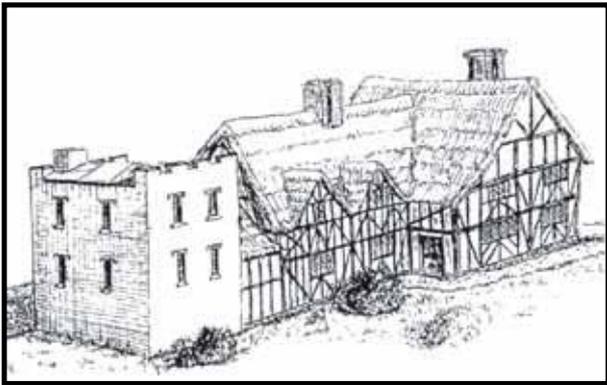


# **Cottam Hall Site T**

**Near Preston  
Central Lancashire**



**Archaeological Assessment**



**Oxford Archaeology North**

May 2003

**The Environment Partnership  
And English Partnerships**

Issue No: 2003-4/105  
OA North Job No: L9217  
NGR: SD 505 323

**Document Title:** COTTAM HALL – SITE T, CENTRAL LANCASHIRE

**Document Type:** Archaeological Assessment

**Client Name:** The Environment Partnership

**Issue Number:** 2003-4/105

**OA Job Number:** L9217

**National Grid Reference:** SD 505 323

Prepared by: Jon Chandler  
Position: Project Officer  
Date: May 2003

Checked by: Jamie Quartermaine Signed.....  
Position: Senior Project Manager  
Date: May 2003

Approved by: Rachel Newman Signed.....  
Position: Director  
Date: May 2003

**Oxford Archaeology North**

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

w: [www.oxfordarch.co.uk](http://www.oxfordarch.co.uk)  
e: [info@oxfordarch.co.uk](mailto:info@oxfordarch.co.uk)

**© Oxford Archaeological Unit Ltd 2003**

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

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## SUMMARY

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*Oxford Archaeology North was commissioned in April 2000 by the Environment Partnership (TEP) to carry out an archaeological assessment of a proposed development site at Cottam Hall, Preston, in Central Lancashire (SD 505 323 centred); the proposed development is for a new school and residential care home. This assessment forms an initial stage of archaeological investigation, and involves a desk-based study and a walk-over survey of the development area.*

*The assessment involved the investigation of pertinent documentary sources, which included the Lancashire County Record Office, the Sites and Monuments Record, Local Studies Libraries and published records. The walk-over survey involved the examination of surface features which were surveyed in using GPS equipment.*

*This archaeological desk-based assessment has identified seven known sites and one known findspot within the area of proposed development. These comprise the below ground remains of a possible medieval moat described in the 1880s in the north-western corner of the site, low earthworks visible on air photographs in the centre of the study area, the possible below ground remains of ridge and furrow earthworks, the earthwork remains of former field boundary ditches pre-dating the earliest map consulted, dated to 1838, and the findspot of numerous musket balls and clay pipes believed to indicate the possible site of a Civil War skirmish.*

*The walk-over survey identified a series of broad linear features extending across the study area, which are considered to be relict field boundaries.*

*Based on the results of this desk-based study, in addition to the known sites discussed above, the area of proposed development has the potential to contain sub-surface archaeological remains from the prehistoric to early medieval periods. There is a potential for later medieval archaeology in the form of the aforementioned moat and also for post-medieval agricultural features.*

*The area of the proposed development has been used for agricultural purposes for the last 160 years and possibly earlier, and has seen no built development other than the recent construction of a sewer. Consequently, other than the impact of ploughing in the mid twentieth century, which may have damaged the upper horizons of archaeological features, any archaeology within the study area, in particular deep-cut features such as pits and ditches, are likely to have remained relatively intact.*

*The details of construction were not known at the time of writing. It is assumed that topsoil will be stripped across the whole site prior to development, and this will have an impact upon the identified sites and in addition may have an impact upon previously unrecorded archaeology.*

*It is possible that Lancashire County Council Planning Archaeologist will require further evaluation of the area of proposed development in order to provide additional information about the archaeological potential and to enable an informed decision to be made regarding the likely archaeological impact of the development.*

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## 1. INTRODUCTION

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### 1.1 CIRCUMSTANCES OF PROJECT

- 1.1.1 Oxford Archaeology North (OA North) was commissioned in April 2003 by the Environment Partnership (TEP) on behalf of English Partnerships to carry out an archaeological assessment of a proposed development site at Cottam Hall, Site T, Preston, in Central Lancashire. The proposed development is for a new school and residential care home.
- 1.1.2 This desk-based assessment forms an initial stage of archaeological investigation. For the purposes of this report the archaeological and cartographic sources, including results from any archaeological investigations in the close proximity of the area of proposed development and a 1km study area around it, were examined in order to determine the likely nature, extent, preservation and importance of any archaeological remains that may be present within the proposed development site. The assessment included a site visit, which was carried out on the 9th May 2003.
- 1.1.3 The archaeological work was carried out in accordance with the requirements of the Lancashire County Archaeological Service (LCAS) and *Planning Policy Guidance Note 16*. The study is required to assess the archaeological and historical importance of the area which will potentially be subject to development.
- 1.1.4 This report details the results of the work and outlines a statement of the archaeological potential of the area of proposed development. The details of the proposed development were not known at the time of writing, consequently the report does not provide a detailed discussion of the archaeological impacts.

### 1.2 SITE LOCATION, TOPOGRAPHY AND GEOLOGY

- 1.2.1 ***Location and Topography:*** the study area is located in the parish of Lea in Fylde Borough, on the north-western outskirts of Preston, in central Lancashire (SD 505 323 centred), and is on the south-eastern slightly raised margins of the Fylde (Fig 1). The study area is bounded by Miller Lane to the north, Tom Benson Way (the B62411 road) to the east, and by a recent development to the west and south. Cottam Hall, a modern building, lies immediately to the north-west (outside) of the study area. A large pond, possibly the remains of a former clay pit, lies immediately outside the south-eastern corner of the site. A large oak tree at the northern boundary of the site is protected by a Tree Preservation Order and is reputed to be associated with the search for and execution of Catholic recusants in the mid seventeenth century (David Scott of TEP, letter to OA dated 5/3/03).
- 1.2.2 The nearest major water course is the River Ribble, c3km to the south. The current land use is pasture and the study area falls within an area broadly classified by the Lancashire Sites and Monuments Record historic landscape characterisation as 'Ancient Enclosure'.
- 1.2.3 TEP provided OA North with a recent topographical survey of the Site (Drg No AY2719/853/002 dated 10/03/00), which indicates that the site slopes gently to the

south-west, from 31.04m OD at the northern end of the side to 28.41m OD at the south-western corner.

- 1.2.4 **Geology:** the geology of the sturdy area is New Red Sandstone of the Lancashire Lowlands, which can contain areas of sands, mossland and pockets of clay (British Geological Survey Sheet 61).

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## 2. METHODOLOGY

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### 2.1 PROJECT DESIGN

2.1.1 A project design (*Appendix 1*) was submitted by OA North to The Environment Partnership for an archaeological assessment of the proposed development. The project design provided for a desk-based study and a walkover survey and is reproduced in full in *Appendix 1* of the present document. The work was undertaken entirely in accordance with the project design.

### 2.2 SOURCES CONSULTED

2.2.1 The Lancashire County Council Sites and Monuments Record (SMR) is the primary repository of information on all known archaeology in the area. OA North obtained a full print-out of all SMR data for all known sites and finds within a 1km study area surrounding the site of the proposed development. In addition the following sources were consulted:

- Lancashire County Record Office (LCRO) - historic maps and published sources;
- Bodleian National Copyright Library maproom – twentieth century Ordnance Survey maps;
- National Air Photograph Library, Swindon - all vertical and specialist (oblique) air photographs of the Study Area;
- TEP - copy of a local history booklet on Old Cottam Hall (O’Hanlon 1985);
- British Geological Survey;
- WS Atkins - topographical survey (updated Feb 2003).

### 2.3 SITE VISIT

2.3.1 A site visit was carried out on 9th May 2003. This took the form of a rapid walk-over survey to provide further information on the archaeological potential of the site and information on topography, current land use and to identify areas of possible ground disturbance. All potential archaeological sites were located by means of a differential Global Positioning System (GPS), which is accurate to +/- 0.25m.

### 2.4 GAZETTEER OF SITES

2.4.1 All of the information concerning archaeological sites within the assessed area has been collated into a gazetteer (*Appendix 2*), which provides details of their location, period, and character. Locations are given as eight-figure National Grid References where possible, and the position of each site is indicated on (Fig 2 and 3).

## **2.5 ARCHIVE**

- 2.5.1 A full archive has been produced to a professional standard in accordance with current English Heritage guidelines (1991). The archive will be deposited in the Lancashire CRO with an additional copy of the report being lodged with the SMR and a summary sent to the National Monuments Record (NMR).

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### 3. ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

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#### 3.1 PAST INVESTIGATIONS

- 3.1.1 In 1985, a group of local history enthusiasts published a booklet detailing the history of Old Cottam Hall (O'Hanlon 1985). The study examined documentary and cartographic sources including a fairly intensive search of historical documents relating to the original Cottam Hall (the present building is of late nineteenth century date). The booklet also discusses the results of an earthwork survey of possible medieval fishponds located c50m to the west of the area of proposed development, carried out in 1981-2 (Site 17).
- 3.1.2 A site visit of Cottam Hall was carried out by a local enthusiast, Mr Thomas Welsh, in 1993, and the results of his findings are summarised in a letter to the SMR (dated 2/01/1993: incorporated into the SMR as entry no 15254). The site visit is discussed in the later medieval period section below.
- 3.1.3 An assessment of the nearby Cottam Village Green was undertaken by Lancaster University Archaeological Unit (LUAU) (now OA North) in 1995 (LUAU 1995), which is some 500m to the west of the present study area. The assessment identified a relict post-medieval / medieval agricultural landscape of local archaeological importance. A recent survey of the Fylde wetlands has been undertaken by LUAU (Middleton *et al* 1995), as part of the English Heritage-funded North West Wetlands Survey.
- 3.1.4 Other than these studies, no systematic archaeological investigation has been carried out within the study area in the past, a situation reflected within the SMR database, which shows few known sites or finds within the study area. Those that are noted on the SMR are almost entirely, other than Cottam Hall, post-medieval features shown on maps. Consequently little is known about the archaeology of the study area and the present should therefore be considered as a starting point for further investigation, rather than representing a true distribution of past activity in the area.

#### 3.2 PERIOD SUMMARIES

- 3.2.1 In the following sections a summary of the archaeological context, by period, is set out for the area of proposed development and the general environs as background for the area including the south-western margins of the Fylde.
- 3.2.2 **Prehistoric Period:** there are no known sites or finds dated to the prehistoric period within the area of proposed development or the surrounding study area; however, the North West Wetlands Survey (Middleton *et al* 1995) has produced in a detailed study of the prehistoric and later archaeology and environment of the Fylde, and as the study area is on its south-eastern margins, this study has allowed the site to be set within a fairly well-defined prehistoric context.
- 3.2.3 The central and eastern area of the Fylde, which has the study area at its margins, contains no archaeological finds or sites that can be reliably attributed to the Mesolithic or early Neolithic periods; however, sites of this period have been identified at Ribchester, and Mawdesley and Peel, in the western Fylde (Middleton *et al* 1995, 110).

A Neolithic stone axe and leaf-shaped arrowhead were recovered from Preston to the south-east of the present study area (Hallam 1980). The first evidence of substantial activity comes in the Late Neolithic / Bronze Age with a number of find spots and sites recorded, suggesting, as would seem logical, a preferential distribution along the major rivers and the ridges of higher ground formed by the englacial boulder clay. It is certain that by the Bronze Age such ridges were thickly wooded and surrounded by established and growing peat bogs. Intensive arable exploitation appears to have come late to the area, with some clearance but little cereal cultivation before the late Iron Age/Roman period, suggesting a bleak, rather wet, possibly quite hostile, landscape. Presumably the wetland resource was extensively exploited at all periods and the persistence of evidence for clearance without significant cereal cultivation might suggest a general reliance on a shifting pastoralist regime, including sheep (Huckerby 1992, 16), until a relatively late date; it was likely to have been transhumant since, although wetland edges can provide excellent summer grazing, in the winter livestock would be at risk in the treacherous conditions.

- 3.2.4 Further to the north across the River Wyre there is evidence for a prehistoric trackway, Kate's Pad (Middleton 1992), suggesting that in the Fylde, as elsewhere, prehistoric groups travelled relatively freely through wetland areas. Such a trackway may have existed closer to the study area, in the form of Dane's Pad, although successive attempts to confirm or discredit this trackway have led to some confusion.
- 3.2.5 The later prehistoric period in this region appears to have been one of marked climatic and environmental decline closely associated with two episodes of marine transgression (Lytham VIII and IX, Tooley 1980), during which sea levels rose significantly. Although to a degree cancelled by isostatic recovery, Tooley has suggested that during the Roman period the Mean High Water Mark at Lytham rose by +4.5m, approximately 1m higher than present Mean High Water Spring Tides (Tooley 1980, 74-86). Such a rise must have significantly altered the aspect of such a low-lying area.
- 3.2.6 The climatic deterioration towards the end of the Bronze Age seems to have led to a significant reduction in the density of settlement and thus the potential for the generation of wealth amongst remaining groups in the region. Iron Age sites and even chance finds in north Lancashire are, indeed, conspicuous by their absence, although palaeoenvironmental investigations clearly indicate land clearance and the beginnings of cereal cultivation on the Fylde during this period (Hazelgrove 1996).
- 3.2.7 **Roman Period:** there are no known sites or finds dated to the Roman period within the area of proposed development or the surrounding study area; however, the site is within the environs of a number of important military installations of the period, notably the Roman fort at Kirkham, c8km to the west and the apparently industrial site at Walton-le-Dale, c10km to the south of the study area. Kirkham fort was physically linked (by road and river) with Walton-le-Dale (Howard-Davis *et al* forthcoming) and the cavalry fort at Ribchester (Buxton and Howard-Davis 2000). An east/west road, which ran between Kirkham and Ribchester, appears to have extended further to the elusive *Portus Setantiorum* in the west, which is mentioned by Ptolemy (Berggren and Jones 2000, *Geographia* II, 3, 2), and some believe that it lay on the lower reaches of the Wyre, somewhere near Fleetwood (Dixon 1949). The road, known as 'Danes Pad', is marked on the OS 1st edn 6" map of 1848 as being close to the Lancaster canal, c1.1km to the south of the study area. Margary describes the course of the road (No. 703) as having been ascertained as far west as the Lancaster Canal, although it was no

longer visible in the fields (Margary 1967, 374-5). Evidence from Ribchester in fact suggests that activity at the two forts may have been closely related. When the road from Kirkham to Ribchester fell out of use, apparently in the later second century (when the fort at Kirkham was abandoned), the extramural buildings which had grown up alongside the road at Ribchester fell into swift decline, as if their existence had been reliant on trade or communication between the two forts. Such a suggestion is of interest in that it seems to indicate that the road, rather than the river upon which they both stood, was, at least in the first and second centuries, the more important transport route.

- 3.2.8 A second Roman road, which ran from Lancaster in the north and Walton-le-Dale in the south, lies c3km to the east of the area of proposed development. Both roads would have served as major lines of communication and transportation and are likely have attracted settlement and other activity in the vicinity.
- 3.2.9 **Early Medieval Period (AD 410-1066):** there are no known sites or finds dated to the early medieval period within the area of proposed development or surrounding study area. According to the Domesday survey of 1086, the area in which the study area is located had belonged to the lands of Preston in Amounderness and to Earl Tostig in 1065 (Morgan 1986; Faull and Stinson 1986). Domesday Book makes no mention of a manor (estate) at Cottam, although place-name evidence suggests that there may have been a settlement in the area: the Old English *Cot*, *Cote* or *Coats* means ‘small house’, ‘cottage’ or ‘dwelling’ (Ekwall 1922, 9; Sephton 1913, 31). The exact location of any such settlement is not known.
- 3.2.10 **Later Medieval Period (AD1066 - 1550):** the main foci of settlement during the later medieval period was possibly located c500m to the west of the proposed development, in the area of Salisbury House and Cottam Lodge, in an area that has up to recently been referred to as ‘Cottam Green’ (O’Hanlon 1985, 4). Cottam, whilst now a satellite suburb of Preston, was once an independent village to the west of Preston and on the edge of the Fylde. Ridge and furrow (the earthwork remains of presumably medieval arable cultivation in which the plough caused a characteristic corrugation of the soil) has been noted in fields to the south and west of the possible settlement centre (O’Hanlon 1985, 4). Such earthworks would have typically been located in the immediate outskirts of such a settlement.
- 3.2.11 Cottam is a township on the western side of the parish of Preston. Preston was, by the time of the Norman conquest (1066), within the lordship of Amounderness, once held by Earl Tostig, but was granted to Roger of Poitou, who created a borough there on which the privileges of a guild merchant were conferred in 1179 (Farrer and Brownbill 1912, 72).
- 3.2.12 Cottam is first mentioned in 1177-82 when Arthur of Ashton granted land in ‘..*Cotum and the land next the Fulesiche*’ to Richard son of Uctred (Farrer and Brownbill 1912, 134-5). The Tithe Map (Fig 4) marks a north/south brook named ‘Foulsyke’ immediately south of the area of proposed development (Site 15), the name of which would appear to be derived from *Fulesiche*. It would therefore appear that the area of proposed development was included in this grant of land. Cottam is mentioned at various times throughout the thirteenth century and with a variety of spellings - as *Cotum* in 1227/1230, as *Cottun* in 1258, and *Coton* in 1280 (Farrer and Brownbill 1912, 129).

3.2.13 At the end of the thirteenth century the manor (estate) of Cottam fell into the possession of Henry de Haydock and it remained in the family until the early part of the eighteenth century. The early history of the family is obscure (Farrer and Brownbill 1912, 129). In the early fourteenth century, John de Haydock was granted licence for an oratory ‘*in his manor house at Cottom*’, by the Archdeacon of Richmond (Farrer and Brownbill 1912, 134), and this provides us with the first specific reference to a manor house here (Barker 1913, quoted in O’Hanlon 1985, 6). Joseph Gillow, writing in the 1880s, describes the original house:

*‘...one of those quaint mansions...a fine remnant of the half-timbered houses of the 14th century...the banqueting hall was a spacious apartment...A moat surrounded the mansion, which was approached through an extensive an well-wooded park by a long avenue from the Tagg on the eastern side [(Site 14)], and a shorter drive from Woodplumpton on the north. When the building was removed in the early part of this [the nineteenth] century, and a farmhouse erected to the south-west, a secret hiding place was revealed adjoining the ancient domestic chapel and in it were found a few articles of altar furniture and a skeleton... the moated and semi-fortified manor house of Cottam’* (Gillow 1888, 5-6, quoted in O’Hanlon 1985, 13).

3.2.14 The earliest maps consulted, the tithe map of 1838 and the OS 1st Edition 6” map of 1848 (Figs 4 and 5), both show the earlier building to the north/north-east of the existing house, outside the area of proposed development (Site 1). A conjectured reconstruction has been produced for the form of the building based upon plan on the tithe (Plate 1) by O’Hanlan (1985). The present Cottam Hall is an entirely modern house built of stone in the Tudor style with a number of modern outbuildings, also located immediately outside the area of proposed development (Plate 2). The former position of the domestic chapel mentioned by Gillow is not known.

3.2.15 It is possible that the area of proposed development might have been used for arable cultivation throughout this period. A former owner of the farm, Mr Cummings, has described how, in the 1950s, he had ploughed out ‘hummocks’ in the field. These are believed to have been the remains of ridge and furrow earthworks (Site 18) (O’Hanlon 1985, 19).

3.2.16 The exact location of the moat referred to by Gillow (Site 2) is uncertain, and no trace of a possible moat was noted on the OA North site visit (see *Section 4*). Cartographic evidence might provide a clue to the possible position of the moat; the earliest detailed map that shows the area of proposed development is the Cottam tithe map dated to 1838 (Fig 4). The map shows Cottam Hall on the site of the present building, immediately outside the area of proposed development. The boundary of the messuage (the land around the immediate vicinity of the building) is marked as a dashed line on its southern and eastern sides. This boundary survives as a field boundary today and forms the boundary of the area of proposed development; the boundary is shown on the OS 1st Edition and 2nd Edition 6” maps of 1848 (Fig 5) and 1895 (Fig 6) as a solid line with trees. It is possible, although this is by no means certain, that this boundary originally followed close to the line of the southern and eastern moat arms. The OS 1st Edition 25” map (1895) shows a pond at the western edge of the study area (within the area of proposed development) just south of the southern Cottam Hall boundary (Site 24); this might represent the remains of the moat. The pond is not shown on later maps and no remains of the pond were noted on the site visit.

- 3.2.17 Attempts have been made to locate the moat that surrounded Old Cottam Hall (O'Hanlon 1985) which would appear to suggest that the moat probably approximately followed the field boundaries that currently enclose the existing Cottam Hall, as suggested above, based on observations made in the field and from air photographs, although the text is a little unclear (O'Hanlon 1985, 14 and fig 8). O'Hanlon apparently describes the south-eastern corner of the boundary as a clear earthwork bank. No remains of such a bank were noted on the site visit, and again, it is difficult to determine exactly to which field boundary corner the writer refers.
- 3.2.18 Observations of the area of proposed development made on a site visit carried out in 1993 by a local enthusiast, Mr Welsh, are also a little unclear. In a letter to the SMR, he wrote:
- 'I have also had a peripheral look at the field immediately east [of Cottam Hall]. This is situated at the north end of a flat topped ridge which rises northwards, and is elevated above the supposed moat site. Indeed the east side of the moat has been suggested to be the hedgerow bounding the field, but in that case the moat interior would be lower than the ground to the east. The field is bounded on three sides by quite wide and deep ditches and on the south side a shallow suggestion of an infilled ditch extending west of a pond with arms, at the south-east angle. The north ditch is on the north side of the lane/right of way. In the north-west angle about a quarter of the area is defined by a shallow ditch with rounded south-east angle'* (Mr T Welsh, letter to the SMR dated 2/1/93: SMR entry 15254).
- 3.2.19 Mr Welsh would appear to be suggesting that the field boundaries surrounding the area of proposed development - not the field boundaries enclosing the Cottam Hall messuage - define the position of the moat. This interpretation is unlikely, as it would suggest an unusually large moated enclosure encompassing the whole proposed development site. A note on the letter by the SMR Officer suggests that the interpretations of Mr Welsh should be '*viewed with caution*'.
- 3.2.20 To summarise, although it is unclear exactly where the moat referred to by Gillow was the most likely position relates to the messuage boundaries enclosing Cottam Hall, as shown on historic maps from 1838, which are extant today and in part are within the north-western corner of the proposed development. Although no traces of a moat were noted on the site visit, it is possible that the moat had been infilled and that below ground remains survive. The area of the proposed development would itself appear to have been used for arable cultivation in this period.
- 3.2.21 ***Post-Medieval Period (AD1550 - present):*** the village of Cottam and the surrounding area has developed only very gradually since its early origins, and until the very recent past the settlement was based almost exclusively on an agricultural economy. The village does not appear to have been influenced by the rapid expansion of Preston, which took place in the early part of the nineteenth century as a result of industrial mechanisation within the textile industry. The population of Cottam has only recently begun to increase significantly, mainly as a result of the development of the New Towns. This is effectively illustrated by the two map bases used as part of the present assessment, Figure 2 using the OS 1:10,000 base compiled in the late seventies and Figure 3 using a modern digital map base; the latter shows extensive development not shown on the earlier map base.

- 3.2.22 The earliest detailed map that shows the area of the proposed development is the Cottam Tithe Map dated to 1838 (LCRO DRB1/123) (Fig 4). The map shows Cottam Hall on the site of the present building, immediately outside the area of proposed development (Site 1), and the development is shown as a field without buildings, bounded by a lane to the west and south, with a large pond immediately outside the south-eastern corner of the site (still extant). The Tithe Apportionment names the field 'Great Intack' and the neighbouring field to the east is named 'Little Intack'. Intack means 'land taken in and enclosed' (Field 1972, 114).
- 3.2.23 The OS 1st Edition 6" map of 1848 (Fig 5) shows the earlier Cottam Hall and surrounding fields in more detail; it shows the area of proposed development as a field enclosed by field boundaries which survive today. No buildings are shown within the site, although the OS 25" map shows a pond against its western edge, which may represent the remains of the medieval moat (Site 24). The OS map of 1848 (Fig 5) shows two possible approaches to the Hall, which may represent the 'long avenue' described by Gillow in the 1880s (*Section 3.2.12*) as providing the eastern approach to the manor house from Tag House (Site 14). The map shows a footpath/lane along the line of the existing Miller Lane and also along a parallel line immediately to the north of it. Both possible avenues lie outside the area of proposed development. The map provides no clue as to where the boundaries of the park mentioned by Gillow lay, but presumably the park would have centred on the house and the proposed development, so close to the manor house, would suggest that it probably lay well within the centre of the park. The reference to the park being 'well-wooded' (not indicated on the OS map) suggests a change in land use of the study area in the post-medieval period, from one of arable cultivation, as suggested by the ridge and furrow earthworks noted in the 1950s (*Section 6.1*).
- 3.2.24 The original farmhouse was demolished some time between 1848 and 1895, as the OS 2nd Edition 6" map (1895) (Fig 6) shows a new square-shaped building on the site of the old Cottam Hall. The map, along with subsequent OS maps up to the present day, show no change within the area of proposed development, although by 1895 the pond against the western edge of the Site (Site 24) has disappeared.
- 3.2.25 A variety of Civil War musket balls and clay pipes have been found within the area of proposed development from time to time in the past (Site 19), possibly suggesting the site of a skirmish (O'Hanlon 1985, 19). Other skirmishes took place in the region notably at the bridge at Walton-le-Dale, which was the site of a major skirmish between Parliamentary troops, led by Cromwell, and the Royalist army of the Duke of Hamilton (Farrer and Brownbill 1912, 76). Local tradition associates the large oak tree at the northern boundary of the field with the capture of a recusant priest in penal times (O'Hanlon 1985, 19). The tree is protected by a Tree Preservation Order.

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## 4. SITE VISIT

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### 4.1 SURVEY RESULTS

- 4.1.1 A site visit was carried out on 9th May 2003. This took the form of a rapid walk-over survey in order to provide further information on the archaeological potential of the site and information on topography, current land use and to identify areas of possible former ground disturbance.
- 4.1.2 **Topographic Context:** the area of proposed development is low lying and generally flat although the ground drops away slightly on the west side to a stream. The field has been used as improved grazing pasture and is currently covered in light to moderately dense grass species up to 0.5m high in places. The general area around the field has been heavily landscaped within the last few years as new development has encroached into the countryside. The field is bounded on all sides by asphalt footpaths where the old lanes have become disused.
- 4.1.3 On the north and south sides of the field (the northern and southern boundaries of the site), the boundaries have recently been replaced by new hedging. On the west side of the field (the western boundary of the study area) is a well-developed hedge that has partially grown out into trees, bounded to the west by a steep-sided ditch up to 2m wide and deep with a stream at the bottom. On the east side of the field are the partial remains of a hawthorn hedge that has grown out into scrubby trees and undergrowth around the pond (immediately outside the area of proposed development).
- 4.1.4 **Archaeological Features:** no obvious evidence for the possible moat (Sites 2 and 24) was noted within the area of proposed development. The site visit did, however, identify three previously unrecorded features of possible archaeological interest within the area of proposed development (Sites 20-22: see Figs 2 and 3). These are the remains of shallow, ephemeral in-filled ditches, distinguished by the tall grasses within them.
- 4.1.5 **Site 20:** this comprised a linear ditch up to 4m wide by 0.3m deep running between the pond in the east (outside the site) and the extant relict hedge and ditch running into the field. The feature is probably the remains of a ploughed out field boundary connected to the corner of the relict field boundary. It has already been cut to the west of the pond, presumably for drainage (Plate 3).
- 4.1.6 **Site 21:** the remains of two irregular shallow ditches were identified, variably up to 3m wide by 0.2m deep. One ditch is linear and runs almost parallel to Site 20 towards the pond in the east from part way up the relict field boundary. The second ditch splits from this a short distance from the relict boundary and curves sinuously to the north-east up to the ancient oak on the north boundary hedge. The ground to the north of the site is raised slightly although it is uncertain whether this could be the ephemeral remains of a possible moat. The ditches do not run to the west of the relict field boundary, suggesting that they are part of the field enclosure process connected to it. However, the small paddock directly to the east of the farm has been heavily improved and no evidence of archaeological features were seen within it.

- 4.1.7 **Site 22:** this is a shallow ditch, which is c3.5m - 4m wide by 0.2m deep and runs roughly north from the hedge along the southern boundary of the study area and curves to the north-east to meet the ditch, Site 20, at a right angle. Due to dense grass cover, it was not possible to determine whether the ditch continued across Site 20 to run further north.

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## 5. ARCHAEOLOGICAL POTENTIAL

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### 5.1 KNOWN SITES

5.1.1 The area of proposed development contains seven known sites and finds:

- the possible remains of the southern and eastern arms of a medieval moat (Sites 2 and 24). The exact position of the possible moat is uncertain, but it may lie along, or in the vicinity of, the existing field boundaries to the east and south of Cottam Hall (the boundaries at the north-eastern corner of the area of proposed development). Evidence of a moat would add to our knowledge of the Cottam Hall medieval manor house and would potentially be of regional importance;
- the site of ridge and furrow earthworks ploughed out in the 1950s (Site 18). It is unknown as to the date of the ridge and furrow, and while some areas of such features can be the relict remains of medieval ploughing, the area was shown on the tithe map as being under arable use from the tithe apportionment (LCRO DRB1/123) (Fig 4) which may suggest that it is more likely to have post-medieval origins. It is possible that below ground remains of the furrow survives, and, while such remains would be of only limited archaeological interest, they would provide an indication as to the date of the last episode of ridge and furrow cultivation;
- low earthworks noted on an air photograph taken in 1988 (Site 6). The nature, date and significance of the earthworks is uncertain, considering that the study area was apparently ploughed flat in the 1950s (*Section 6.1*);
- the earthwork remains of four former field boundaries noted on the site visit (Sites 20-22), which were identified by the walk-over survey. The boundaries are not shown on historic maps, the earliest map consulted being dated to 1838. The boundaries are of probable post-medieval (possibly later medieval) date, and as such are likely to be of limited local interest.
- the findspot of Civil War musket shot and clay pipes (Site 19) may indicate the site of a possible skirmish. The significance of these finds is uncertain.
- the site of a pond shown on the OS 1st Edition 25" map of 1895 (Site 24). The pond is not shown on later maps and no traces were noted on the site visit. It is possible that the pond represents the remains of the moat (*Section 3.2.12*) (Site 2).

### 5.2 POSSIBLE ARCHAEOLOGY

5.2.1 It should be noted that no systematic archaeological investigation has been carried out within the study area in the past. It is therefore difficult to predict the archaeological potential of the area of proposed development, in particular for the prehistoric and Roman periods, as the study area contains no sites or finds dated to these periods. A Roman road passes c1.1km to the south of the study area, and it is possible that the road attracted activity in the vicinity.

- 5.2.2 The area of proposed development has an uncertain potential to contain archaeology dated to the early medieval period. Place-name evidence suggests that there may have been an early settlement at Cottam, although the exact location of such a settlement is not known.
- 5.2.3 The area of proposed development has considerable potential to contain archaeology dated to the later medieval period in the form of the possible below ground remains of moat arms surrounding Cottam Hall (Site 2). As common agricultural land, the area outside the moat is unlikely to have been built on.
- 5.2.4 The area of proposed development has a low potential to contain archaeology dated to the post-medieval period. Earliest maps consulted, dating from 1838, show no buildings within the site and it is likely that the site was used for either arable cultivation or rough pasture. Civil War musket balls and clay pipes have been found within the site, although the exact significance of these finds is uncertain.

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## 6. IMPACTS

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### 6.1 PAST IMPACTS

- 6.1.1 Ploughing is known to have been carried out across the development area during the 1950s (O'Hanlon 1985, 19) and possibly also at other times. Such activity is likely to have disturbed the ground to a depth of c0.2 - 0.3m below ground level (and possibly deeper in areas where potatoes were once grown) and this may have removed some of the upper levels of archaeological features. Ploughing has apparently removed traces of ridge and furrow in the field (*op cit*, 19).
- 6.1.2 A sewer, or sewers, has been constructed through the study area within the last 20 years (David Scott of TEP, letter to OA North dated 5/03/03). The topographic survey (WS Atkins 2003) marks the location of a sewer manhole cover in the central/west part of the site, but the exact position of the line of the sewer(s) and its depth is not known. The construction of the sewer is likely to have removed any archaeological deposits within the trench footprint.
- 6.1.3 Other than the aforementioned impacts, the area of proposed development appears to have remained undeveloped during at least the last 160 years. For this reason there is a reasonable potential for archaeological deposits surviving within the extent of the development area.

### 6.2 IMPACT OF THE PROPOSED DEVELOPMENT

- 6.2.1 The proposed development comprises a new school and residential care home. The details of the development, such as building layout, foundation type, the location of services and landscaping were not known at the time of writing, and consequently this report does not provide a detailed discussion of the archaeological impacts.
- 6.2.2 It should be noted that any development has the potential to have an impact upon archaeology where topsoil is removed prior to construction. The removal of topsoil would expose any archaeology that may be present immediately beneath the topsoil, cut into the underlying geology. Subsequent movement of vehicles and plant across areas stripped of topsoil would impact the archaeology through rutting and compaction. In addition, it is possible that topsoil removal without archaeological supervision might result in overstripping, which would have an impact upon any archaeological deposits beneath the topsoil, or understripping, where archaeological features are concealed beneath a thin layer of topsoil but are exposed and unprotected from subsequent movement of vehicles and plant.
- 6.2.3 Topsoil stripping is therefore likely to have an impact upon the seven known sites (Sites 2, 6, 18, 20-22, and 24) and one known findspot (Site 19) described in *Section 5.1* above, in addition to any previously unrecorded archaeology. These sites may be further affected by construction works for foundations, landscaping etc, the details of which are not currently known.

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## 7. CONCLUSIONS

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### 7.1 CONCLUSIONS

- 7.1.1 This archaeological desk-based assessment has identified seven known sites and one known findspot within the area of proposed development. These comprise the below ground remains of a possible medieval moat described in the 1880s in the north-east corner of the site (Site 2), low earthworks visible on air photographs in the centre of the site (Site 6), the possible below ground remains of medieval ridge and furrow earthworks (Site 18), the earthwork remains of former field boundary ditches pre-dating 1838 (Sites 20-22), the site of a pit shown in 1848 but which may represent the remains of the moat (Site 24), and the findspot of numerous musket balls and clay pipes believed to indicate the possible site of a Civil War skirmish (Site 19).
- 7.1.2 It should be noted that almost no archaeological investigation has been carried out in the area, and current understanding of the archaeological potential for the area is therefore limited. Based on the results of this desk-based study, in addition to the known sites discussed above, the area of proposed development has an uncertain potential to contain archaeology dated to the prehistoric to early medieval periods. There is a moderate to high potential for later medieval archaeology (*Section 7.1.1*), and also for post-medieval agricultural features.
- 7.1.3 The area of proposed development has been used for agricultural purposes for the last 160 years and possibly from the early medieval period, but has seen no recent built development other than the recent construction of a sewer across the site. Other than ploughing in the mid twentieth century, which may have damaged the upper horizons of archaeological features, any archaeology within the study area, in particular deep-cut features such as pits and ditches, is likely to have remained relatively intact.
- 7.1.4 While the details of the proposed development, comprising the construction of a school and residential care home, were not known at the time of writing, it is assumed that topsoil will be stripped across the whole site prior to development, which will have an impact upon all known sites and in addition may have an impact upon previously unrecorded archaeology.
- 7.1.5 It is possible that Lancashire County Council's Planning Archaeologist will require further evaluation of the area of proposed development prior to granting planning consent. The principal objective of the need to evaluate further the area of proposed development would be to reduce the risk of encountering unanticipated archaeological deposits during the construction process. The aims of the initial investigations would be to determine, as far as is reasonably practicable, the location, extent, date, character, condition, significance and quality of any surviving archaeological remains liable to be threatened by the proposed development. An adequate representative sample of all areas where archaeological remains are potentially threatened should be studied, and attention should be given to site remains of all periods. The specific details of any further evaluation and/or mitigation would need to be discussed and agreed with LCAS prior to commencement of any such work.

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**APPENDIX 1**  
**PROJECT DESIGN**

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**Oxford  
Archaeology  
North**

**March 2003**

**COTTAM HALL RESIDENTIAL AREA SITE T  
CENTRAL LANCASHIRE**

**ARCHAEOLOGICAL ASSESSMENT**

***Proposals***

*The following project design is offered in response to a request from David Scott of The Environment Partnership for an archaeological assessment at Cottam Hall, Central Lancashire.*

## 1. INTRODUCTION

### 1.1 CIRCUMSTANCES OF PROJECT

1.1.1 Oxford Archaeology (North) has been invited by David Scott of The Environment Partnership to submit a project design and costs for an archaeological assessment of a proposed development site at Cottam Hall, Preston, in Central Lancashire. The archaeological work is in accordance with the requirements of the Lancashire County Council Planning Department and Planning Policy Guidance Note 16; the project design has been prepared in accordance with a verbal brief by the Lancashire County Archaeological Service and from the client. The study is required to assess the archaeological and historical importance of the area which will be subject to a residential development.

### 1.2 OXFORD ARCHAEOLOGY (NORTH)

1.2.1 Oxford Archaeology North (OA North) (formerly Lancaster University Archaeological Unit) has considerable experience of the evaluation and assessment of sites of all periods, having undertaken a great number of small and large scale projects during the past 20 years. Evaluations and assessments have taken place within the planning process, to fulfil the requirements of clients and planning authorities, to very rigorous timetables. OA North has undertaken numerous archaeological assessments and studies within the Central Lancashire region and has recently undertaken a major study and conservation programme at Clayton Hall for The Environment Partnership and English Partnerships.

1.2.2 OA North has the professional expertise and resource to undertake the project detailed below to a high level of quality and efficiency. OA North and all its members of staff operate subject to the Institute of Field Archaeologists (IFA) Code of Conduct, and OA North is a registered organisation with the IFA (No 17).

## 2. OBJECTIVES

2.1 The following programme has been designed in accordance with a verbal brief by Peter McCrone of Lancashire County Archaeological Service to provide an accurate archaeological assessment of the designated area, within its broader context. The principal purpose of the assessment is to collate information about the archaeology of the site and its environs. This will enable an assessment of the significance of the identified archaeological resource. The required stages to achieve these ends are as follows:

### 2.2 *Desk Top Survey*

To accrue an organised body of data to inform the planning brief. It requires an assessment of the archaeological and landscape resource, including an appraisal of the County Sites and Monuments Record (SMR), and the Lancashire Historic Landscape Characterisation (HLC).

### 2.3 *Identification Survey*

An identification survey to record the character of any extant earthworks within the study area and provide an assessment of the archaeological significance of the earthwork remains. If any fields have been ploughed they will be subject to an artefact survey to identify evidence of lithic or ceramic assemblages indicative of early activity.

### 2.4 *Assessment Report*

A written assessment report will assess the significance of the data generated by this programme within a local and regional context. It will advise on the impact on the resource of the anticipated development within the site, and will identify both opportunities and constraints for/of the sites development.

## 3. METHODS STATEMENT

- 3.1 The following work programme is submitted in line with the stages and objectives of the archaeological work summarised above. The defined programme provides for both a documentary study and a field identification survey of the study area.
- 3.2 DESK- BASED STUDY**
- 3.2.1 The following will be undertaken as appropriate, depending on the availability of source material. The level of such work will be dictated by the timescale of the project.
- 3.2.2 **Documentary and Cartographic Material:** this work will rapidly address the full range of potential sources of information. It will include an appraisal of the Lancashire Sites and Monuments Record, as well as appropriate sections of County histories, early maps, and such primary documentation (tithe and estate plans etc.) as may be reasonably available. Particular emphasis will be upon the early cartographic evidence which has the potential to inform the post-medieval occupation and land-use of the area. Any photographic material lodged in the County Sites and Monuments Record or County record Office will also be studied. Published documentary sources will also be examined and assessed. The study will examine place and field name evidence for the site and its environs. The Lancashire Historic Landscape Characterisation dataset will be consulted in the course of the visit to the SMR, and copies of the relevant mapping will be obtained. This work will involve visits and or correspondence searches of the following repositories: Lancashire Sites and Monuments Record, Lancashire County Record Office, Preston, Lancaster University Library and the OA North library.
- 3.2.3 **Aerial Photography:** a brief survey of the extant air photographic cover will be undertaken. Lancashire Sites and Monuments Record will be consulted for aerial photography and the study will entail liaison with the Royal Commission on the Historical Monuments (England) (NMR), although, within the timescale available, it is unlikely that prints will be forthcoming from this body for inclusion in this report.
- 3.2.4 **Physical Environment:** a rapid desk-based compilation of geological (both solid and drift), pedological, topographical and palaeoenvironmental information will be undertaken. It will be based on published geological mapping and any local geological surveys in the possession of the county council or the client. This will not only set the archaeological features in context but also serves to provide predictive data, that will increase the efficiency of the field inspection.
- 3.3 IDENTIFICATION SURVEY**
- 3.3.1 **Access:** liaison for basic site access will be undertaken through The Environment Partnership.
- 3.3.2 It is proposed to undertake an OA North 'level 1' survey (*Appendix 1*) of the study area. This is a rapid survey undertaken alongside a desk top study as part of a site assessment. It is an initial site inspection intended to identify the extant archaeological resource. It represents the minimum standard of record and is appropriate to exploratory survey aimed at the discovery of previously unrecorded sites. Its aim is to record the existence, location and extent of any such site. The emphasis for the recording is on the written description which will record type and period and would not normally exceed *c*50 words. The extent of a site is defined for sites or features greater than 50m in size and smaller sites are shown with a cross. The reconnaissance will be undertaken in a systematic fashion, walking on approximately 30m wide transects, within the extent of the defined study area.
- 3.3.3 If any of the fields are ploughed at the time of the survey then an artefact survey will be undertaken to examine the potential for artefact scatters. The artefact survey will involve walking along an average of 12m wide transects, which corresponds with the average width of plough 'tram lines' and this will identify the exposed artefacts, although only pre-nineteenth century material will be collected. Isolated artefacts will be individually bagged and allocated a unique record number; however, clearly defined artefact scatters will be collectively bagged and numbered. Analysis of the artefacts will be undertaken by in-house lithics specialists.
- 3.3.4 It is proposed to use a Global Positioning System (GPS) techniques to locate and record the features and artefact sites. GPS instrumentation uses electronic distance measurement along radio frequencies to satellites to enable a positional fix in latitude and longitude which can be converted mathematically to Ordnance Survey National Grid. The use of GPS techniques has proved to be an essential and extremely cost effective means of locating monuments, and can achieve accuracies of better than +/- 1m. A photographic record will be undertaken simultaneously.

- 3.3.5 An early surface inspection such as this is highly recommended, as such work can frequently double the amount of archaeological information for an area. This fieldwork will result in the production of plans at a scale of 1: 2500 or any other appropriate scale required, recording the location of each of the sites listed in the gazetteer. All archaeological information collected in the course of field inspection will be recorded in standardised form, and will include accurate national grid references. This will form the basis of a gazetteer, to be submitted as part of the report.
- 3.3.6 OA North provides a Health and Safety Statement for all projects and maintains a Unit Safety policy. All site procedures are in accordance with the guidance set out in the Health and Safety Manual compiled by the Standing Conference of Archaeological Unit Managers (1997) and risk assessments are implemented for all projects.

### 3.4 ASSESSMENT REPORT

- 3.4.1 **Archive:** the results of Stage 3.2 and 3.3 will form the basis of a full archive to professional standards, in accordance with current English Heritage guidelines (*The Management of Archaeological Projects, 2nd edition, 1991*). The project archive represents the collation and indexing of all the data and material gathered during the course of the project. It will include summary processing and analysis of any features and finds recovered during fieldwork. The deposition of a properly ordered and indexed project archive in an appropriate repository is considered an essential and integral element of all archaeological projects by the IFA in that organisation's code of conduct.
- 3.4.2 This archive can be provided in the English Heritage Central for Archaeology format, both as a printed document and on computer disks as ASCii files (as appropriate), and a synthesis (in the form of the index to the archive and the report) will be deposited with the National Monuments Record (RCHM(E)), as appropriate. OA North practice is to deposit the original record archive of projects (paper, magnetic, and plastic media) with the Lancashire Record Office.
- 3.4.3 **Collation of data:** the data generated by 3.2 (above) will be collated and analysed in order to provide an assessment of the nature and significance of the known surface and subsurface remains within the designated area. It will also serve as a guide to the archaeological potential of the area to be investigated, and the basis for the formulation of any detailed field programme and associated sampling strategy, should these be required in the future.
- 3.4.4 **Assessment Report:** one bound and one unbound copy of the report will be submitted to the Client, and a further copy submitted to the Lancashire Sites and Monuments Record. The final report, following completion of the identification survey, will include a copy of this project design, and indications of any agreed departure from that design. It will present, summarise, and interpret the results of the programme detailed above and will include a full index of archaeological features identified in the course of the project, together with appropriate illustrations, including maps and gazetteers of known or suspected sites identified within or immediately adjacent to the study area. It will also include a complete bibliography of sources from which the data has been derived, and a list of further sources identified during the programme of work, but not examined in detail. It will include a copy of the project design. It will provide an assessment of past and present land use.
- 3.4.5 The report will identify areas of defined archaeology, an assessment and statement of the actual and potential archaeological significance of any features within the broader context of regional and national archaeological priorities will be made. Illustrative material will include a location map for the identified resource.
- 3.4.6 **Proposals:** the report will make a clear statement of the impact of the development upon the identified archaeological resource. It will identify both the opportunities and the constraints for the development and will make recommendations for the management, mitigation and evaluation of the identified resource.
- 3.4.7 **Confidentiality:** the assessment report is designed as a document for the specific use of the client, for the particular purpose as defined in the project brief and this project design, and should be treated as such; they are not suitable for publication as an academic report, or otherwise, without amendment or revision. Any requirement to revise or reorder the material for submission or presentation to third parties beyond the project brief and project design, or for any other explicit purpose, can be fulfilled, but will require separate discussion and funding.

#### 4. WORK TIMETABLE

4.1 It is envisaged that the various stages of the project outlined above would follow on consecutively, where appropriate. The phases of work would comprise:

*i Desk-Based Assessment*

5 days (on site)

*ii Identification Survey*

1 day (on site)

*iii Assessment Report*

6 days (desk-based).

4.2 OA North can execute projects at very short notice once an agreement has been signed with the client. The desk-based study is scheduled for completion within three weeks from the completion of the field work.

4.3 The project will be under the project management of **Jamie Quartermaine, BA Surv Dip MIFA** (OA North Project Manager) to whom all correspondence should be addressed. All Unit staff are experienced, qualified archaeologists, each with several years professional expertise.

## APPENDIX 2

### GAZETTEER OF SITES

FIGURES 2 AND 3 SHOW THE LOCATION OF KNOWN SITES

Site number	<b>1</b>
Site name	Cottam Hall
NGR	SD 50440 32250
Site type	Site of medieval manor house
Period	Later medieval
SMR No	1686
Source	SMR; O' Hanlon 1985
Description	The site of the medieval manor house of Cottam Hall. The property included a domestic chapel.
Assessment	Immediately outside area of proposed development.
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Site number	<b>2</b>
Site name	East of Cottam Hall
NGR	SD 5048 32280
Site type	Possible moat arm
Period	Later medieval
SMR No	15254
Source	SMR; O' Hanlon 1985
Description	The earthwork of a possible moat surrounding Cottam Hall. It was noted by O' Hanlon (1985) and on a site visit in 1993 (SMR).
Assessment	Outside the area of the proposed development.
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Site number	<b>3</b>
Site name	Old Clay Pit, 39-45 The Gables, Valentines Meadow
NGR	SD 50366 31998
Site type	Site
Period	Post-medieval
SMR No	22445
Source	SMR; OS 1 <sup>st</sup> edition 25" to 1 mile map (1895)
Description	A post-1848 clay pit, which is no longer extant.
Assessment	Outside the area of the proposed development.
<hr/>	
Site number	<b>4</b>
Site name	Cottam Lodge, 34 Miller Lane
NGR	SD 50000 32353
Site type	Extant building
Period	Post-medieval
SMR No	22360
Source	SMR; OS 1 <sup>st</sup> edition 6" to 1 mile map (1848)
Description	A pre-1848, building shown at this approximate location on the OS first edition 1:10,560 map but not named. It is still extant.
Assessment	Outside the area of the proposed development.
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Site number	<b>5</b>
Site name	Cottam RC Chapel and Chapel House
NGR	SD 50100 32610/SD 50140 32730

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Site type	Extant building
Period	Post-medieval
SMR No	6660
Source	SMR; OS 1 <sup>st</sup> edition 6" to 1 mile map (1848)
Description	A chapel and chapel house shown on the OS first edition 1:10,560 map.
Assessment	Outside the area of the proposed development.

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Site number	<b>6</b>
Site name	Cottam
NGR	SD 505323
Site type	Earthwork
Period	Not known
SMR No	----
Source	Vertical air photograph JAS Film 3688 Frame75 dated 21/05/1988
Description	Low cropmarks of uncertain date noted on an air photograph. No surface features corresponding to these were noted in the course of the walk-over survey.
Assessment	Within the area of the proposed development

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Site number	<b>7</b>
Site name	School, site of present Parish Centre and Nursery School, Sandy Lane
NGR	SD 50140 32729
Site type	Extant building
Period	Post-medieval
SMR No	22345
Source	SMR; OS 1 <sup>st</sup> edition 1:2,500 map (1895)
Description	A school shown on the OS 1st edition 1:2,500 map.
Assessment	Outside the area of the proposed development.

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Site number	<b>8</b>
Site name	Post Office, 91-93 Hoyles Lane
NGR	SD 50229 32672
Site type	Extant building
Period	Post-medieval
SMR No	22346
Source	SMR; OS 1 <sup>st</sup> edition 1:2,500 map (1895)
Description	A post office shown on the OS 1st edition 1:2,500 map.
Assessment	Outside the area of the proposed development.

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Site number	<b>9</b>
Site name	Lodge, 80 Hoyles Lane
NGR	SD 50312 32761
Site type	Extant building
Period	Post-medieval
SMR No	22347
Source	SMR; OS 1 <sup>st</sup> edition 1:2,500 map (1895)
Description	A lodge shown on the OS 1st edition 1:2,500 map.
Assessment	Outside the area of the proposed development.

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Site number	<b>10</b>
Site name	Old Clay Pit, adjacent to The Ancient Oak PH, Merry Trees Lane
NGR	SD 50513 32351
Site type	Site

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Period Post-medieval  
 SMR No 22361  
 Source SMR; OS 1<sup>st</sup> edition 6" to 1 mile map (1848); OS 1<sup>st</sup> edition 1:2,500 map (1895)  
 Description A post-1848 clay pit, which is no longer extant.  
 Assessment Outside the area of the proposed development.

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Site number **11**  
 Site name Burial Ground, rear of 116 Hoyles Lane  
 NGR SD 50082 32635  
 Site type Burial ground  
 Period Post-medieval  
 SMR No 22344  
 Source SMR; OS 1<sup>st</sup> edition 1:2,500 map (1895)  
 Description A burial ground on the OS 1st edition 1:2,500 map.  
 Assessment Outside the area of the proposed development.

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Site number **12**  
 Site name Old Clay Pit, South side of Pool House Lane  
 NGR SD 51084 32447  
 Site type Earthwork  
 Period Post-medieval  
 SMR No 22376  
 Source SMR; OS 1<sup>st</sup> edition 1:2,500 map (1895)  
 Description A post-1848 clay pit, which is still extant.  
 Assessment Outside the area of the proposed development.

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Site number **13**  
 Site name Old Clay Pit, North of roundabout  
 NGR SD 50579 31756  
 Site type Site of clay pit  
 Period Post-medieval  
 SMR No 222362  
 Source SMR; OS 1<sup>st</sup> edition 1:2,500 map (1895)  
 Description A post-1848 clay pit, which is no longer extant.  
 Assessment Outside the area of the proposed development.

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Site number **14**  
 Site name Tag House  
 NGR SD 510 323  
 Site type Site of building  
 Period Post-medieval  
 SMR No ---  
 Source OS 1st edition 6" map (1848)  
 Description The site of Tag House shown on the OS 1st edition 6" map (1848).  
 Assessment Outside the area of the proposed development.

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Site number **15**  
 Site name Foul Syke  
 NGR SD 5046 3210 – 5043 3155  
 Site type Linear feature  
 Period Later medieval  
 SMR No ---

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Source	Tithe map (LCRO DRB1/123 (1838))
Description	The existing brook is shown on the tithe map of 1838 and was probably a property boundary mentioned as <i>Fulesiche</i> in a grant of 1177-82.
Assessment	Immediately outside the area of the proposed development

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Site number	<b>16</b>
Site name	Cottam Hall
NGR	SD 5052 3235
Site type	Findspot
Period	Later medieval
SMR No	---
Source	O'Hanlon 1985
Description	The chance find of a sherd of medieval pottery and a number of large stones described as looking like a pig trough, discovered at this location. The stones were removed in the last century and the site was turned into a fruit garden to the north of the house.
Assessment	Outside the area of the proposed development.

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Site number	<b>17</b>
Site name	Cottam Hall
NGR	SD 5035 3213
Site type	Earthworks
Period	Later medieval
SMR No	---
Source	O'Hanlon 1985
Description	A series of earthworks surveyed in 1981-2. These comprise a series of shallow rectangular pits lying parallel, with their long axes aligned north / south. They were possibly water management features, and have been interpreted as possible fish ponds associated with Cottam Hall manor house.
Assessment	Outside the area of the proposed development.

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Site number	<b>18</b>
Site name	Great Intack
NGR	SD 505 323
Site type	Agricultural feature
Period	Later medieval
SMR No	---
Source	O'Hanlon 1985
Description	The site of possible ridge and furrow earthworks, ploughed out in the 1950s.
Assessment	Within the area of the proposed development but no longer extant.

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Site number	<b>19</b>
Site name	Great Intack
NGR	SD 5046 3217
Site type	Findspot
Period	Post-medieval
SMR No	---
Source	O'Hanlon 1985
Description	Chance finds from 'time to time' of a variety of Civil War musket balls and clay pipes. This possibly marks the site of a skirmish.
Assessment	Within the area of the proposed development.

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Site number	<b>20</b>
Site name	Great Intack
NGR	SD 50474 32234 – SD 50541 32206
Site type	Linear ditch
Period	Not known
SMR No	---
Source	Site visit
Description	A section of filled in ditch running roughly east-north-east / west-south-west between the extant field boundary hedge (with ditch) running into the field in the west and the pond on the east side of the field. The ditch survives as a shallow linear depression approximately 4m wide by up to 0.3m deep. The feature is possibly a denuded field boundary ditch that no longer has an extant hedgerow.
Assessment	Within the area of proposed development.

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Site number	<b>21</b>
Site name	Great Intack
NGR	SD 50477 32242 – SD 50527 32277
Site type	Curvilinear ditch
Period	Not known
Source	Site visit
Description	Two small sections of filled in ditch running east / west from the extant field boundary hedge. The ditch splits in two with one running straight east into the field. The second ditch runs sinuously north-west passing directly to the east of the ancient oak on the north boundary of the field. The ground to the north of the ditches is raised slightly. The ditches are variable in profile along their width but are shallow and up to 3m wide by 0.2m deep.
Assessment	Within the area of proposed development.

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Site number	<b>22</b>
Site name	Great Intack
NGR	SD 50506 32149 – SD 50519 32287
Site type	Linear ditch
Period	Not known
Source	Site visit
Description	A small section of filled in ditch running roughly north to south from the southern boundary hedge and curving slightly to the north-east as it meets ditch, Site 20, at a right-angle. The ditch is shallow, approximately 3.5m-4m wide by up to 0.2m deep. The ditch may cross over into the north of the field, but the ground cover is denser here.
Assessment	Within the area of proposed development.

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Site number	<b>23</b>
Site name	Cottam Hall Lane
NGR	SD 505 322
Site type	Depression / Pond
Period	Not known
SMR No	---
Source	LCRO DRB1/123 (1838); OS 1st Edition 6" map (1848)
Description	A water-filled depression/pond shown on the Tithe map (LCRO DRB1/123 (1838)) and OS 1st Edition 6" map (1848).
Assessment	Within the area of proposed development.

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Site number	<b>24</b>
Site name	Cottam Hall / Great Intake
NGR	SD 5043 3221
Site type	Moat Section / Depression ?

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Period	Medieval ?
SMR No	---
Source	OS 1st Edition 25" map (1893)
Description	A water-filled depression/pond shown on the OS 1st Edition 25" map (1893 reproduction of 6" map of 1848). Adjacent to the pond is an east/west extension of the pond and it is possible that this pond extension represents the remains of a medieval moat around Cottam Hall. It was not shown on later maps and remains were not visible on the site visit.
Assessment	It is within the area of proposed development.

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Site number	<b>25</b>
Site name	Cottam Hall
NGR	SD 5591 3259 – 5595 3252
Site type	Field Boundary
Period	Post-medieval
SMR No	---
Source	(LCRO DRB1/123 (1838); OS 1st Edition 6" map (1848); Site visit
Description	The eastern boundary of Cottam Hall, which potentially corresponds to the line of the former moat as sections of moat have been inferred at its western and northern ends (Sites 2 and 24). The line of boundary was depicted on the tithe map (LCRO DRB1/123 (1838)) and OS 1st Edition 6" map (1848), and was recorded as an earthwork during the field survey.
Assessment	Within the area of proposed development.

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## ILLUSTRATIONS

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Figure 1: Location Map

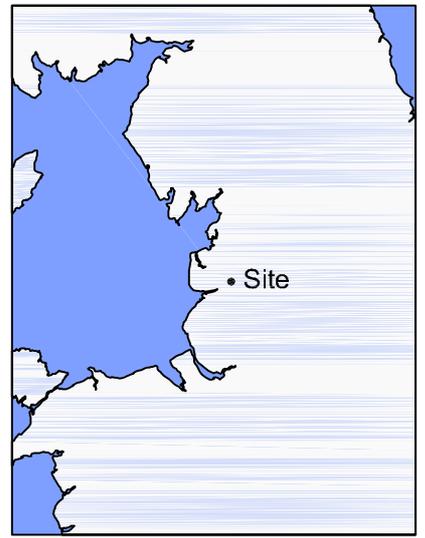
Figure 2: Archaeological Features

Figure 3: Development Area Map

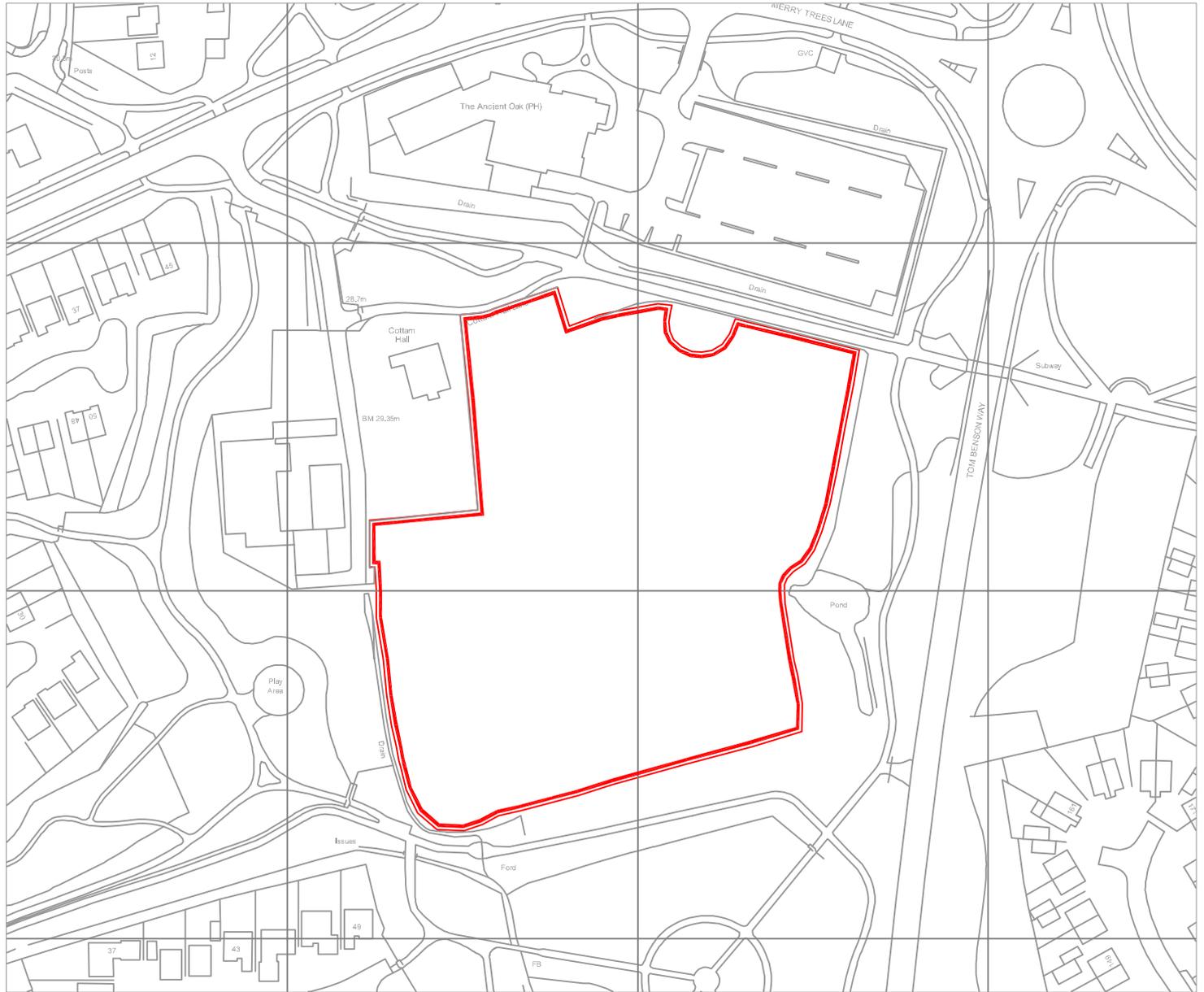
Figure 4: Cottam Tithe Map, with field names (1838)

Figure 5: Ordnance Survey 1st Edition 6" Map (1848)

Figure 6: Ordnance Survey 1<sup>st</sup> Edition 25" Map (1895)



Map at 1:50,000



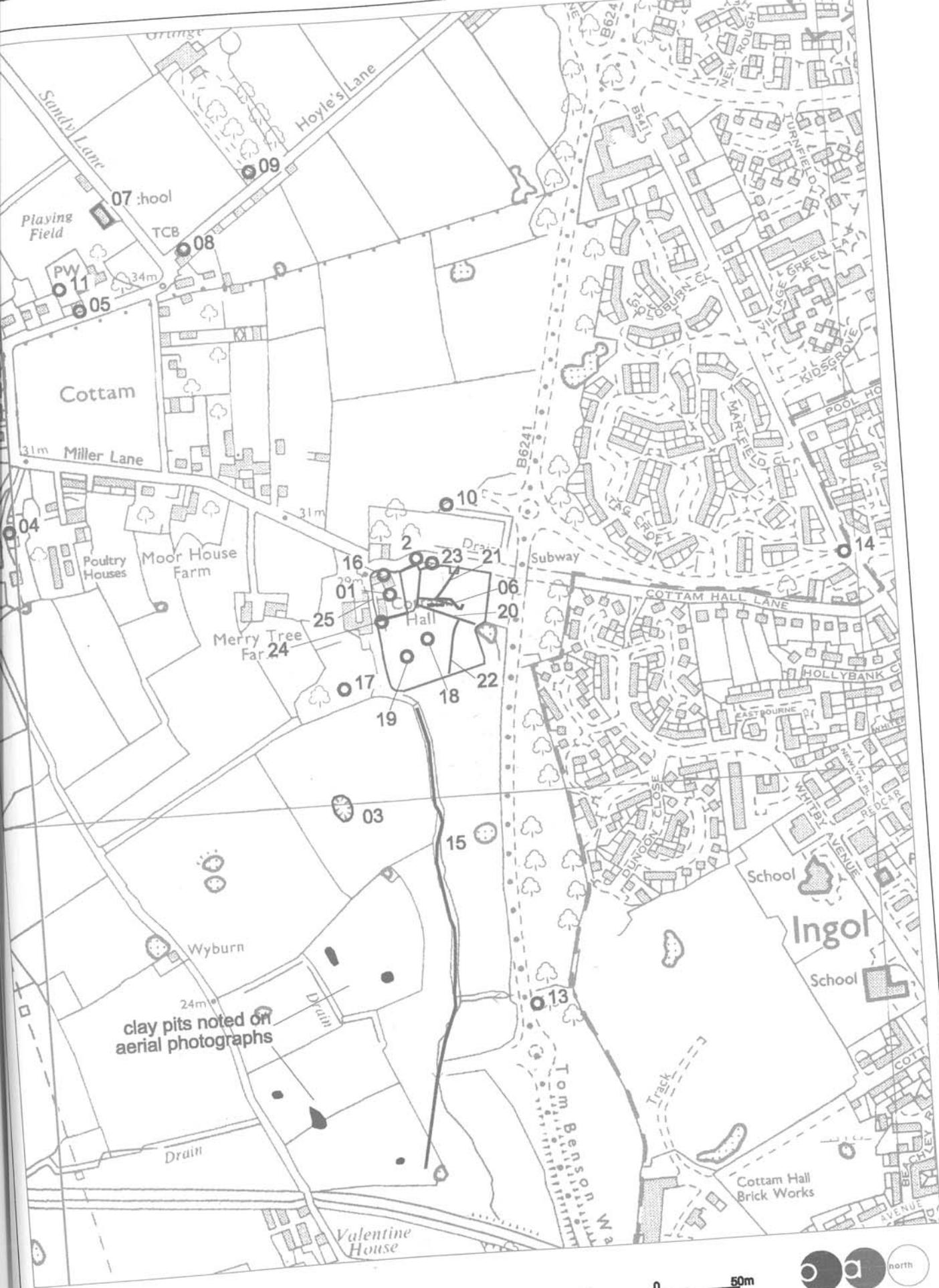
Site at 1:5,000



based upon the Ordnance Survey 1:10000  
 with the permission of the controller of HMSO  
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Figure 1: Location Map



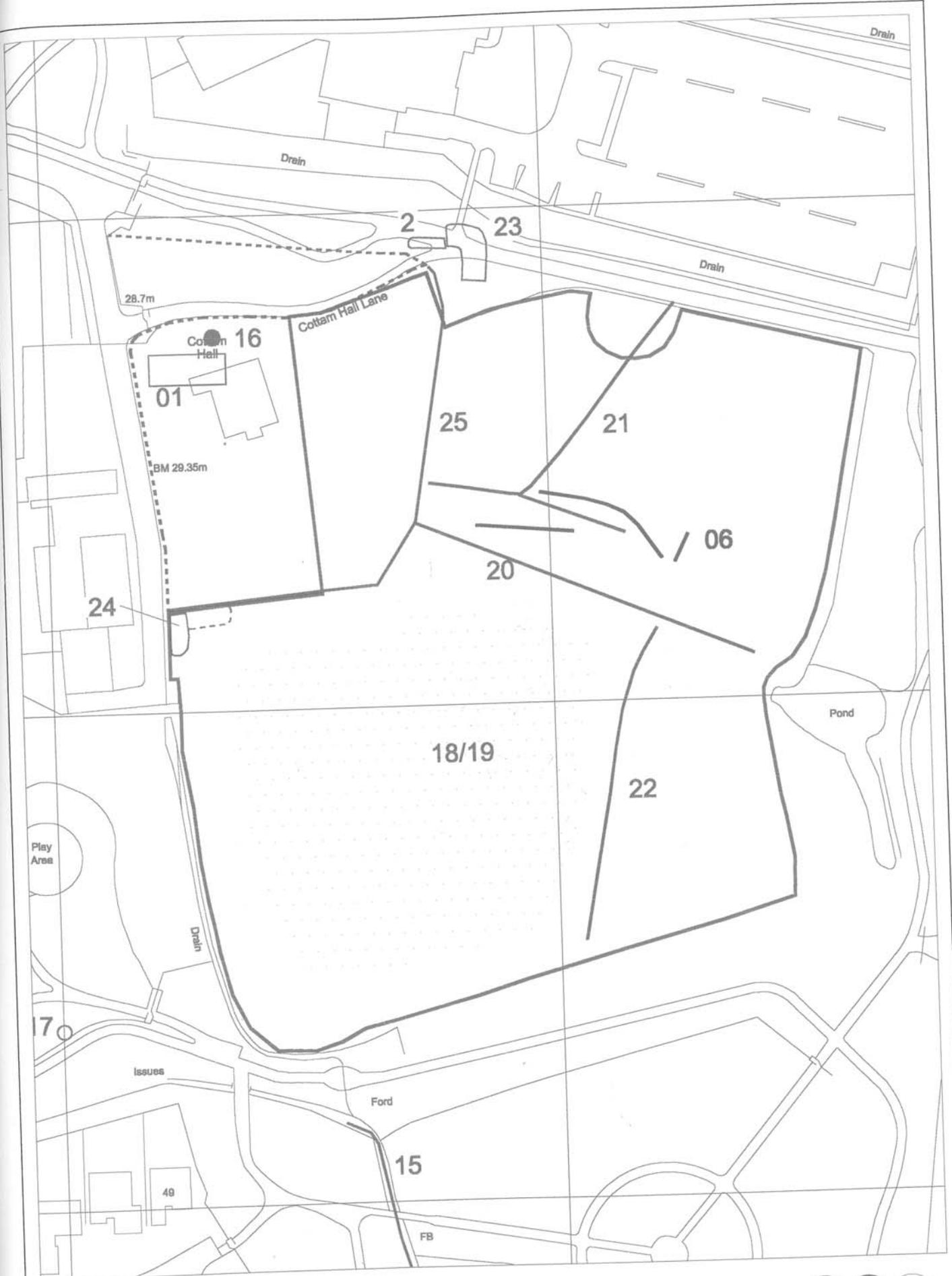
— area of proposed development  
 ○ 13 gazetteer site  
 ● 13 site from aerial photograph

Scale 1:8,000 at A4

0 50m



Figure 2: Archaeological Features



— area of proposed development  
 ○ 13 gazetteer site  
 ○ 13 site from aerial photograph

Scale 1:2,000 at A4

0 50m



Figure 3: Development Area Map



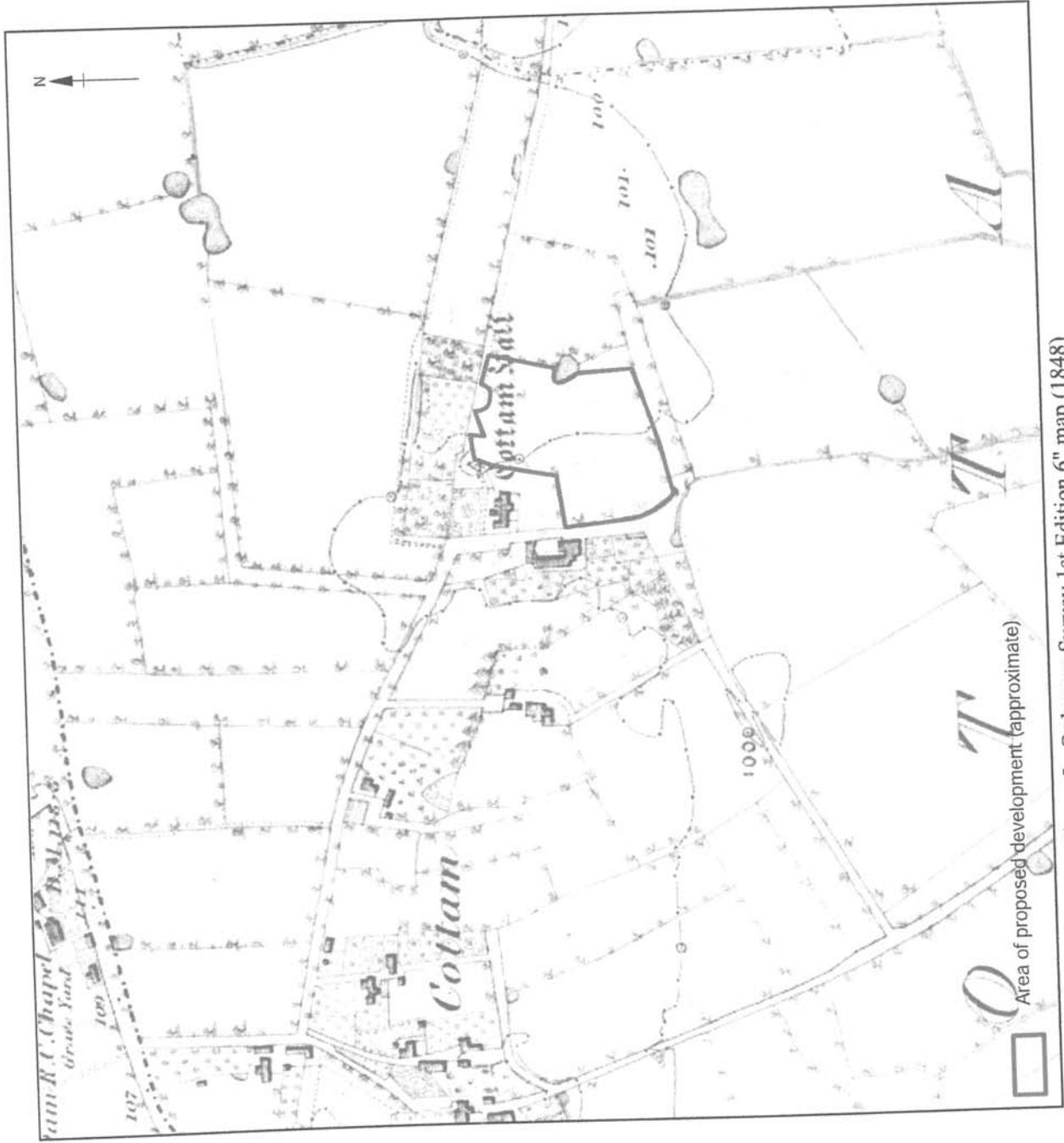


Figure 5: Ordnance Survey 1st Edition 6" map (1848)

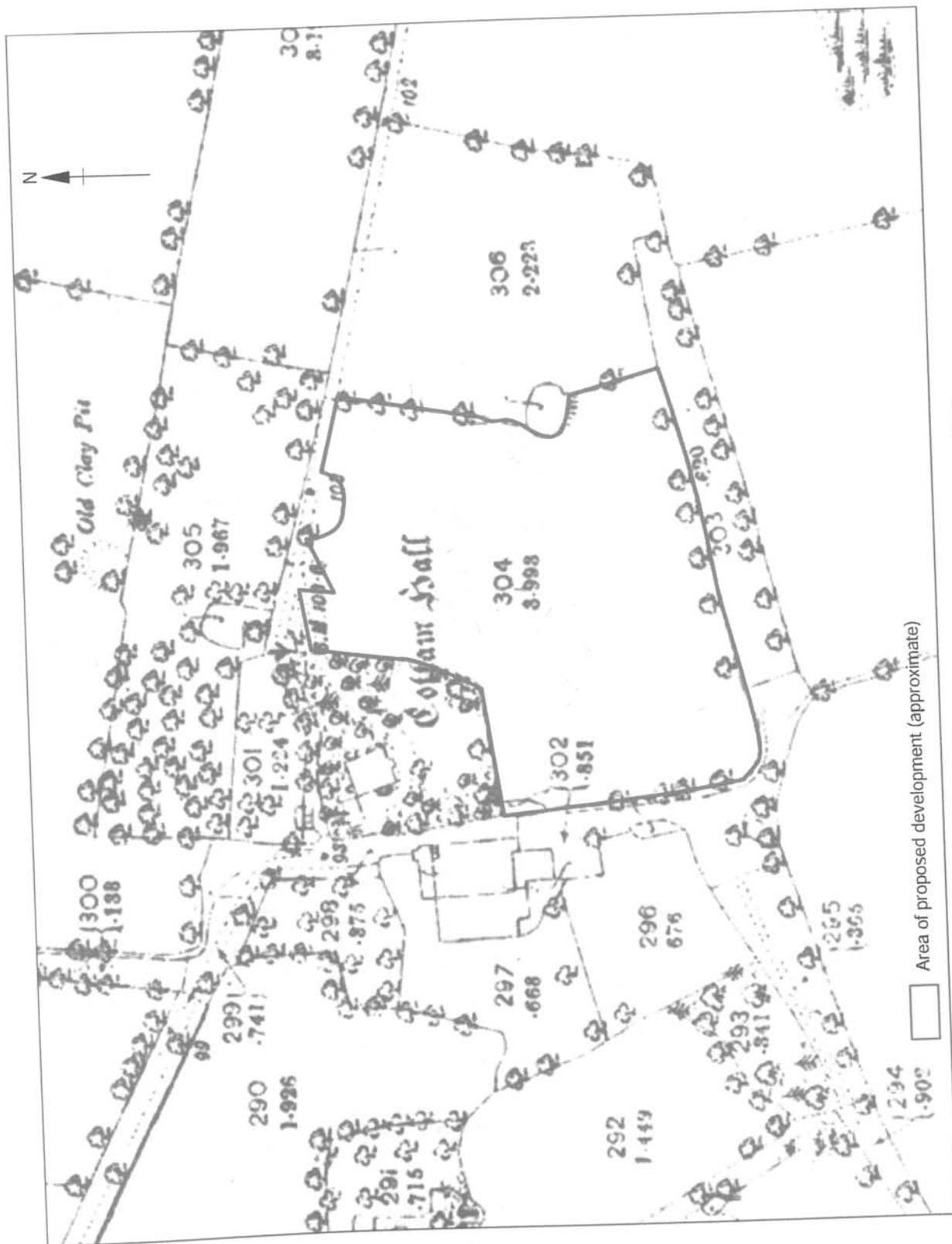


Figure 6: Ordnance Survey 1st Edition 25" map (1895)

## PLATES

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- Plate 1: Conjectured reconstruction of Old Cottam Hall, based on the ground plan shown on the 1838 tithe map and on descriptions of the Hall among the Haydock papers (after O'Hanlon 1985)
- Plate 2: Present day Cottam Hall, looking north
- Plate 3: Relict boundary, Site 20, looking south-east

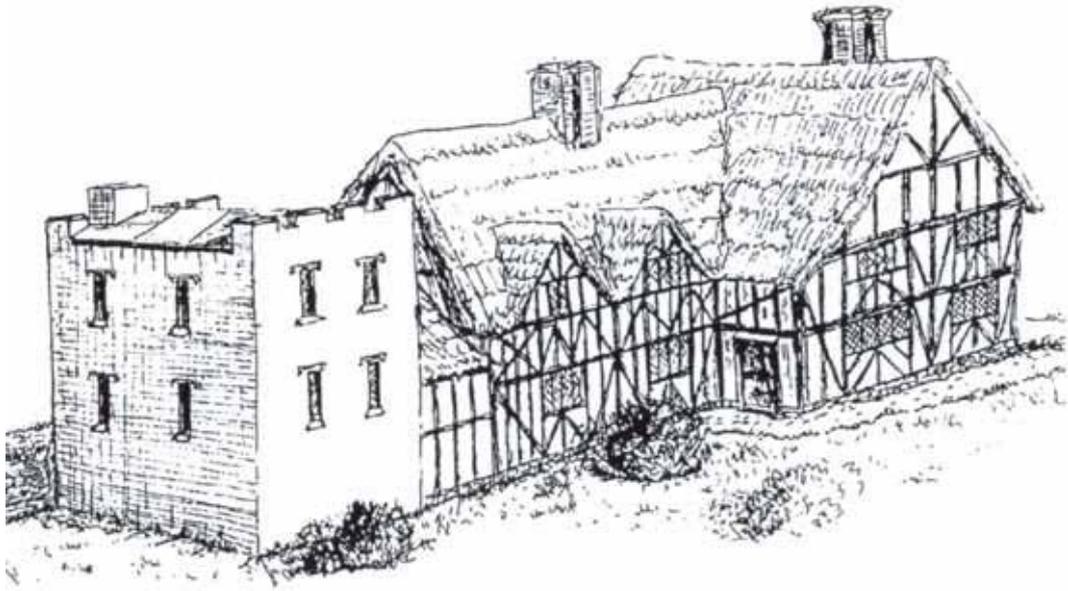


Plate 1: Conjectured reconstruction of Old Cottam Hall, based on the ground plan shown on the 1838 Tithe Map and on descriptions of the Hall among the Haydock papers (after O'Hanlon 1985)



Plate 2: Present day Cottam Hall, looking north



Plate 3: Relict boundary Site 20, looking south-east