To the east St Silas' Vicarage is marked and the house further north, which was previously marked as Vicarage, is shown on this map as 'Longfield'. The almshouses are marked as 'The Derbyshire Almshouses' (Site **16**). Immediately adjacent 'Westholme Senior School' is shown. The smithy (Site **13**) on Mile End Row is no longer marked and the pumping station (Site **14**) has been demolished. Sacred Heart RC Primary School is marked as such (Site **19**), and the numbers of the houses on Clematis Street are shown.
- 3.3.12 **Ordnance Survey 6" to one mile map, Sheet SD 62 NE, 1967:** again, there has been little change both within the study area and in the vicinity. The scale of this map does not show the buildings in detail and as a consequence it does not furnish any details regarding the development of St Silas' School (Site **08**).
- 3.3.13 **Ordnance Survey 6" to one mile map Sheets SD 62 NE, 1980 and 1993:** these maps show no further changes within the study area or immediate surroundings and as a result have not been reproduced.

3.4 SITE VISIT

- 3.4.1 A visual inspection of the site was undertaken on Monday 19th July 2010 in order to relate the existing topography and land use with the results of the desk-based assessment. St Silas' School (Site **08**) is located on Clematis Street, Blackburn, and was opened in 1885. Most of the buildings in the area are terraced and include some shops, some public houses, detached properties and public spaces such as Corporation Park and the East Lancashire Cricket Ground. The buildings are mainly nineteenth century in origin, including the school building, and some date to the early part of the twentieth century. The original school building is extant (Plates 5-7), in use and externally in good repair retaining many original features including gateposts, and railings (Plates 9-12). The building, constructed of red brick, has a slate roof and some early twentieth century red brick additions to the rear (Plate 5-9), otherwise the build and character is of the late nineteenth century. No sites were added to the gazetteer as a result of the site visit.
- 3.4.2 The architecture is of a utilitarian late nineteenth century Victorian Gothic style, incorporating some Georgian elements into its basic design. Therefore the building is Puginistic in style, emphasizing the functional needs of the building, with exposed-brick facades, steep, sloping roofs and an asymmetric façade. The building is brick quoined, but incorporates sandstone-dressed window surrounds that incorporate elaborate Ogee heads, ornate tracery with quatrefoils and elsewhere gothic lancet surrounds. The majority of the windows are tall, narrow rectangular casements, but with drip courses characteristic of Georgian styles. Its opulent design is a testament to the wealth of the town at the time and reflects the mixed architectural styles that were prevalent in the period. Although there are new additions to the rear, very few changes have been made to the principle facade and as such it represents a good survival of Victoria institutional architecture.

3.5 PREVIOUS ARCHAEOLOGICAL WORK

- 3.5.1 Both the LCHER and the OA North library and archives were consulted for records of previous archaeological work in the study area and environs but none were found.

3.6 HISTORIC TOWN SURVEY

- 3.6.1 The urban character and significance of the study area was assessed as part of the Historic Town Assessment Report for Blackburn (Egerton Lea Consultancy and LCC 2005). This assessment provides background information on the historical development and current historical knowledge of each town. It also describes the historical interest of the surviving buildings, structures and plan components. The report contains a strategy for planning, conservation and management of the historic environment within each town.
- 3.6.2 In that survey, the present study area comprises a number of different plan elements including Mile End (Area 64) which was the most important handloom weavers' colony in Blackburn, constructed between 1817 and 1830. Built to a two-up, two-down plan, the houses contain tiny rooms. Beneath most of the

houses were cellar loomshops, of which the windows are now generally infilled. The area to the east of the settlement has been developed as an extensive area of late nineteenth and early twentieth century terraced housing, whilst an area of mainly later twentieth century houses set in large gardens, lies to the west and north.

- 3.6.3 Wagtail (Area 71) comprises a settlement of 15 dwellings and a public house. The settlement probably existed as housing for quarry workers in the neighbouring sandstone quarry. By the mid-nineteenth century, however, the principal employment of the inhabitants was handloom weaving and the buildings now have vernacular characteristics associated with handloom weaving. Originally it was a discrete settlement, but by the 1890s terraced housing was being built in the vicinity.

4. GAZETTEER OF SITES

Site number	01
Site name	Weavers Cottages, Dukes Brow, Blackburn
NGR	SD 66800 28800 (point)
HER No	4870
Site type	Loomshop/Weavers Cottage
Period	Industrial
Sources	HER
Description	No 4 Dukes Brow seems to have been a weaver's cottage with a ground floor loomshop at the side. The triple windows of the former loomshop are intact at the rear, though partially blocked at the front. Immediately below is a short terrace, the end cottages of which have extensions at the rear. Both were fitted with triple windows at ground level. One of the other cottages also seems to have had triple windows at the back, though one opening has been made into a doorway.
Assessment	The buildings are extant but the site lies outside the proposed development area, and will not be affected.

Site number	02
Site name	Nos 1 to 12 Mile End Row, Blackburn
NGR	SD 66588 28615 (point)
HER No	4882
Stat. Designation	Grade II Listed building no 416921
Site type	Terrace/Weavers Cottage
Period	Industrial
Sources	HER
Description	West View Place is the former Mile End colony of handloom weavers. Despite alterations which have obscured some cellar windows, it would seem that there were at least eighteen dwellings in West View Place, which originally had cellar loomshops with triple windows. Below, in Mile End Row, is a former weaver's cottage with a ground floor loomshop at the side. The cottage has been made into two separate houses (1 and 2) and one of its triple windows is now a doorway. There may have been a similar weaver's cottage round the corner on Revidge Road. It was probably constructed in the mid-nineteenth century and comprises a long row of stone-built workers' cottage in a street terrace. Most have two-storeys with one window on each floor (modernised) and with stone sills. Buildings No's 4 to 9 (consecutive) have round-arched doorways with imposts and keystones and solid fanlights that are parallel to the two terraces forming West View Terrace. Nos 1 to 12 (consecutive) together with Nos 2 to 28 (even) and 1 to 29 (odd) West View Terrace form a group and are Grade II listed. The group forms the most important colony of weavers' cottages in Blackburn, some of which were built between 1817 and c 1830 by the Mile End subscription Building Club. Including the cottages on Revidge Road, there are over 60 dwellings in the settlement. Handloom weaving was still well established here in 1851 and isolated weavers continued working until the end of the nineteenth century. Most of the houses are detailed with ogee stone gutters; watershot masonry and keystone arched doors. Straight-line joints indicate varying phases of construction. Infilled cellar windows can be seen in at least 15 cottages on West View Place. The lower houses possibly had rear loomshops, as there are irregular window arrangements at the back. A similar pattern was probably adopted on Mile End Row (formerly Dandy Row), although one cottage, with an offset window, seems to be a conversion of a side loomshop. An interesting survival is the ruined cottage in the yard of the public house; an infilled triple window can be seen on the north wall (back Revidge road). Numbers 1 to 12 Revidge Road, and the modernised cottages in Dinkley Square, belong to the same group and some have well-lit rear extensions. The West View Public House dates from before 1848 and could be contemporary with the settlement.
Assessment	The buildings are extant but the site lies outside the proposed development area, and should not be affected.

Site number	03
Site name	Mile End Sunday school, Preston New Road, Blackburn
NGR	SD 66670 28440 (point)
HER No	6541
Site type	School
Period	Industrial
Sources	HER
Description	A Sunday school shown on the OS First Edition 6" to one mile map of 1848 and is marked as a church on the current sheet.
Assessment	The site lies outside the proposed development area, and will not be affected.

Site number	04
Site name	Wells, Revidge, Blackburn
NGR	SD 66840 28690 (point)
HER No	6550
Site type	Wells
Period	Industrial
Sources	HER
Description	The site of two wells shown on the OS First Edition 6" to one mile map of 1848, but not shown on the current sheet.
Assessment	The surrounding area is heavily built-up with nineteenth century residential, terraced properties and it is likely that any physical remains of the wells have been destroyed. The site lies outside the proposed development area, and will not be affected.

Site number	05
Site name	Sandstone Quarry, Revidge, Blackburn
NGR	SD 67030 28400 (point)
HER No	6551
Site type	Sandstone Quarry
Period	Industrial
Sources	HER
Description	A quarry shown on the OS First Edition 6" to one mile map of 1848 but not on the current sheet.
Assessment	The site lies outside the proposed development area, and will not be affected.

Site number	06
Site name	Nos 1-29 (odd) West View Place, Blackburn
NGR	SD 74143 27796 (point)
HER No	13893
Stat. Designation	Grade II Listed Building No 416943
Site type	Terrace/Weavers Cottage
Period	Industrial
Sources	HER
Description	A series of terraced weavers cottages; they comprise a terrace of stone cottages with stone roof, stone chimneys and are of two-storeys. Each has a round-arched doorway with imposts and keystone; some raised up three steps with a cellar below. There is one window on each floor with stone sills. Nos 2 to 28 (even) and Nos 1 to 5 (odd) form a group with Nos 1 to 12 on Mile End Road. West View Place is the former Mile End colony of handloom weavers. Despite alterations, which have obscured some cellar windows, it would seem that there were at least eighteen dwellings in West View Place, which originally had cellar loomshops with triple windows. The area formed the most important colony of weavers' cottages in Blackburn; some were built between 1817 and c 1830 by the Mile End Subscription Building Club. Including the cottages on Revidge Road, there are over 60 dwellings in the settlement. Handloom weaving was still well established here in 1851 and isolated weavers continued working until the end of the nineteenth century. Most of the houses are detailed with ogee stone gutters; watershot

	masonry and keystone arched doors. Straight-line joints indicate varying phase of construction. Infilled cellar windows can be seen in at least fifteen cottages on West View Place; the lower houses possibly had rear loomshops indicated by irregular window arrangements at the back. A similar pattern was probably adopted on Mile End Row (formerly Dandy Row), although one cottage, with an offset window, seems to be a conversion of a side loomshop. An interesting survival is the ruined cottage in the yard of the public house; an infilled triple window can be seen on the north wall (backing onto Revidge Road). Numbers 2-12 Revidge Road and the modernised cottages in Dinkley Square belong to the same group and some have well lit rear extensions. The West View Public House dates from before 1848 and could be contemporary with the settlement.
Assessment	The site lies outside the proposed development area, and should not be affected.

Site number	07
Site name	Nos 2 to 28 (even) West View Place, Blackburn
NGR	SD 66600 28629 (point)
HER No	13894
Stat. Designation	Grade II Listed Building No 416942
Site type	Terrace/Weavers cottage
Period	Industrial
Sources	HER
Description	This group of weavers cottages is parallel to No's 1 to 12 Mile End Row, and are similar in style comprising stone cottages in a terrace, with stone roofs, stone chimneys and two-storeys. All have round-arched doorways with imposts and keystones and one window on each floor had stone sills. Some have cellars, with the doorway raised up three steps. No's 2 to 28 (even) and Nos 1 to 5 (odd) form a group with Nos 1 to 12 Mile End Road and are Grade II listed buildings (416942). West View Place is the former Mile End colony of handloom weavers. Despite alterations, which have obscured some cellar windows, it would seem that there were at least eighteen dwellings in West View Place, which originally had cellar loomshops with triple windows. The area formed the most important colony of weavers' cottages in Blackburn; some built between 1817 and c 1830 by the Mile End Subscription Building Club. Including the cottages on Revidge Road, there are over 60 dwellings in the settlement. Handloom weaving was still well established here in 1851 and isolated weavers continued working until the end of the nineteenth century. Most of the houses are detailed with ogee stone gutters; watershot masonry and keystone arched doors. Straight-line joints indicate varying phases of construction. Infilled cellar windows can be seen in at least fifteen cottages on West View Place; the lower houses possibly had rear loomshops indicated by irregular window arrangements at the back. A similar pattern was probably adopted on Mile End Row (formerly Dandy Row), although one cottage, with an offset window, seems to be a conversion of a side loomshop. An interesting survival is the ruined cottage in the yard of the public house; an infilled triple window can be seen on the north wall ((backing onto Revidge Road)). Numbers 2-12 Revidge Road and the modernised cottages in Dinkley Square belong to the same group and some have well lit rear extensions. The West View Public House dates from before 1848 and could be contemporary with the settlement.
Assessment	The site lies outside the proposed development area, and should not be affected.

Site number	08
Site name	St Silas School, Clematis Road, Blackburn
NGR	SD 66847 28536 (point)
HER No	14640
Site type	School
Period	Industrial
Sources	HER
Description	The school began as Billinge Sunday school, Preston New Road, Blackburn, in 1834 accommodating 150 boys and 150 girls. In c 1876 the school was extended with the addition of a classroom as an infants section. The census return for 1875 lists the accommodation of the school as 261 and school records survive from 1876. However, following the Education Act of 1870 when school attendance became compulsory,

	Billinge Sunday school became a day school. Due to overcrowding a new school was required and c 1883 a building committee was appointed and the Board of Education was notified that a new school was to be built financed by subscription accommodating 750 pupils. Mr Bentley of Kendal was the architect and Kenyon and Moulding was the contractor (Whalley and Whalley nd). The Building Regulation Register 1884-88 (CBBN/3/1/4 Acc 9835) lists the application for construction of the new school on Clematis Street by a Mr Joseph Bintley, of the Committee of St Silas' School. The school was opened in 1885 and was constructed of red brick with a slate roof. It is shown on the OS First Edition 25" map of 1892.
Assessment	The school will be demolished under the current proposals and replaced by a new building.

Site number	09
Site name	Church of St Silas, Preston New Road, Blackburn
NGR	SD 66630 28480 (point)
HER No	17065
Stat. Designation	Grade II Listed Building No 416923
Site type	Church
Period	Industrial
Sources	HER
Description	A Victorian church constructed in 1894 and designed by Austin and Paley. It was built in a decorated style, and is large and wide with aisles and a south porch. The west tower has pierced battlements, an octagonal stair turret and some Morris glass.
Assessment	The site lies outside the proposed development area, and will not be affected.

Site number	10
Site name	Wagtail, Dukes Brow, Revidge, Blackburn
NGR	SD 66976 28766 (point)
HER No	24793
Site type	Weavers Cottage
Period	Industrial
Sources	HER
Description	In 1851 there were 29 handloom weavers living in 15 separate dwellings at Wagtail. The remaining buildings include the Quarryman's Arms, which has a rear cellar lit by a pair of separated windows. The adjacent cottage has infilled cellar openings. Opposite is a short vernacular row with indications of rebuilding on the façade. Wagtail is shown as a discrete settlement on the OS First Edition 6" map of 1848. The settlement probably originated as housing for quarry workers in the neighbouring sandstone quarry (Site 14). Some of the cottages shown on this map are no longer extant, and the site now lies within an area of residential development dating to the late nineteenth to early twentieth century.
Assessment	The site lies outside the proposed development area, and will not be affected.

Site number	11
Site name	Bank Farm, Revidge, Blackburn
NGR	SD 66759 28687 (point)
HER No	-
Site type	Farm
Period	Post-medieval
Sources	OS First Edition 6" map, 1848 Sheet 62
Description	A farm named 'Bank' is shown on the OS 6" to one mile Edition of 1848 map but which had been demolished by 1892 and was replaced by terraced housing by 1931.
Assessment	The site lies outside the proposed development area, and will not be affected.

Site number	12
Site name	Smithy, off Mile End Row, Blackburn
NGR	SD 66579 28600 (point)

HER No	-
Site type	Smithy (Site of)
Period	Industrial
Sources	OS First Edition 25" to one mile map, 1892 Sheet 62.15
Description	This is a smithy shown on the OS 25" map of 1892 on Dandy Row (Mile End Row), but is not shown on OS maps from 1931.
Assessment	The site lies outside the proposed development area, and will not be affected.

Site number	13
Site name	Pumping Station, south of West View place, Revidge, Blackburn
NGR	SD 66653 28574
HER No	-
Site type	Pumping Station
Period	Industrial
Sources	OS First Edition 25" to one mile map, 1892 Sheet 62.15
Description	The pumping station was a small building in an enclosed yard to the south of West View Place, Blackburn, and was owned by the Blackburn Corporation Water Works. The station is first shown on the OS 25" map of 1892 and is marked as disused on the OS 25" map of 1939.
Assessment	The site outside the proposed development area, and will not be affected.

Site number	14
Site name	Wagtail Old Quarry, Dukes Brow, Blackburn
NGR	SD 66875 28823 (point)
HER No	-
Site type	Quarry
Period	Industrial
Sources	OS First Edition 6" to one mile map, 1848 Sheet 62
Description	The quarry is marked as 'Old Quarry' on the OS 1848 map but has been built over by 1892 although a larger 'Wagtail Quarry' lies immediately to the north-east on the 1892 OS map.
Assessment	The site outside the proposed development area, and will not be affected.

Site number	15
Site name	St Silas' Almshouses,
NGR	SD 66708 28482 (point)
HER No	-
Site type	Almshouses
Period	Modern
Sources	OS Second Edition 25" to one mile map, 1911 Sheet 62.15
Description	A row of six almshouses to the rear (east) of St Silas' Church, Preston New Road, with gardens to front and rear. They were constructed in 1895 and are first shown on the OS 1911 map. They were designed by Stones and Gradwell of Blackburn and were opened by James Hargreaves, chairman of the trustees, on 20th June 1895. They were built of stone and comprised a porch, a living room, two bedrooms, a scullery and an outside toilet (www.cottontown.org.uk).
Assessment	The site lies outside the proposed development area, and will not be affected.

Site number	16
Site name	Vicarage, Preston New Road, Blackburn
NGR	SD 66540 28540 (point)
HER No	-
Stat. Designation	-
Site type	Vicarage
Period	Industrial
Sources	OS First Edition 25" to one mile map 1892 Sheet 62.15

Description A vicarage first shown on the OS 1892 map and which is extant.
Assessment The site lies outside the proposed development area, and will not be affected.

Site number 17
Site name Baptist Church, Leamington Road, Blackburn
NGR SD 67022 28517 (point)
HER No -
Site type Church
Period Modern
Sources OS Second Edition 25" to one mile map of 1911 Sheet 62.15
Description A Baptist church constructed in 1896 of red brick. The church does not have a burial ground and is still extant.
Assessment The site lies outside the proposed development area, and will not be affected.

Site number 18
Site name Sacred Heart Roman Catholic School, St Silas Road, Blackburn
NGR SD 66943 28728 (point)
HER No -
Site type School
Period Industrial
Sources OS Second Edition 25" to one mile map 1911 Sheet 62.15
Description A red brick school opened in 1900 on St Silas' Road. The school is extant and is in use.
Assessment The site lies outside the proposed development area, and will not be affected.

5. SIGNIFICANCE OF THE REMAINS

5.1 INTRODUCTION

- 5.1.1 In total, 18 sites have been identified within the study area, four of which are Grade II Listed Buildings (Site **02**, **06**, **07** and **09**). There are no Scheduled Monuments, Registered Parks or Gardens or Battlefields within the study area, although the study area lies immediately to the west of Corporation Park, a Grade II Registered Park and Garden (No 2734) opened in 1857. The study area is partially within the Dukes Brow Conservation Area, and Corporation Park to the east is also within one of the eight conservation areas within the defined urban area for Blackburn. The Dukes Brow Conservation Area includes within it the villa development along Preston New Road and a variety of handloom weavers' cottages including the colony of Mile End (Sites **01-02** and **06-07**; Figure 2). Of the 18 sites identified, one is within the proposed development boundary (Sites **08**).

Period	No of Sites	Site Type
Post-medieval	1	Farm (Site 11)
Industrial	16	Weavers cottages (Sites 01 , 02 , 06 , 07 and 10), Sunday School (Site 03), Wells (Site 04), Quarries (Sites 05 and 14), Schools (Sites 08 and 18), Churches (Site 09), Smithy (Site 12), Pumping Station (Site 13), Almshouses (Site 15), Vicarage (Site 16)
Modern	1	Church (Site 17)

Table 2: Number of sites by period

5.2 CRITERIA

- 5.2.1 There are a number of different methodologies used to assess the archaeological significance of sites; that to be used here is the 'Secretary of State's criteria for scheduling ancient monuments' outlined in Annex 1 of *Planning Policy Statement 5: Archaeology and Planning* (DCMS 2010). The sites previously listed (Section 4, above) were each considered using the criteria and those likely to be impacted upon by the proposed development are discussed below.
- 5.2.2 **Period:** the gazetteer sites are dated predominantly to the Industrial Period (Table 2), although there is an earlier exception to this, which is Bank Farm a Post-medieval site (Site **11**), shown on the 1848 OS map although its origins may be earlier. The farm survived until the expansion of the nineteenth century bye-law terraced housing developments, and represents a time when the main economy of the Revidge area was almost exclusively agricultural.
- 5.2.3 The handloom weavers cottages, such as Mile End (Sites **02**), West View Place (Sites **06-07**), Dukes Brow (Site **01**) and Wagtail (Site **10**) are significant for their period, representing the most important colonies of weavers' cottages in Blackburn. The Mile End colony is of particular significance as a number of the

houses were built between 1817 and c 1830 by the Mile End Subscription Building Club and there are over 60 dwellings in total within the settlement.

- 5.2.4 The Industrial Period sites are largely represented on the 1893 Ordnance Survey map, which shows an industrial focus in Blackburn centred on the rivers, canals and railways in the centre of, and to the south of, the centre of the town. However, the present study area and environs comprised extensive areas of terraced housing, such as Clematis Street, laid out in a gridiron pattern between 1850 and 1914, much of it to standards laid down by bye-laws. The terraces tend to be regular, and longer than those laid out in mill workers' settlements. Several different developers often built individual terraces over a number of years, so that each may comprise a number of components formed by groups of slightly differing houses: The houses conform to a basic plan and share a roofline, but can exhibit variations in design and fabric.
- 5.2.5 Alongside these residential areas were the necessary community buildings, including chapels or churches (Sites **08** and **17**), Sunday Schools (Sites **03**), schools (Sites **08** and **18**), and a number of inns which provided recreational facilities in the area. The smithy (Site **12**), represents smaller industrial works. This area was on the periphery of Blackburn in the eighteenth and nineteenth centuries, and as such is significant in that it reflects a period of rapid growth and prosperity in the town's history.
- 5.2.6 **Rarity:** the remains are predominantly Industrial Period buildings and as such none are considered to be particularly significant because of their rarity. The exceptions are the areas of handloom weavers' cottages such as Mile End (Sites **02**), West View Place (Sites **06-07**), Dukes Brow (Site **01**) and Wagtail (Site **10**), representing the most important colonies of handloom weavers in Blackburn and surviving in pockets of later nineteenth century bye-law terraced housing.
- 5.2.7 **Documentation:** the historical development of the study area from the late eighteenth century can be traced reasonably well from cartographic sources. Further documentary research may furnish additional evidence, including more precise dating of the construction and details of the appearance of the buildings across the study area, although this is unlikely to alter the outline presented in this assessment. Some occupants of the properties can be identified from the 1910 Valuation, available commercial directories, census returns and other primary documents. A search of photographs held by the Community History Library in Blackburn, a selection of which have been included in this assessment, proved particularly useful in providing information on some of the buildings within the study area. It is possible that further useful photographs would come to light during additional searches. A search of local building plans also provided a limited amount of detail for specific buildings. It is possible that further searches would provide additional plans and specifications or other information on the buildings within the study area. Consultation of school log books for St Silas' revealed details of changes to the buildings, and more detailed examination could furnish additional details of the history and development of the school.
- 5.2.8 **Group Value:** Blackburn retains excellent examples of early industrial housing. The Grade II Listed colonies of handloom weavers' cottages at Mile End (Sites **02**) and West View Place (Sites **06-07**) form an important group and as such have a group significance being the oldest handloom weavers' settlements in

Blackburn. Handloom weaving was still well established here in 1851 and isolated weavers continued working until the end of the nineteenth century.

- 5.2.9 **Survival/Condition:** the extent to which any buried archaeological remains survive beneath the modern ground surface is unknown. St Silas' School (Site **08**) is extant and in use, as is Sacred Heart School (Site **18**), the Baptist Church (Site **17**) and St Silas' Church (Site **09**), and all are, at least externally, in a good state of repair. The former Sunday school (Site **03**) is in use and the handloom weavers' cottages (Sites **01, 02, 06, 07** and **10**) are extant.
- 5.2.10 In the vicinity of the study area most of the buildings are terraced and include some shops, public houses, public buildings and some detached residential properties. The buildings are almost all nineteenth century in origin and, while the majority is later nineteenth century, some originates from the earlier part of that century; there has also been some twentieth century housing. In general, the study area is relatively unchanged and retains much of its late nineteenth century character.
- 5.2.11 **Fragility/Vulnerability:** Site **08**, St Silas' School, is located within the current proposed development boundary and is an extant building that will be demolished by the current proposals. The remaining 17 sites are outside proposed development boundary and should not be affected.
- 5.2.12 **Diversity:** the sites relate entirely to the Industrial Period development of Blackburn. They range from residential housing, to public buildings, inns and quarrying. These sites are not diverse individually, and are not significantly diverse as a group. They do, however, provide a good and representative sample of late eighteenth and early nineteenth century urban building of residential character.
- 5.2.13 **Potential:** there is no known prehistoric or Roman activity within the study area and the potential of identifying sites of these dates is low. This, however, may also reflect a lack of previous archaeological work in Blackburn and the opportunity for making such discoveries has not arisen.
- 5.2.14 There are no known medieval sites within the study area, and medieval settlement mostly had a rural dispersed character outside the defined urban area. The industrial sites within the study area are well documented and very evident on the OS mapping from 1848 onwards. The standing buildings, too, have considerable potential to add information to our understanding of buildings from this period.

5.3 SIGNIFICANCE

- 5.3.1 Table 3 shows the sensitivity of the site scaled in accordance with its relative importance using the following terms for archaeology issues, with guideline recommendations for a mitigation strategy.

Importance	Examples of Site Type	Negative Impact
National	Scheduled Monuments (SMs), Grade I, II* and II Listed Buildings	To be avoided

Importance	Examples of Site Type	Negative Impact
Regional/County	Conservation Areas, Registered Parks and Gardens (Statutory Designated Sites) Sites and Monuments Record/Historic Environment Record	Avoidance recommended
Local/Borough	Sites with a local or borough value or interest for cultural appreciation Sites that are so badly damaged that too little remains to justify inclusion into a higher grade	Avoidance envisaged
Low Local	Sites with a low local value or interest for cultural appreciation Sites that are so badly damaged that too little remains to justify inclusion into a higher grade	Avoidance envisaged
Negligible	Sites or features with no significant value or interest	Avoidance unnecessary

Table 3: Criteria used to determine Importance of Sites

- 5.3.2 Based on the above criteria, four of the sites in the study area are Grade II Listed Buildings (Site **02**, **06**, **07** and **09**), which makes them of national significance. Of the remaining sites, six are also recorded in the HER (Sites **01**, **03-05**, **08** and **10**) and are at least of regional or county significance. The remaining gazetteer sites (Sites **11-18**) were added following consultation of historic maps and at present are considered to be of local significance only.
- 5.3.3 The above conclusions are based on the current state of knowledge and the subsequent discovery of additional features or evidence relating to these sites could alter their assessed levels of significance, perhaps leading to their inclusion on the HER, and may be elevated to being of regional or county significance.

6. IMPACT AND RECOMMENDATIONS

6.1 IMPACT

6.1.1 Policy Planning Statement 5 (DCLG 2010) was introduced in March 2010 and, in tandem with the Historic Environment Planning Practice Guide replaced PPG 15 and 16 as the document representing national government policy and guidance in relation to the historic environment. The document provides a range of guidelines to be considered when a proposed development has the potential to affect sites of archaeological or cultural heritage significance, which are grouped as 'heritage assets'. The statement asserts that:

'once lost, heritage assets cannot be replaced and their loss has a cultural, environmental, economic and social impact...Loss affecting any designated heritage asset should require clear and convincing justification...Substantial harm to or loss of designated heritage assets of the highest significance, including...World Heritage Sites, should be wholly exceptional'.

6.1.2 The guidelines state that there should be a presumption in favour of the preservation of designated heritage assets and that these policies should also be applied to non-designated sites of equivalent significance. Where the loss of part of a heritage asset is considered to be justified, the developer is responsible for recording and advancing understanding of the site.

6.1.3 County-level planning policy is provided by policy EM1 (C), Integrated Enhancement and Protection of the Region's Environmental Assets, of the North West Regional Spatial Strategy (North West Regional Assembly, 2008). This states that plans, strategies, proposals, and schemes should protect, conserve and enhance the historic environment, supporting conservation-led regeneration in areas of rich historic interest. This has been consulted in conjunction with The Blackburn with Darwen Borough Local Plan (2002), in particular Policies HD 1, HD11 and HD16-18.

6.1.4 It has been the intention of this study to identify the archaeological potential of the study area, and assess the impact of redevelopment, thus allowing the advice of the DCMS 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 proposed development;
- reviewing the evidence for past impacts that may have affected the archaeological sites;
- outlining suitable mitigation measures, where possible at this stage, to avoid, reduce or remedy adverse archaeological impacts.

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

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

Table 4: Criteria used to determine Scale of Impact

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

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

Table 5: Impact Significance Matrix

6.1.7 The extent of any previous disturbance to buried archaeological levels is an important factor in assessing the potential impact of the development scheme. This is largely unattested, although it seems probable that the intensive nineteenth-century development will have had a substantial impact on any buried archaeological remains of earlier periods, and their potential is therefore considered to be low.

6.2 IMPACT ASSESSMENT

6.2.1 Following from the assessment above, the significance of effects has been determined based on an assumption that extant buildings in the development area will be demolished, and any buried remains will be substantially impacted upon by groundworks. A single site (Site 08) was identified within the current proposed development boundary and has been subject to impact assessment. It is considered

unlikely, based on current proposals, that the remaining 17 sites in the wider study area will be affected by groundworks. The results are summarised in Table 6, below, in the absence of mitigation, although these will require review once detailed proposals are known.

Site Number	Nature of Impact	Significance	Scale of Impact	Impact Significance
08	Demolition of a standing building	Regional/County	Substantial	Major

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

7. RECOMMENDATIONS FOR ARCHAEOLOGICAL MITIGATION

7.1 INTRODUCTION

- 7.1.1 In terms of the requirement for further archaeological investigation and mitigation, it is necessary to consider only those sites that will be affected by the proposed development. Current legislation draws a distinction between archaeological remains of national importance and other remains considered to be of lesser significance. Those perceived to be of national importance may require preservation *in situ*, whilst those of lesser significance may undergo preservation by record, where high, local or regional significance can be demonstrated.
- 7.1.2 **Buried remains:** no sites have been identified within the proposed development area that may be considered as being of national importance and therefore merit preservation *in situ*. It is possible that any potential buried remains of earlier periods were destroyed during the construction of St Silas' School in the late nineteenth century; however, the extent of any negative impact could only be established once the nature and depth of the sub-surface archaeological resource has been physically investigated.
- 7.1.3 **Standing Buildings:** St Silas' School, a standing building of historical interest, occupies the site of the proposed development and will require archaeological mitigation.

7.2 RECOMMENDATIONS

- 7.2.1 The scope and details of any archaeological mitigation required in advance of redevelopment would be devised in close consultation with the Planning Archaeologist of the Lancashire County Archaeology Service (LCAS), once detailed design proposals are known. The following is a guide to likely requirements.
- 7.2.2 **Buried remains:** the presence, character, date, and extent of buried remains across the study area, which would require preservation by record should they be directly affected development proposals, should be investigated by a programme of archaeological work in order to provide sufficient information to fully mitigate the impact of the redevelopment. This should be achieved through a watching brief during the development, and if significant discoveries are made opportunities should then be allowed to enable their full recording, subject to agreement with the Planning Archaeologist (LCAS).
- 7.2.3 **Standing Buildings:** there are no listed buildings within the proposed site boundary and the site does not fall within a Conservation Area. However, Site **08** is, at present, considered to be of Regional/County significance. Although this site does not have legal protection against modification or redevelopment, it is of regional importance and demolition or redevelopment would require mitigation. The scope and detail of this mitigation should be devised in consultation with the Planning Archaeologist (LCAS), although it is envisaged that an English Heritage Level 3/4-type archaeological building survey would be required to inform proposals for demolition or redevelopment. The survey should aim to provide a

detailed archaeological record of the building and to afford due consideration of the visual impact of any new build on the historic fabric of the residential area.

- 7.2.4 The Historic Landscape Characterisation Programme (Egerton Lea Consultancy and LCC 2005, 153-4) states that in order to maintain and enhance the distinctive historic character of Lancashire's towns, development and other proposals for change should take place within the context of the historic environment in order to maintain the historic character, to protect the best of the past and to afford the opportunity for heritage-led regeneration.

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Plate 13: Clematis Street, looking west

Plate 14: New Bank Road, looking north

Plate 15: St Silas Road, to the north St Silas' School, looking north-west



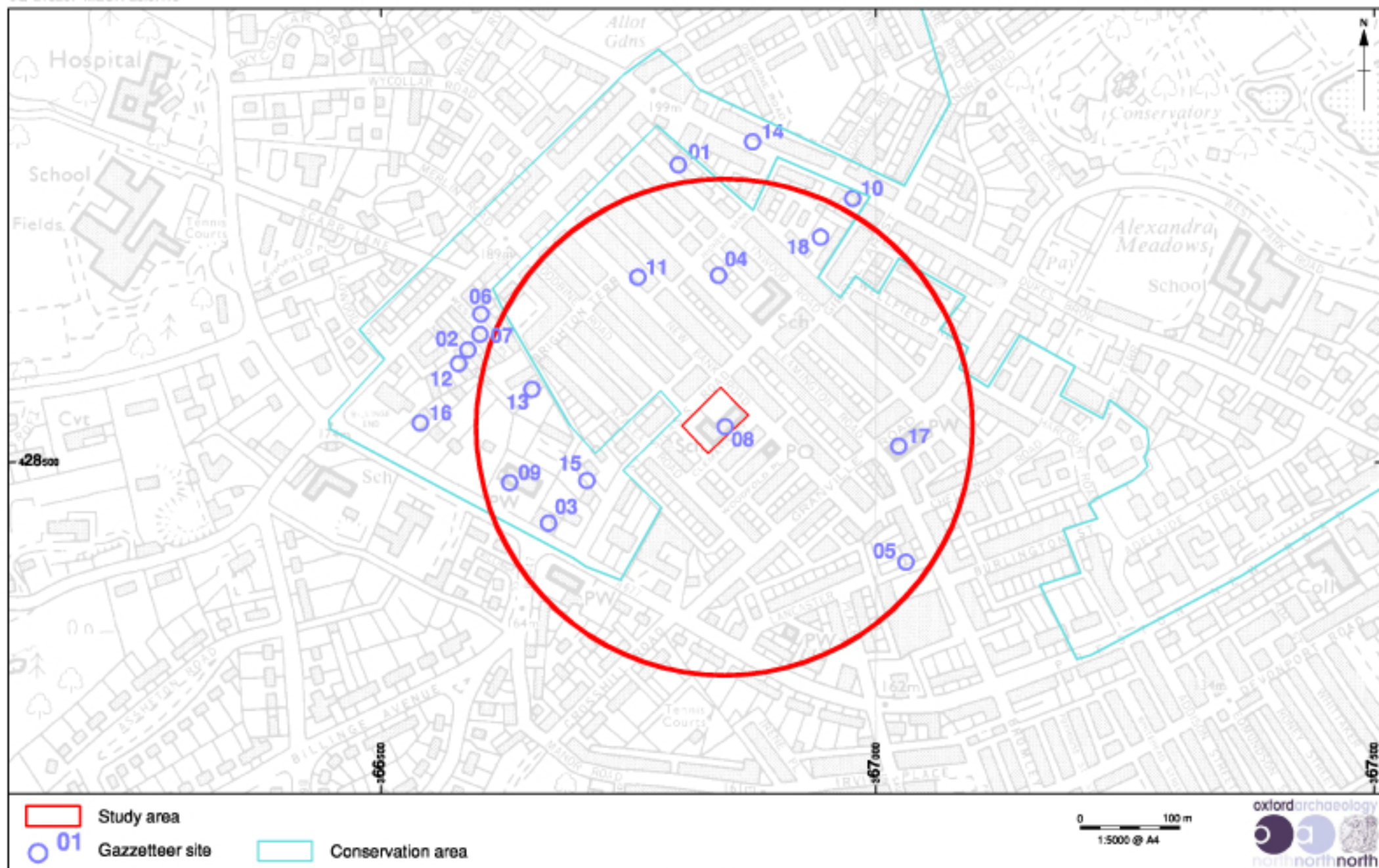


Figure 2: Gazetteer of sites

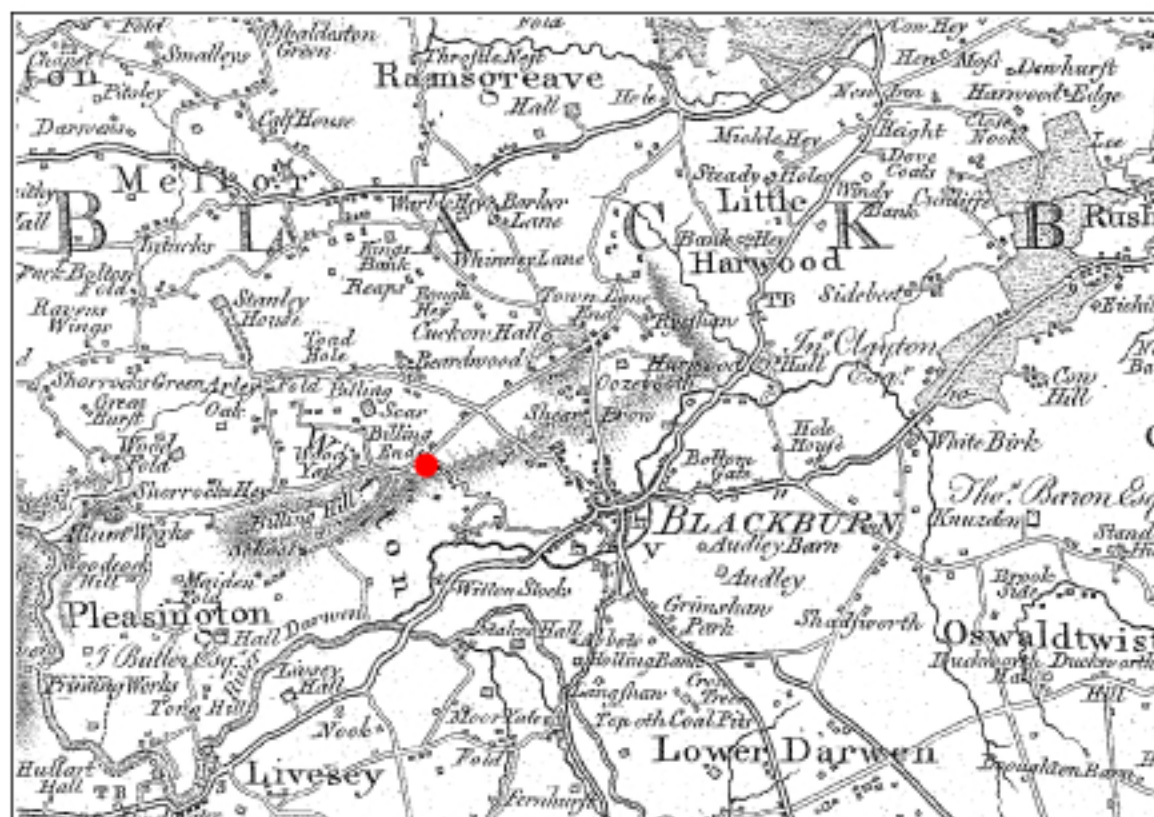


Fig 4: Extract of Yate's Map of Lancashire, 1786, showing location of St Silas' School



Fig 5: Extract of Gillies' Plan of Blackburn, 1822, showing location of St Silas' School

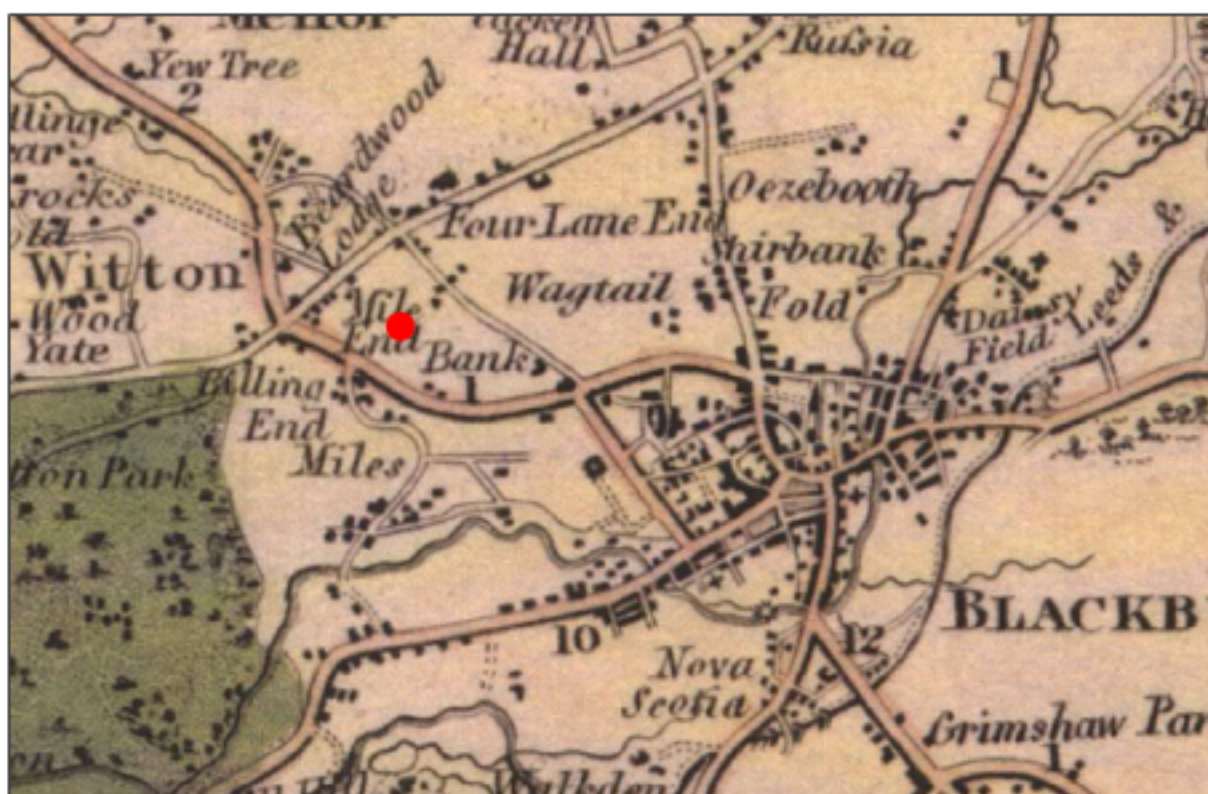


Figure 6: Extract from Hennet's map of Lancashire, 1830



Fig 7: Extract of a Borough Plan dated 1889

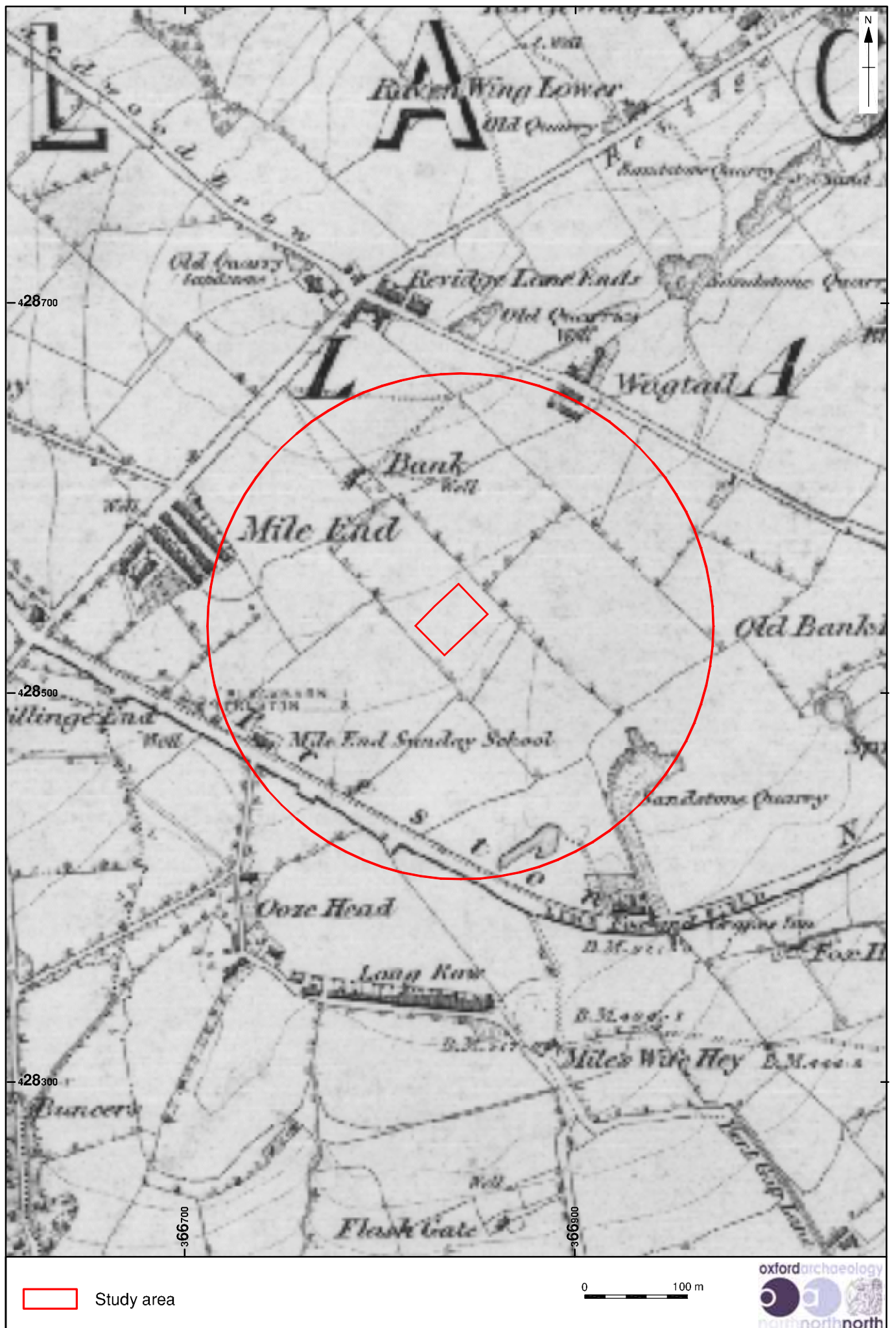


Figure 8: The Ordnance Survey First Edition map of 1848, 1:6 inches



Figure 9: The Ordnance Survey First Edition map of 1892, 1:25 inches

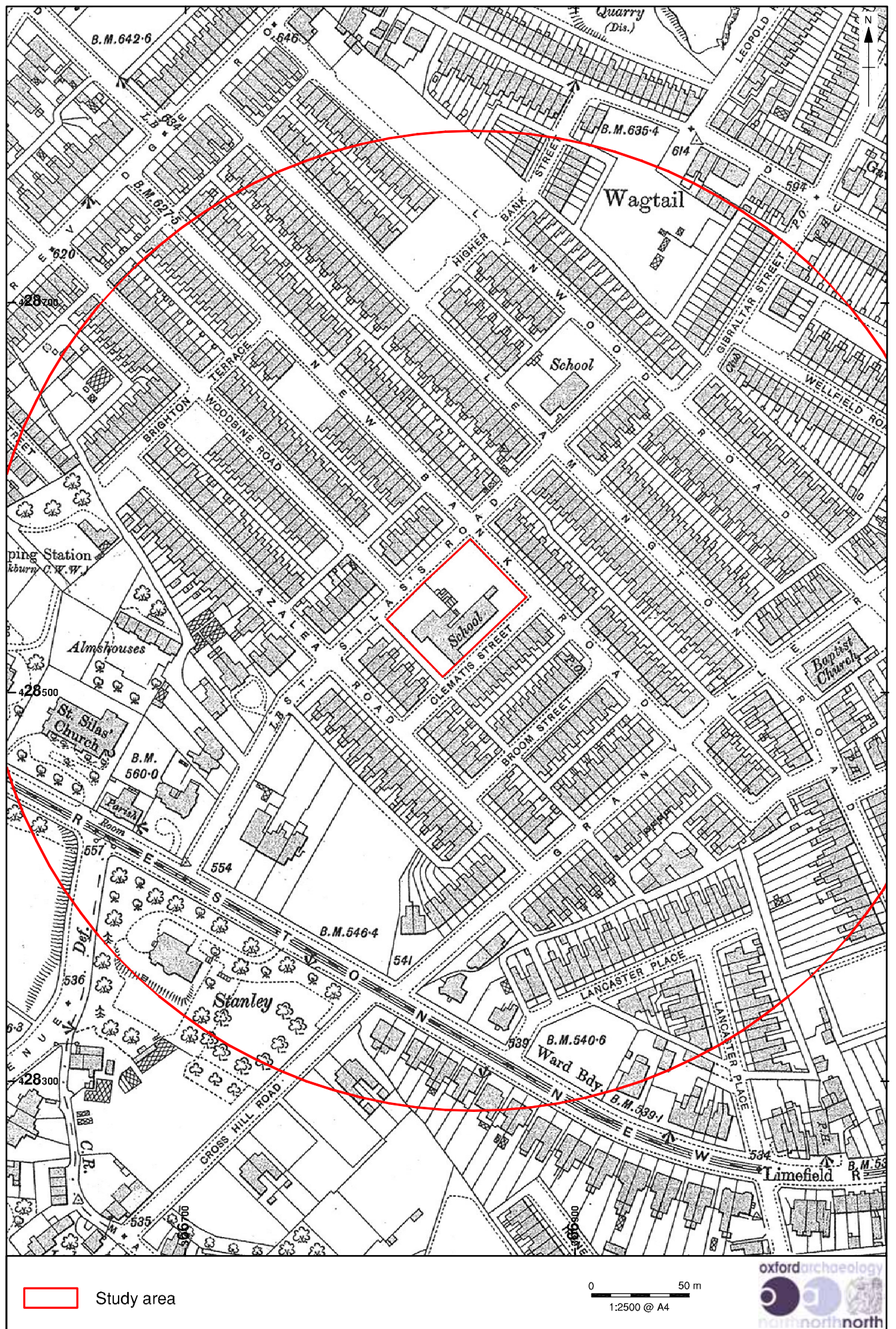


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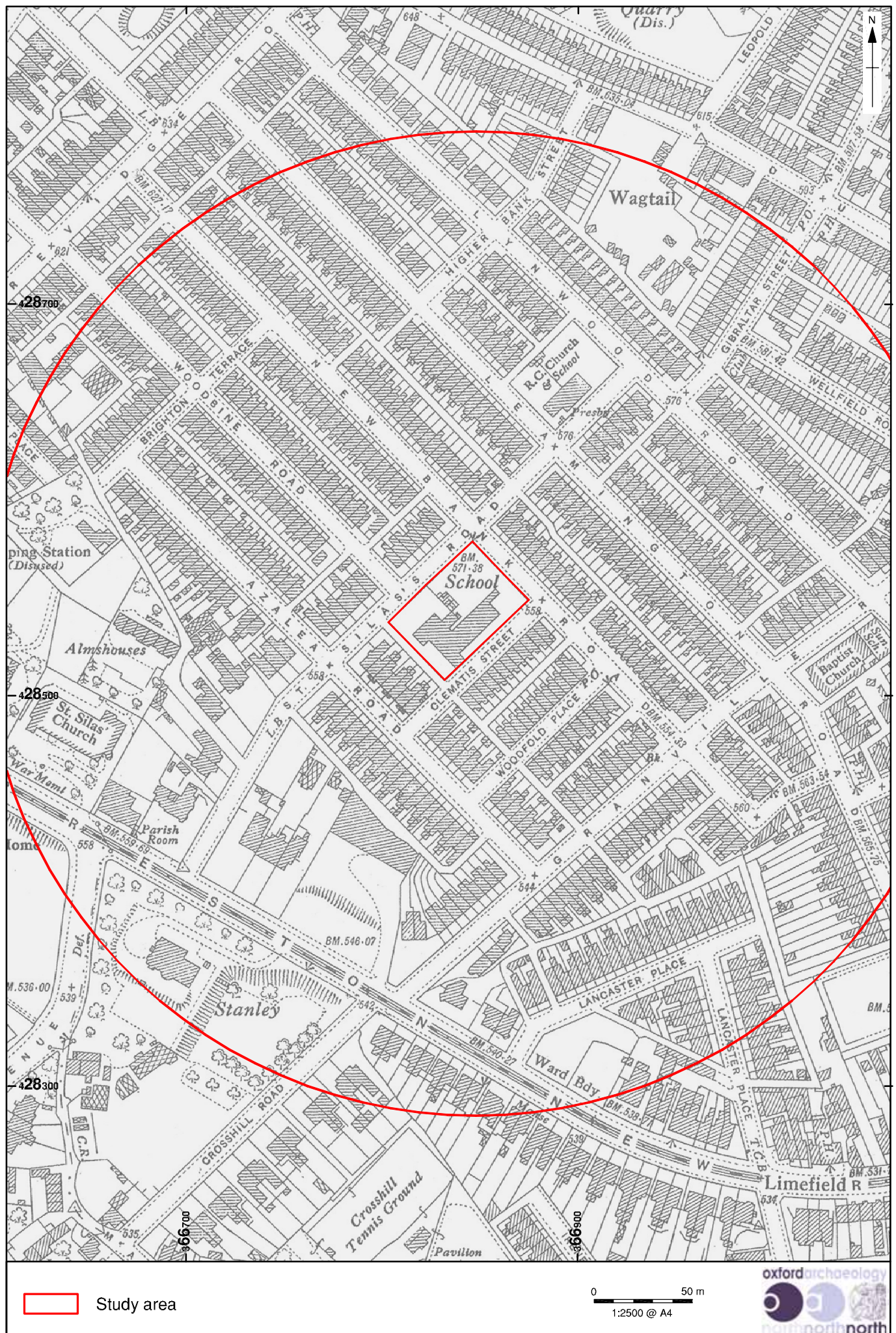


Figure 11: The Ordnance Survey Third Edition map of 1931, 25 inches

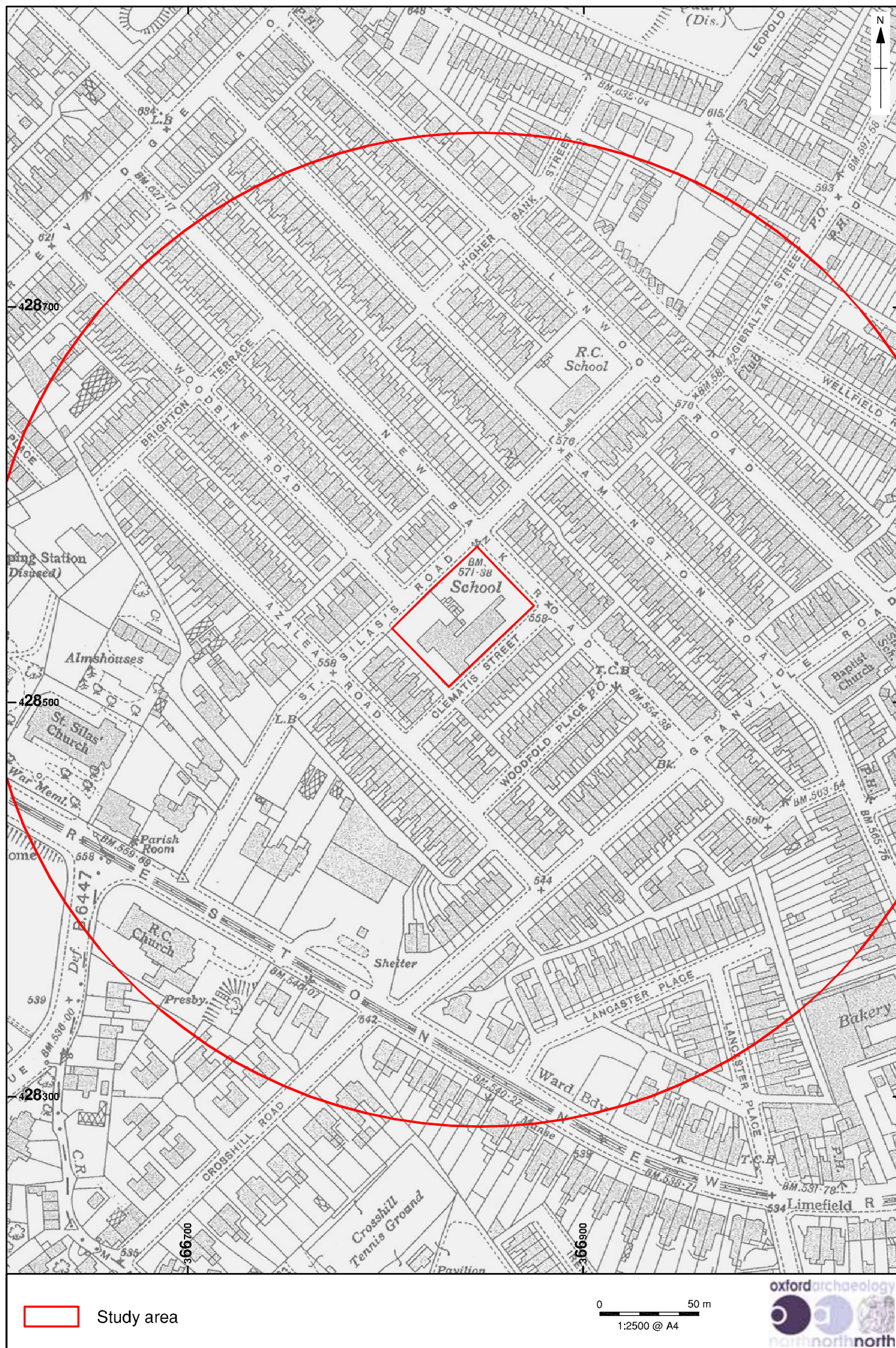


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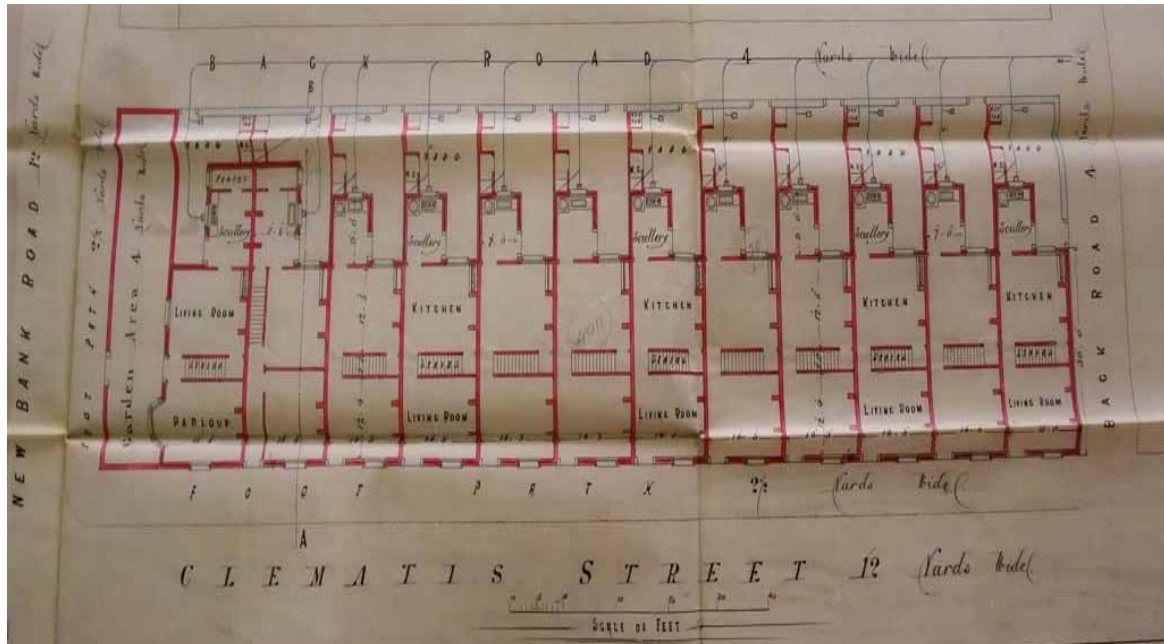


Plate 1: Plan of houses to be constructed on Clematis Road, 1888 (LRO CBBN/3/3 Plan No 3921)



Plate 2: Block plan of houses to be constructed on Clematis Street (LRO CBBN/3/3 Plan No 3921)

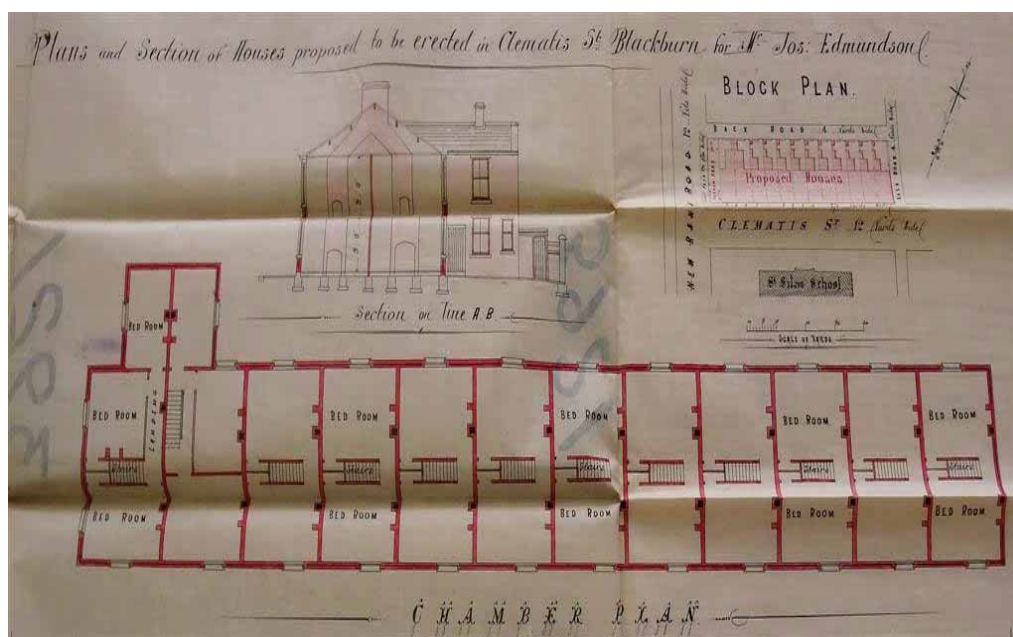


Plate 3: Plan of chambers of houses to be constructed on Clematis Road (LRO CBBN/3/3 Plan No 3921)

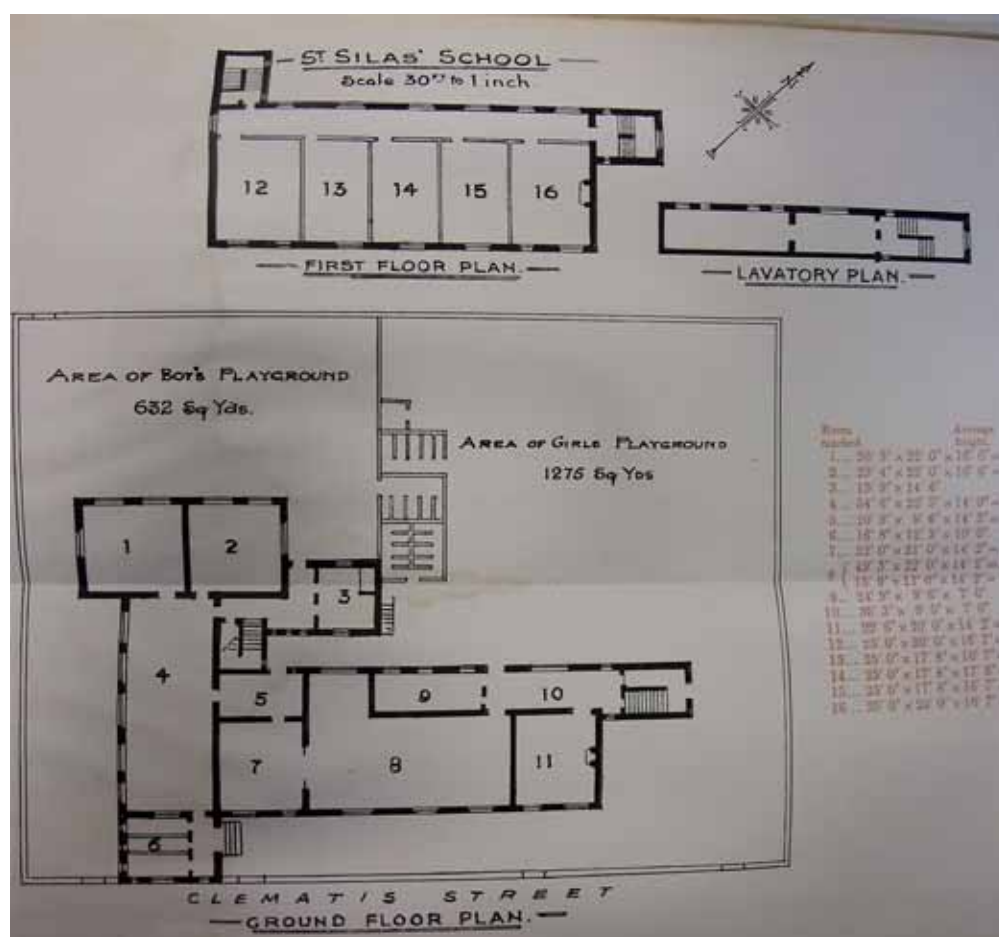


Plate 4: Plan of St Silas' School from a Report on Sanitary Conditions of Blackburn's Elementary Schools, 1904



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Plate 6: Rear of St Silas' School (Site 08), looking south-west, showing later red-brick additions



Plate 7: The rear of St Silas' School (Site **08**), looking south-east



Plate 8: Main entrance to St Silas' School (Site **08**) on south-east corner of school building



Plate 9: Former entrance, now blocked, on south-western side of front of St Silas' School (Site 08)



Plate 10: Former entrance and original gateposts in front of school on Clematis Street



Plate 11: The wall that separated the girls' playground from the boys' playground, as shown on a School Plan of 1904 (Plate 4)



Plate12: Former entrance and original gateposts at the rear (north-western) corner of the playground



Plate 13: Clematis Street, looking west



Plate 14: New Bank Road, looking north



Plate 15: St Silas' Road, to the north St Silas' School, looking north-west