

Bank Hall Care Centre, Burnley in Lancashire



Archaeological Evaluation

By:

*Stephen John Baldwin
& John Trippier
BA (Hons) PIFA*

Report No. 002/04

October 2004

Client:
RocheCare Ltd

REPORT ON AN ARCHAEOLOGICAL EVALUATION AT BANK HALL CARE CENTRE, BURNLEY, LANCASHIRE

For RocheCare Ltd

CONTENTS

NON TECHNICAL SUMMARY	3
ACKNOWLEDGEMENT	4
INTRODUCTION	5
LOCATION, GEOLOGY & SOILS	6
ARCHAEOLOGICAL & HISTORICAL BACKGROUND	7-8
AIMS & OBJECTIVES	9
STAFFING	10
METHODOLOGY	11
STRATIGRAPHY & INTERPRETATION	12-14
FINDS	15
CONCLUSIONS	16
REPORT & ARCHIVING	17
BIBLIOGRAPHY	18-19

APPENDICES

APPENDIX 1. LCAS BRIEF

APPENDIX 2. PROJECT DESIGN

APPENDIX 3. FIGURES

- Fig 1 Site location
- Fig 2 Location of trenches
- Fig 3 Map Regression
- Fig 4 Sketch plan of Trench 2
- Fig 5 Section through (T2) stratigraphy
- Fig 6 Section (T2) showing walls and cobbled surface

APPENDIX 4. PLATES

- Plate 1 Monochrome photograph of Bank Hall, south front
- Plate 2 Monochrome photograph of Bank Hall, entrance front
- Plate 3 Monochrome photograph of Bank Hall, intermediate range
- Plate 4 Colour digital photograph showing representative section (T1)
- Plate 5 Colour digital photograph showing representative section (T2)
- Plate 6 Colour digital photograph showing N-S walls (T2)
- Plate 7 Colour digital photograph showing cobbled surface (T2)
- Plate 8 Colour digital photograph showing reworked masonry

COPYRIGHT: Full copyright of this commissioned report and other project documents shall be retained by the authors of the report under the Copyright, Designs and Patents Act 1988 with all rights reserved: with the exception that the authors hereby provide an exclusive license to RocheCare Ltd for use of such documents by the client in all matters relating to the project as described in the project specification.

NON-TECHNICAL SUMMARY

An archaeological evaluation was carried out at Bank Hall Care Centre, Colne Road, Burnley (NGR SD84293321) in October 2004 prior to a planning decision concerning the development of a new 2-storey extension at the centre.

Bank Hall is of ancient origin being one of the original freehold estates of Burnley which date back to at least 1311. Its most famous resident was General Sir James Yorke Scarlett, leader of the charge of the Heavy Brigade of Cavalry at Balaclava in the Crimean War. According to one local historian Bank Hall was 'a very ancient farmstead with one or two bays; it had a priest's hiding hole and part of it was of half-timbered construction'. However it appears likely that this was demolished when a new hall was built in 1785. The latter continued in use as a private residence until the beginning of the 20th century. It became a military hospital during the First World War and was subsequently used as a maternity home and then a geriatric home. During the 20th century parts of the 1785 building were demolished and replaced with new buildings connected with the institutional use. These later additions, along with the remnants of the 1785 building, were all demolished in 1993 when the new Care Home was built.

The archaeological evaluation consisted of two trenches measuring 10 x 2m and 20 x 2m respectively. The trenches were laid east to west across the site so as to ensure that it was appropriately sampled for archaeological evidence. The trenches were found to be filled with demolition material no doubt connected with the 1785 hall and later buildings. The depth of this material, which extended to at least 1.2m, appeared to suggest that it is likely to comprise infilling to cellar areas relating to the 1785 buildings. Three sandstone walls which were found at the west end of the northernmost trench appeared to confirm this. The earliest archaeological deposit on the site appeared to comprise a 'cobbled surface' which butted these cellar walls to the north and appears to have been cut by them.

No compelling evidence of the pre-1785 building was located although the 'cobbled surface' may form part of a yard pre-dating the 1785 cellar. Bearing in mind the amount of re-building, cellaring and demolition that has taken place on the site it seems unlikely that the proposed development area will contain significant potential for further archaeological study beyond the possibility of a watching brief associated with the excavation of any foundation and service trenches if planning permission is granted.

1. ACKNOWLEDGEMENTS

- 1.1 Thanks are due to Mr Athar Mahmood of RocheCare Ltd who commissioned the work and to Mr Moorhouse of Temp Plant Hire Ltd who provided the mechanised digger used for excavating the evaluation trenches. Thanks are also due to the staff of Burnley Local Studies Library for their help in providing cartographic and other material which assisted in placing the site in its historic context. Our grateful thanks to the Egerton Lea Consultancy and the Lancashire County Council Archaeology Service for making available the unpublished Extensive Urban Survey of Burnley; and to Peter McCrone of the Lancashire County Council Archaeology Service for his guidance.

2. INTRODUCTION

2.1 Circumstances

A planning application has been submitted to Burnley Borough Council (Application Number 12/04/0758) in respect of a proposed building extension at Bank Hall Care Centre, Colne Road, Burnley. The Lancashire County Council Archaeology Service advised that there is reason to believe that archaeological remains may exist on the site where the development is planned to take place. However as little is known of the extent and state of preservation of any such remains the County Archaeology Service recommended that an archaeological field evaluation be undertaken so that the archaeological implications of the proposal can be adequately assessed and an appropriate mitigation strategy formulated if necessary. Stephen J. Baldwin, Land Use Consultant, was instructed by Mr Mahmood of RocheCare Ltd to carry out the archaeological field evaluation. An archaeological brief was prepared by the Lancashire County Council Archaeology Service and Stephen J. Baldwin, Land Use Consultant, prepared a project design which corresponded to the requirements of that brief. The subsequent evaluation was carried out over a period of 5 days (commencing Monday 4th October 2004) in accordance with that project design (See **Appendix 2**).

3. LOCATION, GEOLOGY & SOILS

- 3.1 The site is located at NGR SD 84293321. Bank Hall Care Centre is on the eastern side of Colne Road (the A682 trunk road) about 800m north of Burnley town centre. Its position is shown on the location plan at Fig.1 .The centre complex currently comprises a single storey approximately 'H-shaped' block orientated north-south. The right hand (east) upright of the 'H' is much shorter than the left (west) and the proposed development site adjoins the north end of the eastern upright where it is understood that a two storey extension is to be erected.
- 3.2 The solid geology consists of the lower coal measures of which overlie the millstone grit of the Carboniferous era (IGS 1969, Williamson 1989, 29). The drift cover consists primarily of Pennine drift, noted as boulder clay or medium-to fine-textured till of the *Brickfield Association* (Hall and Folland 1970, 131). These are derived almost wholly from Carboniferous rocks and contain abundant sandstone and shale fragments (Hall and Folland 1970, 7-10).

4. ARCHAEOLOGICAL & HISTORICAL BACKGROUND

- 4.1 Bank Hall Centre lies within the town of Burnley which is first referred to in documentary sources in the early twelfth century but probably had earlier origins. An Extensive Urban Survey, which provides an archaeological assessment of the urban area of the town, has recently been carried out on behalf of Lancashire County Council (Egerton Lea, 2002) but there has been no previous intrusive archaeological investigation within the urban area.
- 4.2 The name Burnley derives from Old English elements, *Brun* and *ley*. The latter means 'meadow' or 'land cleared from woodland' and the first element, which is interpreted as meaning either 'burn' (stream) or 'brown' (Eckwall 1922, 83). This obviously refers to the name of the river adjacent to which Burnley developed, Topographical names of this type are common in East Lancashire and appear to denote that clearance and development of the wildwood was still ongoing during the early medieval period.
- 4.3 Little else is known about Burnley before the medieval period when it was within the hundred of Blackburn. It is not mentioned in the Domesday survey of the Hundred and first appears in the historical record in a charter of 1121-2 when 'the Church of Burnley' formed part of the grant of the Mother Church at Whalley to Pontefract Abbey (Farrer and Brownbill 1911, 442). By the late twelfth century the 'vill' of Burnley was part of the de Lacy family's great estate (or *Honor*) of Clitheroe (Bennett 1946, 56). The church (St. Peter's) stands in a loop of the River Brun and formed one of the foci of medieval settlement (Lowe 1985, 13). The subject site is situated a short distance to the north of the Church and is therefore quite close to the medieval centre of Burnley.
- 4.4 Bank Hall is of ancient origin being one of the original freehold estates of Burnley (Bennett 1947, 65). It was first mentioned in 1311 when it was one of a number of freehold farms recorded in the *inquisition post mortem* which was taken following the death of Henry de Lacy, Earl of Lincoln. At that time it was farmed by John Whiteacre (Whitaker) who was a free tenant paying a rent of 4/- per annum (Bennett 1946, 78). Bank Hall was owned by the Woodruff family from the early 15th century until the late 17th century when it passed to the Ingleby's of Lawkland and subsequently to the Shireburnes of Stoneyhurst and thence to the Welds of Wiltshire (Bennett 1949, 9). The latter family sold the estate to the Reverend John Hargreaves of Brazenose College, Oxford, who was the son of the son of James Hargreaves of Goodshaw in Rossendale, and who rebuilt Bank Hall in 1785 (Whitaker 1896, 175; Bennett 1949, 203). The Rev. Hargreaves was married to Mary, the widow of Henry Blackmore, the owner of Fulleage Colliery, Burnley, and the Hargreaves' Trustees subsequently became great coal owners within the town. It was the Reverend Hargreaves' nephews who opened Bank Hall Colliery in 1865 (Nadin nd, 2-3). His grand-daughter married General Sir James Yorke Scarlett, leader of the charge of the Heavy Brigade of Cavalry at Balaclava in the Crimean War and on Lady Scarlett's death in 1888 the hall passed to the Thursby family who

lived there until 1901. The hall became a military hospital during the First World War and, following its purchase by Burnley Corporation in 1913, it opened as a maternity and child welfare centre in 1920. This closed in 1968 and the hall subsequently became a geriatric unit (Spencer 1990).

- 4.5 An early description of Bank Hall (or Bank Top as it was also known) described it as 'a very ancient farmstead with one or two bays; it had a priest's hiding hole and part of it was of half-timbered construction' (Bennett 1949, 9). Unfortunately, it has not been possible to locate a copy of Bennett's source for this description in either Burnley Local Studies Library or Lancashire County Record Office. In any event it seems likely that this 'ancient' dwelling was demolished when the later Bank Hall was built by John Hargreaves in 1785. The latter was a large imposing two-storey house built of ashlar stone. It comprised five by seven bays with a pedimental porch on the west elevation and a central segmental bow window on the south. The offices were in a wing to one side (Robinson 1991, 157).
- 4.6 It appears from photographs and cartographic evidence that to the north of the main house was a narrower intermediate range which resulted in the building having an 'L-shaped' plan. To the north-east of this block was a small freestanding range which appears to have been extended westward between 1851 and 1892 (OS) to give the house an irregular 'H-shape'. Presumably one of these rear ranges included the 'offices'. It appears that the intermediate and north ranges may have been demolished in the late 1950's (Spencer 1990). In any event by 1971 the area to the north of the south range had been redeveloped with a long passage-type building with other sub-rectangular buildings opening off (OS). The latter, along with the remaining part of the 1785 hall were finally demolished in 1993 (Hall and Spencer 1993, 170) and have been replaced by the modern 'H-shaped block' (See Appendix 3, **figure 2**).

5. AIMS & OBJECTIVES

The aims of the evaluation as laid out in the project design were as follows:

1. To record archaeological deposits
2. To establish, wherever possible, the depth of any archaeological remains
3. To establish, wherever possible, the condition of any archaeological remains
4. To recover artefactual material, especially any that can be used for dating purposes
5. To recover paleoenvironmental material where it survives

The objectives of the evaluation were to gain information about the archaeological resource within the site, including its presence or absence, character and extent, integrity, state of preservation and relative quality in order to make an assessment of its worth in the appropriate context. It is understood that the results of the evaluation will be used to formulate an appropriate response to a planning application for the site.

6. STAFFING

- 6.1 The evaluation project was undertaken by Stephen John Baldwin, Land Use and Heritage Consultant. The Consultant has considerable experience in PPG16 and research archaeology, having worked alongside National Museums Liverpool for over 4 years at a regionally important Iron Age site in West Lancashire, and has conducted many archaeological projects throughout the North of England. He was joined on site during the evaluation period by his associate, John Trippier BA (Hons) MRICS, PIFA. John Trippier is a qualified archaeologist who has worked on, and managed, many PPG16 archaeological projects in the NW of England and abroad. This report was produced jointly by the above.

7. METHODOLOGY

- 7.1 All archaeological work was carried out in accordance with 'General Conditions for Appropriate Archaeological Contractors in Lancashire' (LCAS Brief, Appendix One). The contractors adhered to the Code of Conduct and Approved Practice for the Regulation of Contractual Arrangements in Field Archaeology issued by the IFA, at all times during the course of the investigations.
- 7.2 The archaeological evaluation consisted of two trenches, with Trench 1 measuring: 10 x 2 metres and Trench 2 measuring: 20 x 2m. The trenches were located in the positions shown at **Appendix 3, figure 2** and placed in order that the site of the proposed new extension was appropriately sampled for archaeological evidence.
- 7.3 A Terex Fermec 860 SE machine with a 1.5m toothless ditching bucket was used to remove overburden under the supervision of the archaeological contractors. Machine excavation continued until the top of any suspected archaeology was encountered, manual excavation then followed. The following procedures were then adopted:
- A representative number of excavation contexts were excavated by hand
 - All excavation was undertaken with a view to avoiding damage to any archaeological feature or deposits which appeared to be worthy of preservation in situ.
 - All archaeological features were drawn in section on dimensionally stable media at a scale of 1:10
 - All archaeological deposits were levelled to Ordnance Datum by means of a temporary bench mark transferred from an Ordnance Survey bench mark at a height of 125.94m incised on the wall to the rear of the Care Centre along Colne Road.
 - A photographic record of the evaluation was prepared and involved the use of digital images using a fuji model camera. Monochrome photographs were taken using a Canon EOS 500, 35mm SLR Camera. The photographic record includes images illustrating in both detail and general context, the principal features and finds discovered. The record also includes working shots to illustrate more generally the nature of the archaeological operation mounted.
 - All archaeological features and deposits were recorded using pro-forma based on the standard Liverpool Museum context recording sheets.
 - On conclusion of the excavation, the trenches were backfilled and the surface levelled and firmed.
- 7.4 **Trench plans and sections:** a plan and section of the trenches (1 and 2) was drawn including sections of features. All plans were originally 'sketch plans' and sections were drawn at a scale of 1:10. Levels are presented with a height above Ordnance Datum. All colours displayed in the figures (6 & 6A) are for general illustration only and do not refer to Munsell soil tones.

8. STRATIGRAPHY

8.1 The archaeological stratigraphy for trenches 1 and 2 and interpretation of features/deposits excavated is discussed below. Context 'cut' numbers appear in square brackets, while layer and fill numbers appear in standard brackets. Where a feature is discussed, it is referenced with its cut and associated fill number.

8.2 Trench 1

The trench was excavated East-West across the southern edge of the proposed development area to an average depth of 1.2 metres. Two demolition layers were encountered – each capped with clay. The lower demolition layer (05) extends below the base of the trench to an unknown depth. Apart from the extensive demolition material no archaeological features were observed in any of the deposits.

8.3 Trench 2

The trench was excavated E-W across the northern edge of the proposed development area to an average depth of 1.2 metres, reaching a maximum depth of 1.6m at the western-most end. Turf removal exposed a layer (150-200mm) of dark brown silty topsoil (201) above a thin layer of brownish-yellow clay (202) which contained frequent stone inclusions. The base of the trench was composed of broken (machine-manufactured) reddish-orange bricks, concrete and large sandstones (building/demolition debris) contained in a dark brown sandy silt matrix (205).

Sandstone wall footings: At the western-end of the trench excavation revealed the remains of three substantial sandstone walls. Two of these were seen in the north section trending N-S and one in the south section trending E-W. The most westerly of the N-S walls traversed the bottom of the trench and was tied/bonded to the western-end of the E-W wall in the south section.

The western-most wall (216) in the south-facing section appears to have been 'capped' by a concrete (including reddish-pink brick inclusions) layer (206) above which was a further 'cap' of concrete (207) which contained frequent coal/anthracite inclusions. The concrete layers (206 and 207) might well have derived from modern prefabricated buildings (such as those shown on the 1971 OS map, figure 3A) - the concrete slab (206) bears a thin skin of dark yellowish brown plaster on its uppermost face.

Description of wall footings: The N-S wall (216) consists of 9 (visible) courses of squared yellowish-brown sandstone blocks (average size: 400 x 200 x 150mm). The blocks are bonded with a greyish-white lime mortar layer (average bond thickness: 20-25mm) and the wall's east face is coated with a c.20mm skin of greyish white plaster (215). The wall is severely indented throughout the width of the evaluation trench and was observed to continue within the north-facing section, where it is 'tied' into the c.2m length of the E-W trending wall (227) described below.

E-W wall (227): An east-west trending sandstone wall was observed in the north facing section at the west end of Trench 2. The wall retains a lining of greyish white plaster on the greater part of its north face. The wall is bonded with the sandstone wall (216) and extends c.2 metres to the east where it was no longer seen in the section.

N-S wall (224): A 0.7m wide wall trending N-S formed of yellowish brown sandstone blocks, below demolition debris layer (213). There are three large blocks extending south (being 'proud of') of the main wall structure and possibly forming a rebate for a doorway/entrance. These three courses of sandstones are bonded with a greyish white lime mortar (226) and the lower part of the wall's east face is coated with a greyish white skin (10mm thick) of lime-based plaster (225).

Pebble layer (219): A thick layer, comprising two courses, of smooth sub-angular bluish grey pebbles (average size: 150 x 100mm) was seen in the south facing section immediately west of the sandstone wall (216). The pebbles were contained within a matrix of reddish brown clay (220) with the same colour and texture of clay being used as bedding material beneath the pebble courses. Below the bedding material (220) was a subsurface which consisted of stiff yellow clay (222) with a possible cut [221] into the natural bluish brown clay (223). The pebble layer is cut at the western-most end of the trench by a shallow service trench [211] which contains a redundant greyish white (heavily oxidised) lead water pipe (212) and associated back fills (209) and (210).

9. INTERPRETATION

- 9.1 The excavation results can be conveniently divided into three main categories. Contexts (206, 207, 208 and 213) formed the major part of the material found within the trenches and have been interpreted as demolition material connected with the 1785 and 20th century buildings which were demolished by 1993. Both of these deposits were overlain with clay (202 and 204) which have been interpreted as sealing layers.
- 9.2 Contexts (216, 224 and 227) comprised three sandstone walls located at the west end of trench 2. Due to their depth, which bottomed out at 1.2 m below ground level, these walls have been interpreted as cellar walls connected with the 1785 hall. A map regression exercise, in conjunction with evaluation trenching, has shown that these three substantial sandstone walls formed the footings which supported the intermediate range of buildings located to the rear of the 1785 Bank Hall (see paragraph 4.6 above). In-situ linings of lime plaster on the wall faces show that the area enclosed by the walls formerly served as an interior (probably a passage which linked up to a cellar (or a series of cellars) below the 1785 building). No other walls were located further to the east of these although the map regression exercise suggests that these must have existed. It is conceivable that these may survive albeit masked by the demolition material at depths greater than the 1.2 metres excavated during the evaluation.

- 9.3 The earliest phase of activity relates to layers of pebbles (219) found lying 0.70m below the modern surface level towards the west end of Trench 2 and is butted by the westernmost north-south sandstone cellar wall (216). The pebbles and the clay matrix (220) binding them combine to form a firm surface interpreted as a 'cobbled yard' which was possibly cut (this is not certain) by the sandstone wall (216) which almost certainly post-dates it.
- 9.4 No artefactual dating evidence was found within or below the cobbled feature (219) at Bank Hall, but the fact that it abuts the 1785 wall (216) points to a pre-1785 (understood to be the date of the intermediate building range) construction date for the putative cobbled yard.

10. FINDS

- 10.1 The excavated areas comprised, in the main, demolition material. No associated pottery sherds or small finds were revealed. However, two substantial pieces of worked stone were located in the demolition layers within trench 2. These measured 0.94 x 0.54 x 0.30m and are shown on the photographs at (**Appendix 4, Plate 8**). These have been provisionally identified to be cornice mouldings from the roof line of the 1785 building. A fragment of highly ornate plasterwork was found in context (214) and has been retained for possible conservation and future study.

11. CONCLUSIONS

- 11.1 It appears from a map overlay (see **fig. 3A**) that the proposed development site lies in the main within the footprint of the 'intermediate' building (See **Appendix 4, plate 3**) referred to at paragraph 9.2 above which may have contained the 'offices' of the 1785 house. After demolition this appears to have been overlain with the passage-like structure and associated buildings shown on the 1971 OS map. As all of these buildings have now been demolished it seems likely that the two demolition layers noted in the evaluation trenches represent the remains of these two development phases. No convincing evidence of the ancient farmstead was located (apart from a cobbled surface found in trench 2 which relates to a pre-1785 intermediate building phase). This building was presumably either destroyed by later development or lies elsewhere.
- 11.2 The evaluation site may contain further evidence of cellar areas similar to those identified at the western end of trench 2. The adjoining cobbled surface no doubt also extends over other parts of the development site. However, bearing in mind the likely destructive nature of cellaring on earlier archaeological deposits and the apparent depth of the overlying demolition material, it seems unlikely that the proposed development site will contain significant potential for further archaeological study beyond the possibility of a watching brief associated with the excavation of foundation and service trenches if planning permission is granted. It seems unlikely that there are any significant pre-1785 archaeological deposits within the proposed development area. Additionally, it is not known if any footings or cellar walls relating to the 1785 hall continue to the east beneath the masking of demolition material – trenched or piled foundations have the potential to encounter and disturb/destroy these remains beyond depths of 1.2m

12. REPORT & ARCHIVING

- 12.1 This report has been produced in accordance with the archaeological brief and project design

An archive has been prepared in accordance with the recommendations set out in English Heritage's *The Management of Archaeological Projects*, 2nd ed. 1991. In addition to working notes and scale drawings this includes a full photographic record comprising 35mm black and white contact prints and digital photographs. The archive will be deposited with the Lancashire County Archive Service, Preston, in a format to be agreed with the Archives Officer and within a timescale to be agreed with the County Archaeological Officer. A copy of the evaluation report will be deposited with the Client, the Lancashire Sites and Monument Record at Preston, and the Burnley Local Studies Library. A copy of the non-technical summary will be sent to the editor of CBA Archaeology North West.

13. BIBLIOGRAPHY

ABBREVIATIONS

LR	Lancashire Record Office, Preston
BLSL	Burnley Local Studies Library, Burnley
IGS	Institute of Geological Sciences
LCC SMR	Lancashire County Council Sites and Monuments Record, Preston

MAPS

BL yellow 1	Plan of the Town of Burnley by HH Fishwick, 1827
BL yellow 3	Plan of the Municipal Borough of Burnley by F Walsh, 1882
IGS, 1969,	<i>Geological Map of the British Islands</i> , Southampton,
LRO DRB 1/31	Burnley Tithe Map, 1848
LRO DDX/118/100/4	Map of Burnley by H Merryweather, 1844
OS 1848 1:10,560	Sheet 64 1 st edn
OS 1851 1:1056	Sheet 5
OS 1892 1:500	Sheet 64.2.10
OS 1893 1:2,500	Sheet 64.2
OS 1912 1:2,500	Sheet 64.2
OS 1931 1:2,500	Sheet 64.2
OS 1971 1:1,250	Sheet SD 8433 SW

PHOTOGRAPHS

BLSL photos of Bank Hall (copies also available at the Care Centre)

PUBLISHED WORKS

- Bennett W 1946, *The History of Burnley to 1400* , Burnley
- Bennett, W., 1947, *The History of Burnley 1400 to 1650* , Burnley
- Bennett, W., 1949, *The History of Burnley 1650 to 1850* , Burnley
- Bennett, W., 1951, *The History of Burnley from 1850* , Burnley
- Ekwall, E., 1922, *The Place-Names of Lancashire* , Chetham Society New Ser **87**, Manchester
- English Heritage, 1991, *The Management of Archaeological Projects* , 2nd ed.
- Farrer, W. and J.Brownbill, 1911, *The Victoria History of the County of Lancaster* , **6**, London
- Hall B. and K. Spencer, 1993, *Burnley a Pictorial History* , Chichester
- Hall B.R. and C.J. Folland, 1970, *Soils of Lancashire* , Soil Survey of Great Britain Bulletin No 5, Harpenden
- Institute of Field Archaeologists, 1997, *Code of Conduct*
- Institute of Field Archaeologists, 1999, *Standard and Guidance for Archaeological Field Evaluation*
- Lowe, J., 1985 *Burnley* , Chichester

NADIN, J., ND. *BANK HALL COLLIERY' THE HISTORY OF BURNLEY'S GRANDEST PIT'*,
PRIVATELY PUBLISHED

ROBINSON, J.M., 1991, *A GUIDE TO THE COUNTRY HOUSES OF THE NORTH-WEST*,
LONDON

WHITAKER, T.D., 1876, *A HISTORY OF THE ORIGINAL PARISH OF WHALLEY, II*, LONDON

WILLIAMSON, I., 1989, 'THE LANDSCAPE- GEOLOGY' IN PICKLES, R., (ED.), THE
COUNTRYSIDE AROUND US- A NATURAL HISTORY OF EAST LANCASHIRE

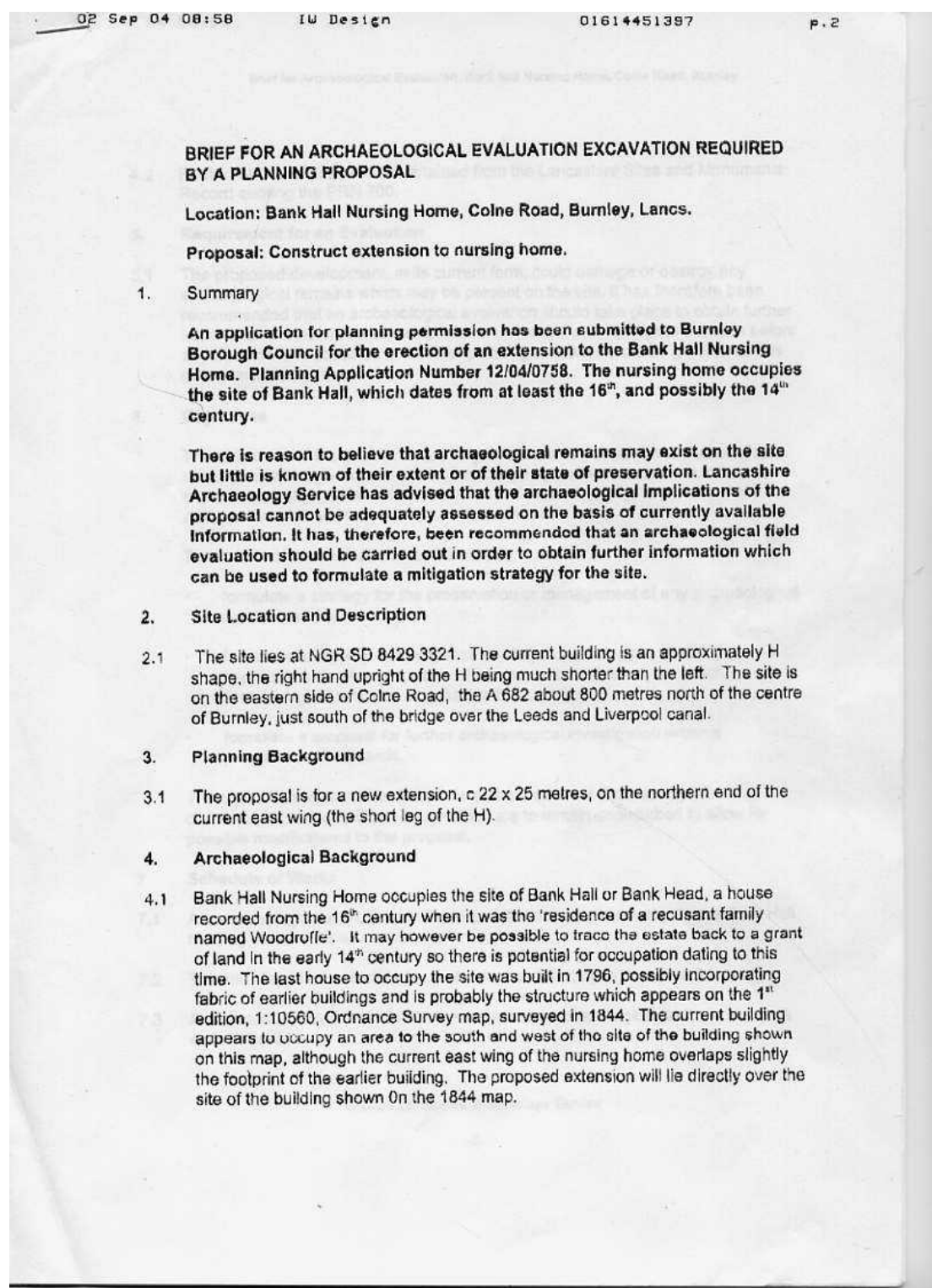
UNPUBLISHED MANUSCRIPTS

Baldwin, S. J., 2004, *Project Design for an Archaeological Evaluation at Bank Hall
Nursing Home, Burnley Lancashire* (unpublished)

Egerton Lea Consultancy Ltd., 2002, *Lancashire Extensive Urban Survey: Burnley*

SPENCER, K., 1990, *BANK HALL* IN HOUSEBOUND LIBRARY NEWSLETTER 6 (BLSL)

APPENDIX 1 – LCAS BRIEF



Sep 04 08:58

IW Design

01614451397

p. 3

Brief for Archaeological Evaluation, Bank Hall Nursing Home, Colne Road, Burnley

- 4.2 Further details of sites can be obtained from the Lancashire Sites and Monuments Record quoting the PRN 700.

5. **Requirement for an Evaluation**

- 5.1 The proposed development, in its current form, could damage or destroy any archaeological remains which may be present on the site. It has therefore been recommended that an archaeological evaluation should take place to obtain further information on the presence and preservation of any archaeological deposits before any decision is reached as to whether planning consent should be granted on this or any modified proposal.

6. **Objectives**

The objectives of the evaluation are to gain information about the archaeological resource within a given area or site, including its presence or absence, character and extent, integrity, state of preservation and relative quality, in order to make an assessment of its worth in the appropriate context.

The results of the evaluation may be used to:

- formulate a strategy for the preservation or management of any archaeological remains; and/or
- formulate an appropriate response or mitigation strategy to planning applications or other proposals which may affect adversely any such archaeological remains, or enhance them; and/or
- formulate a proposal for further archaeological investigation within a programme of research.

The evaluation will consider the whole of the area to be disturbed by the development and also those areas which are to remain undisturbed to allow for possible modifications to the proposal.

7 **Schedule of Works**

- 7.1 An archaeological evaluation of the site of the proposed extension to the Bank Hall Nursing Home shall be carried out.
- 7.2 The site should be re-instated to a standard satisfactory to the owner/tenant
- 7.3 An adequate written record will be maintained of archaeological features and finds encountered.

©2004 Lancashire Archaeology Service

-2-

Sep 04 08:59

IU Design

01614451397

p. 4

Brief for Archaeological Evaluation, Bank Hall Nursing Home, Colne Road, Burnley

- 7.4 The location of all archaeological features and finds will be indicated on a measured plan of the site at an appropriate scale.
- 7.5 Where appropriate, measured drawings will be made of archaeological features encountered.
- 7.6 An adequate photographic record of the evaluation will be prepared. This will include black and white prints with colour transparencies illustrating in both detail and general context the principal features and finds discovered. The photographic record will also include working shots to illustrate more generally the nature of the works.
- 8 Reporting and archiving.**
- 8.1 The evaluation will result in the production of a report comprising a written description of the features observed and an interpretation of their significance, together with sketch plans, drawings and photographs as appropriate. A copy of this brief, and the project design for the work, should be appended to this report.
- 8.2 Copies of the report will be supplied to the County Archaeological Officer and to the Lancashire Sites and Monuments Record on the understanding that it will become a public document after an appropriate period (a maximum of 6 months after the completion of the fieldwork unless another date is agreed in writing with the County Archaeological Officer). This should be provided both as paper copy and in a suitable digital form on 3.5" 'floppy' disk or CD.
- 8.3 The evaluation brief will result in an archive of notes, drawings and photographs. A copy of these, together with a copy of the report and any finds, will be deposited with an appropriate museum.
- 8.4 A brief summary report of fieldwork, to appear in the Council for British Archaeology North West *Archaeology North West* should be produced, even when the watching brief encountered no archaeological deposits. This should be sent to the editor of *Archaeology North West* in accordance with the standard format for summary reporting, and in time for it to appear within a calendar year of the completion of fieldwork.
- 9 General**
- 9.1 A written project design, detailing how the assessment is to be undertaken, the name of the project director, the proposed staffing levels and the proposed programme of work shall be produced prior to the commencement of the project. This design should be to the appropriate IFA standard. The archaeological contractor may wish to refer to sections of this brief in the project design, rather than transcribe them. Costings shall be submitted under a separate cover to the project design.

©2004 Lancashire Archaeology Service

-3-

APPENDIX 2 – PROJECT DESIGN

A PROJECT DESIGN FOR AN ARCHAEOLOGICAL EVALUATION EXCAVATION AT BANK HALL NURSING HOME, COLNE ROAD, BURNLEY IN LANCASHIRE.

1. INTRODUCTION

1.1 Circumstances

- 1.1.1 Stephen J. Baldwin has been instructed by Mr Mahmood of Rochecare Ltd. to carry out an archaeological field evaluation at Bank Hall Care Centre, Colne Road, Burnley prior to planning permission being granted for a building extension at the centre
- 1.1.2 A planning application has been submitted to Burnley Borough Council (Application Number 12/04/0758) in respect of the proposed development. The Lancashire County Council Archaeology Service has advised that there is reason to believe that archaeological remains may exist on the site where the development is planned to take place. However as little is known of the extent and state of preservation of any such remains the County Archaeology Service has recommended that an archaeological field evaluation is undertaken so that the archaeological implications of the proposal can be adequately assessed and an appropriate mitigation strategy formulated.

1.2 Site location

- 1.2.1 The site of historic Bank Hall is located at NGR SD 84293321 as described in the LCAS project brief, (section 2.1).

1.3 Archaeological and historical background

- 1.3.1 Bank Hall Care Home lies within the town of Burnley which is first referred to in documentary sources in the early twelfth century but probably had earlier origins. An Extensive Urban Survey, which provides an archaeological assessment of the urban area of the town, has recently been carried out (Egerton Lea, 2002) but there has been no previous intrusive archaeological investigation within the urban area.
- 1.3.2 By the late twelfth century the 'vill' of Burnley was part of the de Lacy family's great estate (or *Honor*) of Clitheroe. One of the focal points of medieval settlement was around the church of St.Peter's which stands in a loop of the River Brun just to the south of Bank Hall. The latter was one of a number of freehold farms recorded as being in existence in 1311 when an *inquisition post mortem* was taken following the death of Henry de Lacy, Earl of Lincoln.
- 1.3.3 Bank Hall (or Bank Top as it was also known) was described in 'Ancient Mansions of Burnley' (P T.Wilkinson) as 'a very ancient farmstead with one or two bays as well as being half-timbered and having a priest's hiding hole.

However this was replaced in 1785 by a large stone-built house which stood until being demolished in the mid-1990s. This was used as a private residence until the early 20th century and was subsequently used as a military hospital in the First World War and then a maternity and child welfare centre until 1968 when it became a geriatric unit. It appears that the proposed extension will lie, at least in part, over the site of this later building. The precise location of the medieval hall is, at present, entirely unknown.

2. AIMS AND OBJECTIVES

2.1 THE AIMS OF THE EVALUATION ARE :

- To record archaeological deposits
- To establish, wherever possible, the depth of any archaeological remains
- To recover artefactual material, especially any that can be used for dating purposes
- To recover paleoenvironmental material where it survives

2.2 The objectives of the evaluation are (as section 6 of brief)

3. METHODOLOGY (as section 7 and 9.1 of brief plus details of trench sizes and location)

- 3.1 A limited map regression exercise generated from available cartographic material (C19 OS maps and modern site plans) will be undertaken before the start of any fieldwork. This should provide a guide to the layout of the C18 Bank Hall in relation to the modern building and proposed extension (see fig 1 appended). This will be of value during evaluation of the development area as a predictive tool to inform the excavators of where structures may be encountered, and possible dating and/or relative significance of these.
- 3.2 The evaluation will consist of two trial trenches (20 x 2m). These will be strategically placed to traverse (E-W) the footprint of C18 Bank Hall which is thought (in part) to underlie the proposed development area (see fig 2 for trench location plan). The maximum depth of excavation will not progress beyond 1.2 metres in any case, for Health and Safety reasons.
- 3.3 The existing grassed surface will be deturfed by hand and the turf stored for relaying. Topsoil will be excavated by a JCB Site Master equipped with a toothless ditching bucket. Each trench will be excavated to the natural substrata or to the top of any archaeological deposits and will be cleaned and subsequently excavated by hand. Spoil will be placed at a safe distance away beside each trench and used for back filling on completion of the evaluation.
- 3.4 Where possible, one complete face section (in each open trench) will be hand cleaned prior to recording. Sections of identified features will be drawn on dimensionally stable media at 1:20 or 1:10 scale as appropriate. All sections and plans will include metric spot heights related to ordnance datum.

- 3.5 Context recording will be to Liverpool Museum standard method and all contexts identified in face sections will be given unique numbers and described on pro-forma sheets.
- 3.6 Significant architectural fragments (if present) derived from the historic Bank Hall will be marked with a unique number, described on an appropriate context sheet and photographed.
- 3.7 Significant structural timbers (if present) derived from the historic Bank Hall will be recorded on an appropriate pro-forma sheet and any distinctive tool marks etc photographed by black and white 35mm photography. Sampling for a possible dendrochronological (tree ring) date would be considered after consultation with an appropriate specialist and funding for this would be requested from the developer as a contingency item.
- 3.8 Pottery and small finds (if present) will be analysed and assessed by an appropriate archaeological specialist. Finds will receive 'First Aid' conservation from the contractor but if further conservation is required this will follow consultation with, Jeff Speakman, (Assistant Curator) National Museums Liverpool.
- 3.9 **As 7.2 of brief**

4. REPORT AND ARCHIVING (as section 8 of brief)

- 4.1 The report will include the following information: A non-technical summary of the results of the evaluation trenching, an introduction, archaeological background and a statement of the aims and objectives of the work.
- 4.2 An account of the methods and results of the project, describing locations of features and associated finds and environmental collection data. Also, an account of the geology of the site as noted during excavation.
- 4.3 A written description of the features observed during the evaluation, together with sketch plans, drawings and copy of site plans and sections. A phased interpretation of the site, if possible, with spot dating of ceramics and other datable artefacts, illustrated by drawings and photographs as appropriate. A catalogue of all finds and samples recovered and assessed.
- 4.4 An assessment of the archaeological significance of the site (*if any*), placed within a local and regional context.
- 4.5 A bibliography of all sources used and cited in the report.
- 4.6 Acknowledgements
- 4.7 Archive: the completion of the evaluation project will result in a series of notes, drawings, site plans and sections, and photographs. These, along with

any small finds and environmental samples; and copy of site report, will be deposited with the Curator of Prehistoric archaeology at Liverpool Museum. A copy of the evaluation report will be deposited with the Client; The Lancashire Sites and Monument Record at Preston; and the Lancashire Record Office.

5. HEALTH AND SAFETY (as section 4 of appendix 1 to Brief)

A risk assessment will be carried out prior to commencement of the watching brief. In addition, and after consultation with the Client/Landowner locations of all known utility services, whether 'live' or not, both above and below ground will be plotted on to the site plan to inform decisions relating to the safety of all personnel and visitors who may have contact with the site.

6. PROJECT MONITORING (as section 9.3 of brief)

Lancashire County Archaeological Service reserve the right to monitor the archaeological work, reserve the right to charge for this monitoring, and must be informed in writing prior to the start date of the evaluation excavation.

7. WORK TIMETABLE

7.1 It is intended to carry out site work the week beginning: Monday 4th October 2004.

7.2 Work Schedule

Monday 4th October: *manual deturfing of evaluation trenching areas*

Tuesday 5th October: *supervise machine excavation of evaluation trenches*

Wednesday 6th October: *hand cleaning evaluation trenches and recording archaeology (if present).*

Thursday 7th October: *as Wednesday*

Friday 8th October: *site reinstatement*

7.3 Evaluation Report Compilation

The evaluation report will be prepared and written over a 4-5 day period (starting no later than Thursday 14th October) by Stephen Baldwin and John Trippier.

8. STAFFING

The evaluation project will be undertaken by Stephen John Baldwin, Land Use and Heritage Consultant. The Consultant has considerable experience in PPG16 and research archaeology, having worked alongside National

Museums Liverpool for over 4 years at a regionally important Iron Age site in West Lancashire. He has also directed a long term archaeological project at the Late-Medieval/Civil War Lathom House and surrounding deer park/s near Ormskirk. In addition, he has conducted further excavations, evaluations and watching briefs at various sites throughout the north of England working with: Oxford Archaeology North, EAS Ltd, West Yorkshire Archaeology Services, University of Manchester Archaeological Unit and Matrix Archaeology Ltd. He will be joined on site during the evaluation period by his associate, John Trippier BA (Hons) MRICS, PIFA. John Trippier is a qualified archaeologist who has worked on, and managed, many PPG16 archaeological projects in the NW of England and abroad.

9. INSURANCE

The archaeological contractor has Public Liability Insurance, with £2 million third-party cover. (A copy of Insurance certificate can be seen on request).

10. CONTRACT

The Contractor will enter into a written agreement with the client. That agreement and this specification will form a contract binding on both parties. The contract will conform to the IFA model for contracts governing archaeological work.

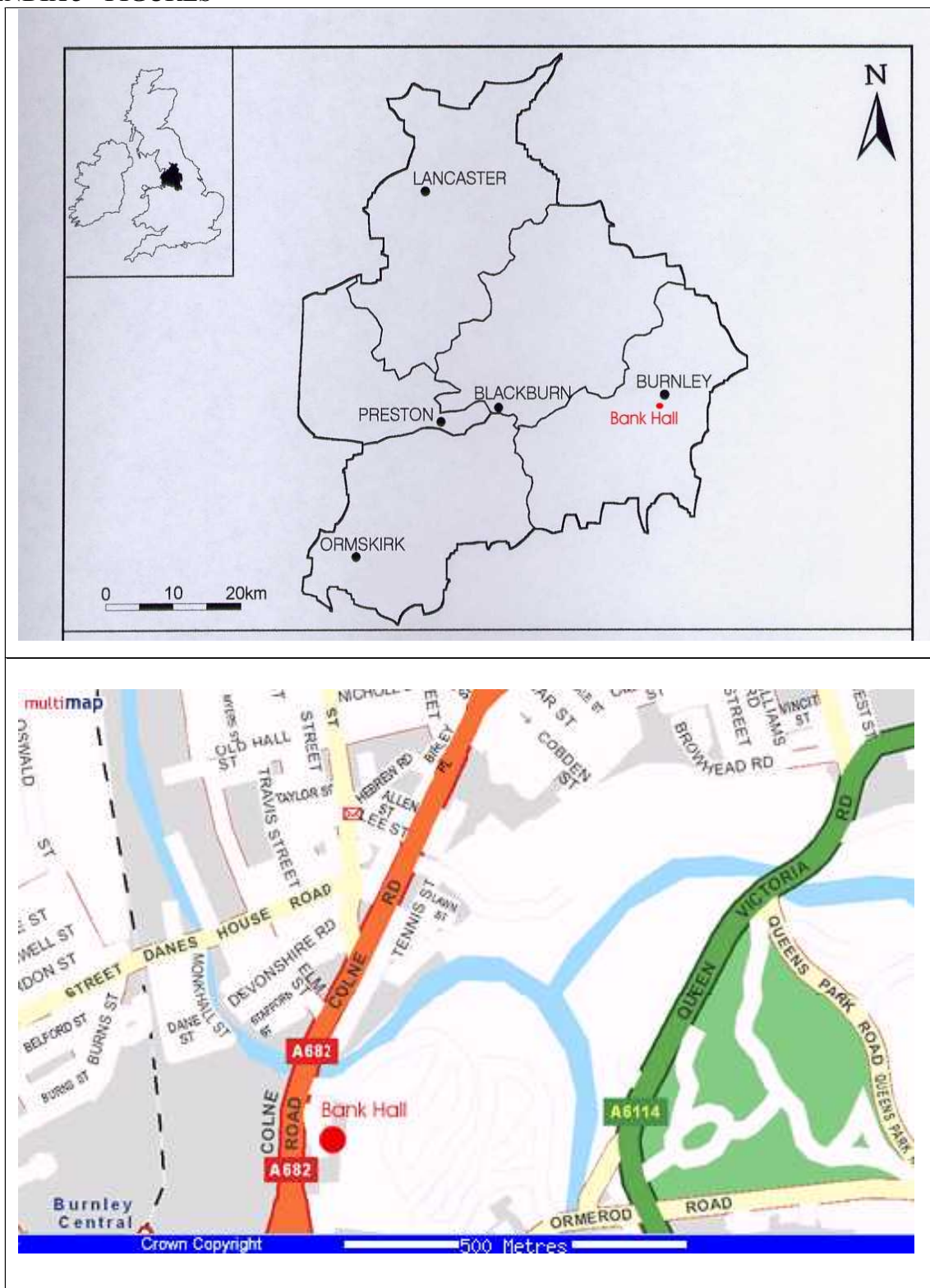
APPENDIX 3 - FIGURES

Figure 1. Site Location Map

© Ordnance Survey Crown copyright License no: 100042152

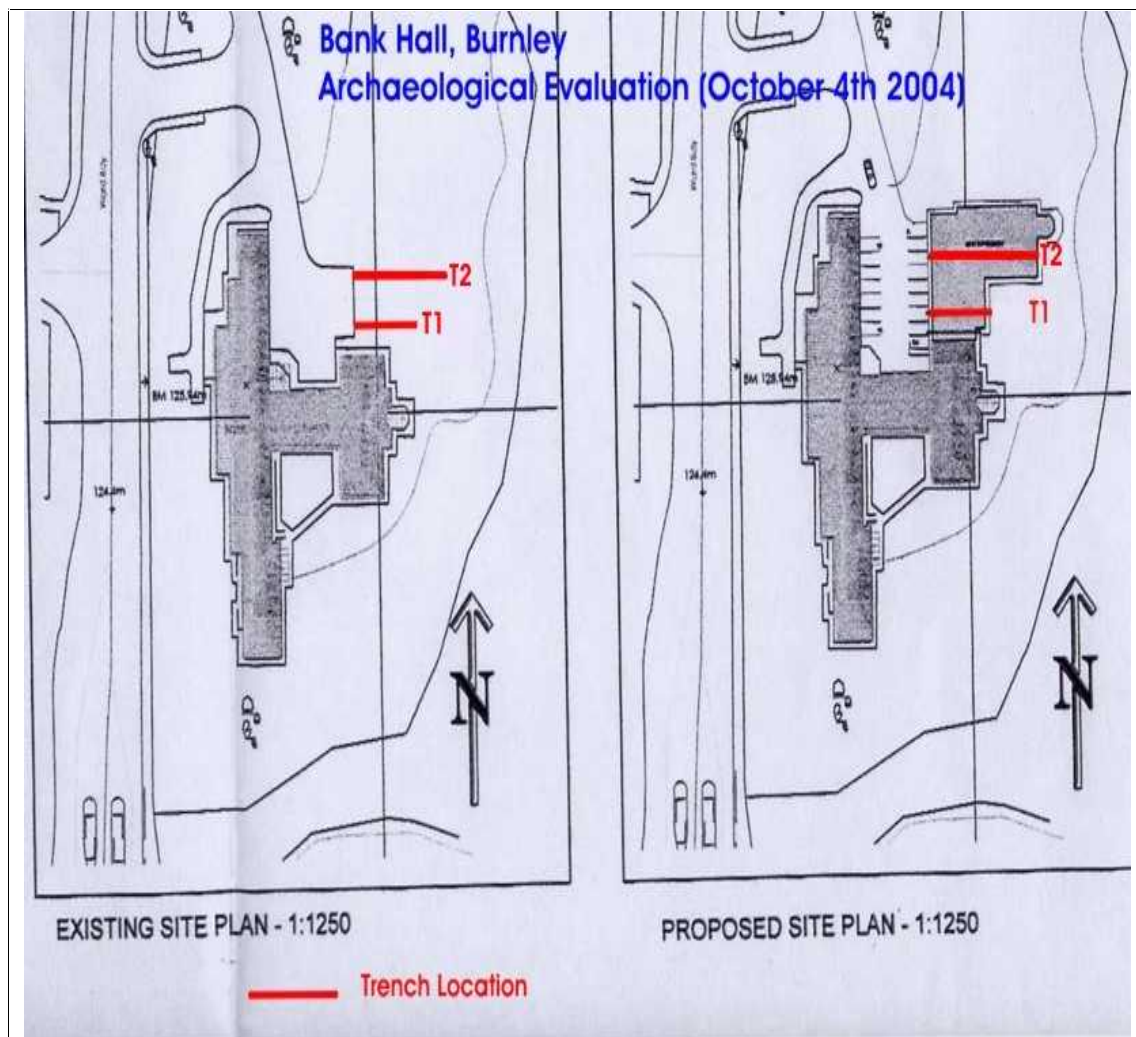
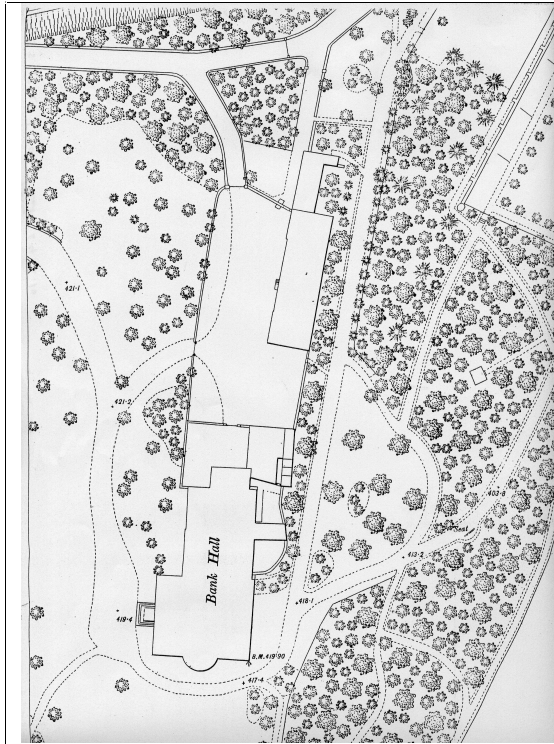
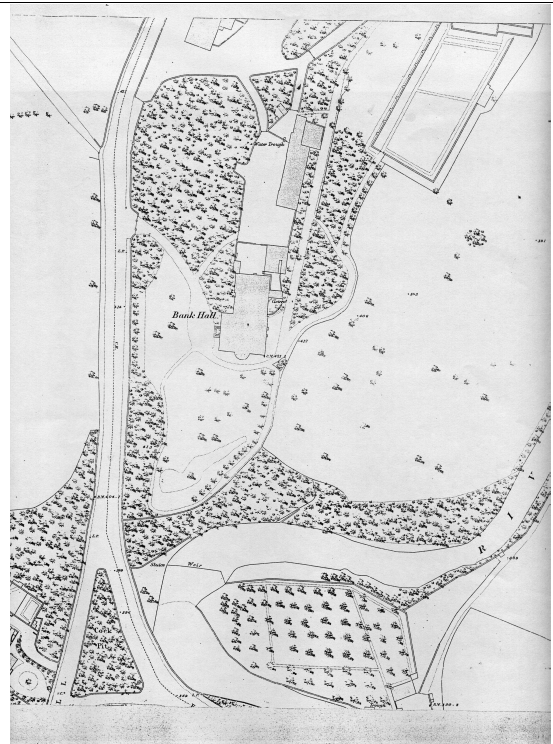
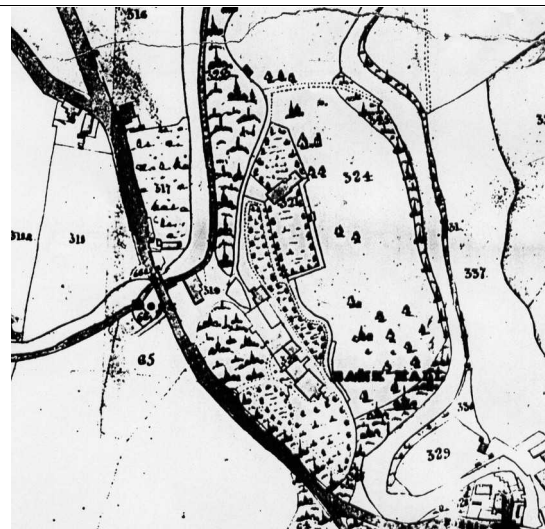
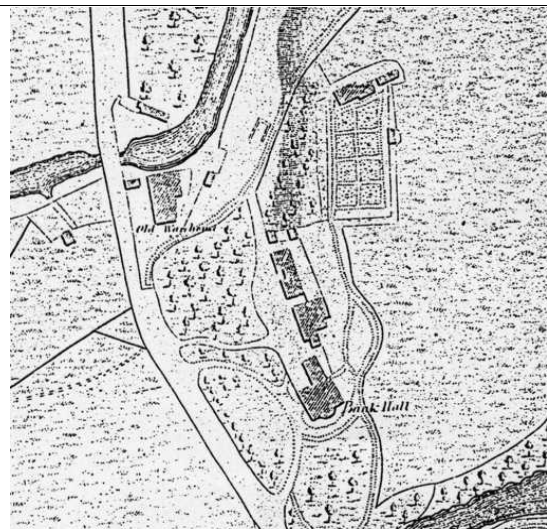


Figure 2. Trench Locations

**OS 1:500 - 1892****Burnley Town Plan 1851****Tithe Map - 1846****Fishwick's map - 1827****FIG. 3 MAP REGRESSION SHOWING BANK HALL FROM 1827-1892**

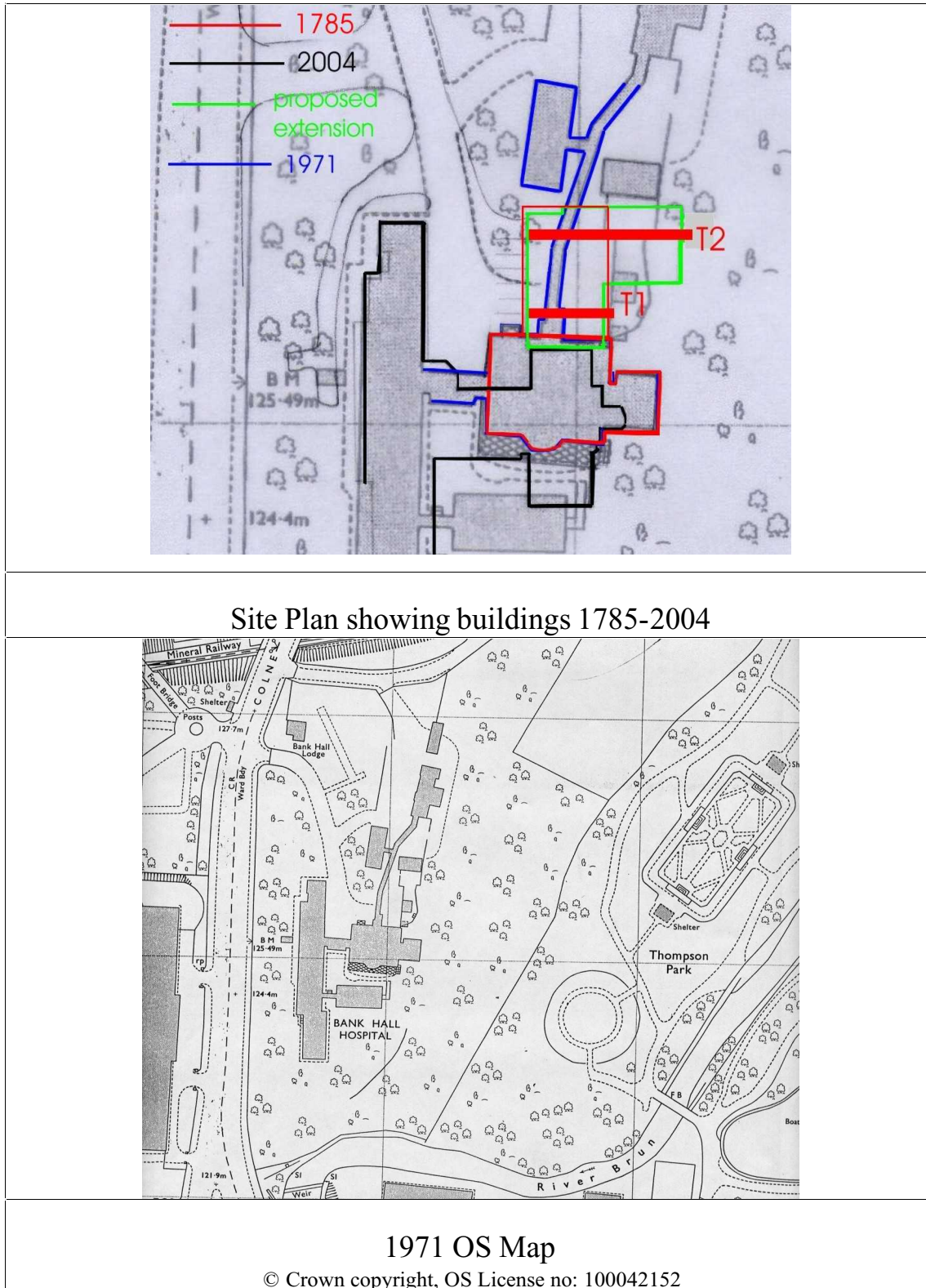


FIG. 3A MAP REGRESSION SHOWING BUILDINGS FROM 1785-2004

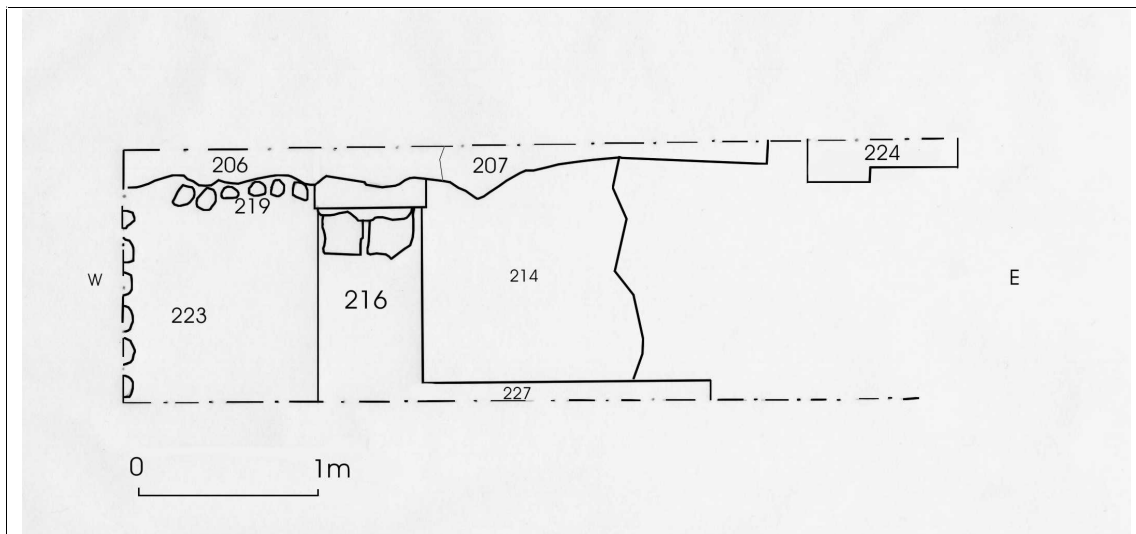


Fig. 4 Trench 2, sketch plan showing sandstone walls and cobbled surface

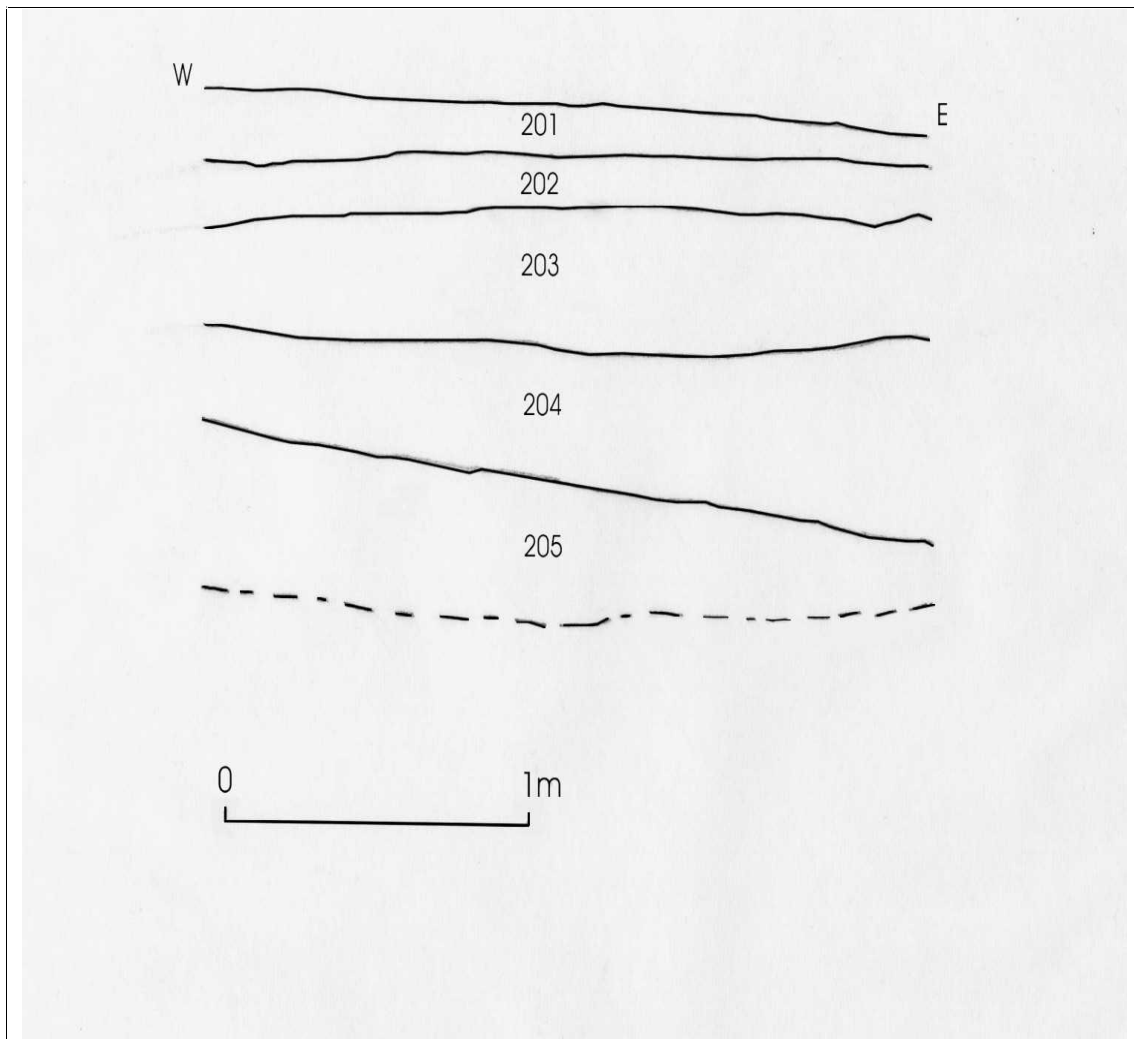


Fig. 5 South facing section showing demolition layers in Trench 2.

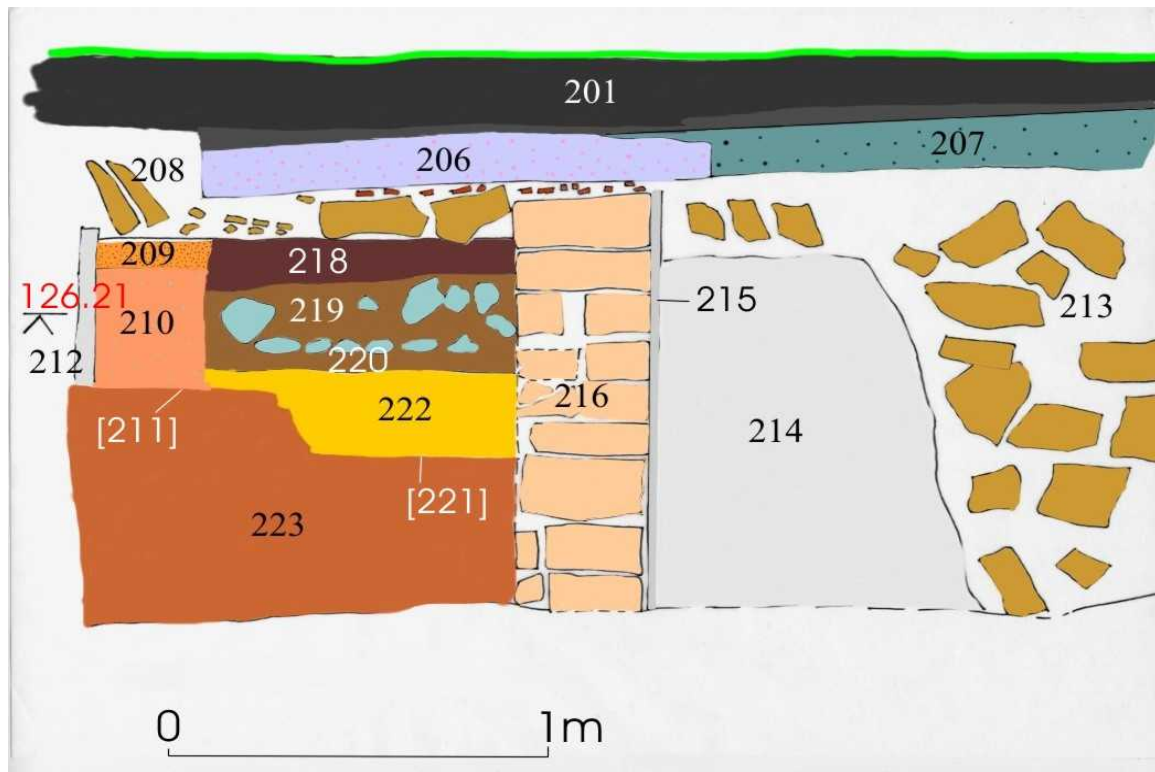


FIG. 6 Trench 2, south facing section showing sandstone wall footings (216) and cobbled surface (219).

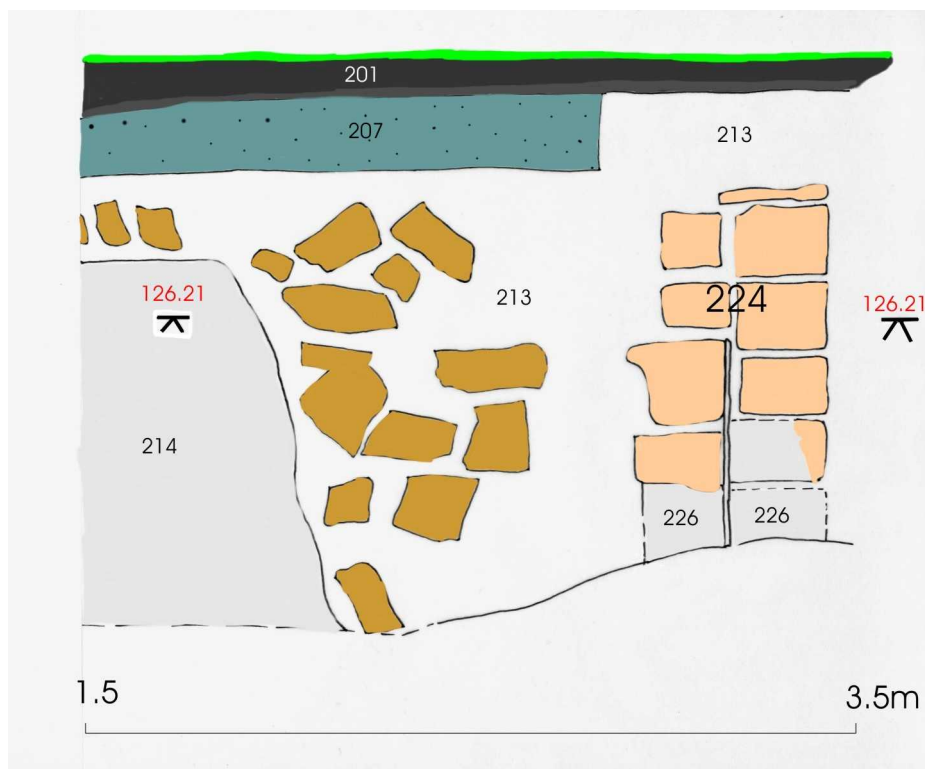


FIG 6A Eastwards continuation of trench 2 section (fig 6 above) showing sandstone wall (224) and demolition debris (213).

APPENDIX 4 – PLATES



Plate 1. Bank Hall – south front

Plate 2. Bank Hall – entrance front (north west)

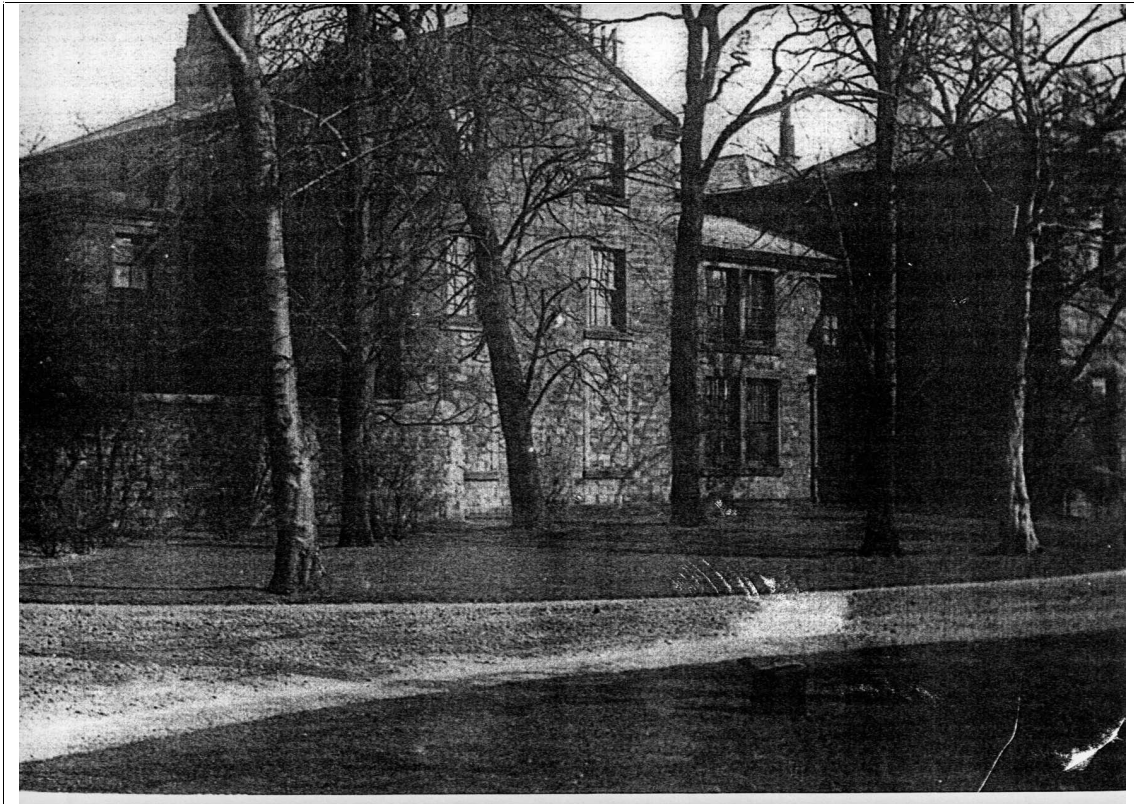


Plate 3 Bank Hall – intermediate range (offices)



Plate 4 Trench 1 (west facing representative section).



Plate 5 Trench 2 (south facing section – mid trench). Representative section to 1.2 metres.



Plate 6 Trench 2 (south facing section).
Photograph showing the two N-S walls (216) and (224)



Plate 7 Trench 2 (south and east facing sections – western-most end).
N-S Wall (216) and cobbled surface (219)



Plate 8 Worked masonry retrieved from demolition layers within T2.