

**42-46 King Street and 2-4 France Street,
Blackburn**

An Archaeological Building Survey

By J.M. Trippier Archaeological and Surveying Consultancy



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Client: R. Heaton Esq

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NON-TECHNICAL SUMMARY

An archaeological building survey was required as a condition of planning Permission and listed building consent for the renovation of 46 – 42 King Street and 2 – 4 France Street, Blackburn, Lancashire (NGR SD 68002791). The work was carried out on behalf of Mr R. Heaton by J. M. Trippier Archaeological and Surveying Consultancy. The buildings were found to be a grade II listed brick built three storey end terraced property and the adjoining inter-terraced building, both fronting King Street, together with a third which was set at right angles and fronted France Street but had been intercommunicating with the end-terraced property which it adjoined. Although they began life in the Georgian period as genteel residences just beyond the medieval core and modern town centre of Blackburn in the late 19th century they were given over to retail use. A good example of a Victorian shop window still remains as well as remnants from the original Georgian period which include the frontage to France Street with a good quality door with six fielded panels and a fanlight and oculus over, some windows with panelled surrounds and a good quality staircase with a most unusual lighting tower above. .

ACKNOWLEDGEMENTS

Thanks are due to Mr R. Heaton who commissioned the survey and provided the drawings of the buildings prepared by his architect. The assistance provided by the staff of Blackburn Local Studies Library and Lancashire County Record Office is also acknowledged.

1. INTRODUCTION

- 1.1 J. M. Trippier Archaeological and Surveying Consultancy was instructed by Mr T.Heaton to carry out an archaeological building recording programme at 46 – 42 King Street and 2 – 4 France Street prior to their renovation and conversion. John Trippier BA (Hons), MRICS, PIFA is a Chartered Surveyor and Practitioner of the Institute of Field Archaeologists with over 30 years experience of surveying and recording buildings of many types. He was assisted on site by Jane Lloyd BA (Hons), MA PIFA, who also compiled the report and carried out the documentary research
- 1.2 The recording programme was required as a result of a condition attached to a planning permission and listed building consent by Blackburn and Darwen Borough Council (Application Nos. 10/08/0016 and 10/08/0017). This condition follows the advice given by central government as set out in *Planning Policy Guidance: Planning and the Historic Environment* (PPG15) and *Planning Policy Guidance on Archaeology and Planning* (PPG16) issued by the (then) DOE. The Lancashire County Council Archaeology Service prepared a standard specification setting out the work necessary to

fulfil the condition (see Appendix 1) and the resultant survey and this report followed the programme set out in that specification.

2. SITE LOCATION

- 2.1 46 – 42 King Street comprise three terraced properties located on the north side of King Street, immediately to the east of its junction with France Street, and a short distance to the west of Blackburn town centre. 2 – 4 France Street adjoin 46 King St immediately to its rear (north). The national grid reference of the site is (NGR SD 68002791). The buildings general location is marked by a red arrow on the map enclosed as Fig 1 and is shown edged red on the plan enclosed at Fig 2. King Street, previously known as Sudell Street, provides one of the main routes into the town centre.

3. AIMS AND OBJECTIVES

- 3.1 Buildings are an important part of the historic environment as they provide information on historical technology, social structure and lifestyles. Alterations to such buildings remove evidence of their past uses and occupation and make it more difficult for future historians to understand and interpret them. The aim of the survey was to preserve ‘by record’ the information that may have been lost during alteration. This was achieved by recording and analysing the plan form, function, age and development of the buildings and by the provision of a written, drawn and photographic archive for future reference.
- 3.2 The proposed alterations were likely to result in changes to the functions of some rooms and the creation of new circulation patterns within the building. Preliminary stripping out works (the removal of existing wallpaper, plaster and modern partitions) revealed a number of additional features.

4. METHODOLOGY

- 4.1 The project was carried out in accordance with the project specification at Appendix 1 of this report. Briefly, this required the compilation of:-
- 4.1.1 A drawn record including a scale plan of each floor, representative sections and elevations where these were necessary for understanding the building’s design, development and function. The architect’s drawings were used as a basis for these but additional measurements were taken with hand held tapes and laser measuring equipment which enabled the architect’s drawings to be checked and amended as appropriate. Revised versions of the architect’s drawings and additional drawings were made on drafting film at a scale of 1:50. Electronically produced versions of these are included at Appendix 2.
- 4.1.2 A photographic record was made comprising:-

- a) General views of the exterior of the buildings/complex and of their site and setting; and of the interior;
 - b) Any external detail, structural or decorative, which is relevant to the building's design, development and use and which does not show adequately on general photographs;
 - c) The overall appearance of the principal rooms and circulation areas;
 - d) Any internal detail structural and decorative which is relevant to the buildings' design, development and use and which did not show adequately on general photographs.
- 4.1.3 The photographs were made with a Mamiya 645 ProTL medium format camera fitted with a 50mm lens with perspective control and loaded with an *Ilford FP5* 120 monochrome film. Graduated scales were used for photographing detail and discretely placed ranging rods for the general shots. The basic photographic record was supplemented by digital images taken with a Fuji Finepix S5700 digital camera (5.7 mega pixels resolution) which are included in the report (see para. 4.1.5 below).
- 4.1.4 A photographic register listing all photographs and plans at 1:100 scale showing the location from which the photographs have been taken are included at Figures 9-13 in Appendix 2 of this report.
- 4.1.5 A report incorporating the information specified at section 10 of the project specification (see Appendix 1). Briefly these comprise:
- a) The dates of the recording and names of personnel involved;
 - b) Locational details and statutory listings or scheduling;
 - c) A detailed description of the building describing its plan, form, function, age and development sequence and the names of patrons and owners if known;
 - d) An account of past and present use of the building and its parts with evidence for these interpretations.
 - e) Any evidence for the former existence of demolished structures or plant associated with the building;
 - f) Copies of other records of the building or a note of their existence and location;
 - g) Relevant information from other readily available sources and from owners, builders, architects etc. who may be familiar with the building;

- h) A note of the building's past and present relationship to its setting; e.g. its relationship to local settlement patterns, especially those contemporary with the building;
 - i) A note of the building's significance locally, regionally or nationally in terms of its origin, purpose, form, construction, design, materials and status.
- 4.2 Prior to the commencement of work on site a rapid map-regression exercise and consultation of trade directories was undertaken. Documentary research included visits to Blackburn Local Studies Library and to the Lancashire County Record Office.
- 4.3 The recording of the building took place on 26th and 30th of December 2009 and continued on 7th, 8th, 13th, 15th and 18th January 2010 until all relevant works were completed.
- 4.4 The project was carried out in accordance with the recommendations of *The Management of Archaeological Projects* 2nd ed. 1991 and the Institute of Field Archaeologists' *Code of Conduct and Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings and Structures*.

5. ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

- 5.1 46 – 42 King Street and 2 – 4 France Street are a Grade II Listed Building (www.imagesofengland.co.uk). Apart from the listed building description no previous historic, archaeological or architectural study of the building is known. The Listed Building Description is as follows :-

42 to 46 King Street is described as follows: Terrace, recently reduced in length, and now incorporating shops. Late C18, with C19 and C20 alterations. Brick, partly rendered, with stone dressings, slated roof and 3 ridge chimneys of red brick; one rendered and one truncated. 3 storey, 8 window range, arranged in 3 parts of 2:3:3 windows above 4 shop units, formerly 3, with C19 fascia detailing. Above a raised first floor cill band and stacked window openings beneath painted wedge lintels. Left end 2 bays retain undivided C19 sashes, other openings now with non-traditional C20 replacement joinery, the openings to the first floor right end 3 bays enlarged. Stone eaves cornice. Left gable With pedimental apex incorporating a blind oculus. Doorway with semi circular head and fanlight and 3 bays of sash windows above. The terrace was altered to incorporate shops and a hotel in the C19, and has more recently been reduced in length by 4 bays. 2-4 France Street are described as follows: House. Late C18. Brick, rendered with painted stone dressings. 3 storeys, 5 window range. Eaves cornice. Central entrance altered. Windows have painted stone wedge lintels and cills. original 6/6 pane sashes survive to first floor and right hand 2 second floor windows. Central second floor window blind. Ridge and end chimney stacks, truncated.

- 5.2 The root of the place-name ‘Blackburn’ or *Blacheburne* as it is referred to in the Domesday Survey of 1086 is an Anglo-Saxon topographical description meaning ‘the black stream’ (Ekwall 1972, 74). Many place names in the locality also have Saxon origins with the name Beardwood deriving from the Saxon *Beorh wuda*, the wood on the hill (Abram 1877, 6) or alternatively *Bearda worth* meaning Bearda’s homestead (Cole 1981).
- 5.3 Blackburn gave its name to Blackburnshire an important territorial division in early medieval north-west England. Its importance is emphasised by the fact that it was a royal manor both before and after the Norman Conquest. At the time of the Conquest ‘Blackburnshire’ was one of the six hundreds, or administrative units, into which that part of Lancashire between the Rivers Ribble and Mersey was divided. After the Conquest the Hundred of Blackburn was given by the King to Roger de Poitou who granted it to Roger de Busli and Albert Greslet (Baines 1867, 337). However by 1102 the Hundred was in the hands of the de Lacys and their lordship based on Clitheroe is widely regarded as the successor to the hundredal estate of Blackburn (Kenyon 1991, 162). The de Lacys held the *Honor of Clitheroe* until 1311 when it became part of the Duchy of Lancaster and subsequently passed to the Crown as more fully described by Baines (1867).
- 5.4 The Hundred of Blackburn was valued in 1341 at £1073 4s 3d, and in this valuation return it was declared that there are no boroughs in the Hundred and no persons living by trade or merchandise there (Baines 1867, 633), indicating the strongly agricultural character of the area in the medieval period. The settlement pattern would have been dispersed, the landscape being dominated by scattered farms with possible small grouped settlement around manor farms (Lancashire County Council 2005, 8). There is record of a customary market being held here that dates to 1498, with there also being a reference to a market cross in the vicinity of the junction of Church Street and Darwen Street in 1533 Whittle (1852: 127).
- 5.5 The production of textiles in Blackburn commercially dates from the reign of Elizabeth I. At this early date woollen goods were the main products until they were replaced by linen cloth during the reign of Charles I. At the beginning of the 18th century many people in the Blackburn area made a living via handlooms through the weaving on linen, woollen and mixed cloths. In the 1770s calico printing took off in Blackburn under the Peel family, who had previously specialised in the production of woollen cloths. The calico trade was later expanded later that century by the Sudell family, who were responsible for the construction of many spinning mills. By 1875 it was recorded that 55,000 people worked in cotton mills and subsidiary trades in Blackburn (Abram 1877: 201-37)
- 5.6 A sketch map of Blackburn dating to 1724 (BCL MM074) indicates that at that date the western boundary of the town comprised a row of buildings running down the east side of Darwen Street. A map of 1739 indicates that the west side of the street was being developed by that date along with the

construction of further properties along what is now Mincing Lane, Church Street, Northgate and the north side of King Street (previously Sudell Street). By 1795 when another map was produced, much of King Street was undergoing development although it is difficult to discern which blocks of property were actual buildings and which were simply building plots.

- 5.7 On both the 1795 map and a later one of 1822 the subject block of properties is still shown as a single plot as are those fronting the Westside of France Street. However by the time of the 1st ed. OS maps of 1848 it had been fully developed in its existing form which comprised the elongated rectangular end terraced property fronting King Street (no 46) and extending down France Street; two single fronted inter-terraced properties with rear outriggers (nos. 44-42); a double fronted inter-terraced property (40-38) which was shown on later maps (1893 1:500) as the Royal Hotel and a single fronted end terraced property fronting King Street and extending down Paradise Lane (36). Between 1911 and 1931 no 44 was divided up to create the two shop units described in this survey although it was not until after 1976 (OS) that they were renumbered following demolition of nos. 36 and 38-40 in the post-war period.
- 5.8 According to L. S. Walmesley, writing in 1922 (BCL B910.3), Mr John France, a gentleman of position and education who resided on King Street from about 1780 until his death in the early 19th century, built the premises on France Street and houses in Princes Street. John France was a prominent local Congregationalist being the father of the rev. Joseph France and the father-in-law of the Rev. Dr Fletcher both of whom were ministers at Chapel Street Chapel where John France was eventually buried (Abram 1878 27). It could of course be possible that France built the terrace of houses which formerly stood on the west side of France Street although it is known that in 1824 John France, Gentleman, was residing at no. 91 France Street (Miller 1989, 132). Re-numbering of properties on King Street have caused some difficulties of identification but a comparison of the numbers give in (Miller 1989) with the modern ones make it clear that France's residence was at what was latterly no 40 which was demolished post-1976 (see para. 5.7 above).
- 5.9 Walmesley also recalled that when he was a boy in the mid-19th century, 'the handsome block opposite the hotel was inhabited by the most selective type of tenant' which included not only France but also William Eccles (later an MP). It is clear from the 1848 5' to the mile map (OS Blackburn Sheet 9) that this must have been the subject block which was directly opposite the original Royal Hotel. According to Walmesley at that time there was hardly a shop on the street but from about 1850 it began to change from a residential district to a commercial one. One of the first commercial tenants was Miss Bentley who conducted a fashionable milliner's business from the current no.42 but with no shop exterior. Apparently there was also a Turkish Baths in the block –the first in Blackburn! There is nothing to suggest that the latter was within the subject properties and nos 36-40 which later incorporated the Royal Hotel seem the most likely site

- 5.10 A list of the occupants of King Street in 1824 has been compiled from Baines 1824 by Miller (1989: 122). In that list the subject property on the corner of King Street and France Street which is now numbered no 46 is shown as no. 88 and was occupied by Robert Dewhurst a solicitor. As his offices were in Market Street this was presumably his residence. The next door property, no 89 which now comprises nos. 44 & 42, was occupied by John Bubb, Gentleman again presumably as a residence. Then at no.90 came William Eccles, at that time a commission agent, and John France at 91(see paras.5.8 & 9 above). No 4 France Street is listed by Baines as being in the occupancy of George Maudesley a painter, gilder and plasterer but no. 2 is not mentioned it may therefore be part of Dewhurst's occupation.
- 5.11 The 1841 census is inconclusive as it does not give street numbers but none of the above families are listed.
- 5.12 The 1851 census (LRO HO 107/2258) shows that number 2 France Street was occupied by a Catholic Priest, Joseph Meaney, 2 schoolmasters who were lodging there, and a servant. It seems likely that they were connected with the nearby St Anne's Church, also on France Street, which opened in 1849 (Duckworth 1999, 130). In 1861 there was a different occupier, Wm. Gillibrand, surgeon, and his family in; it was unoccupied in 1871; and in 1881 it was the residence of Ellen Wearden and her two adult children. However by now another Catholic priest, Edward Woods, along with 2 other priests and a servant were in occupation of 'Paradise House' which would appear to be the remainder of the France Street property. Woods was still in occupation in 1891 and in 1901 when in both cases he was listed at no.2. It appears these numbers were interchanged between various parts of the France Street property fairly frequently but on those occasions when the whole of the building appeared to be in single occupation (1851, 1861 and 1891) no 2 seems to take precedence. In 1901 there was a separate occupier in no 4, Walter Frisby, a sergeant in the 3rd Dragoon Guards, and his wife. Even so, the size of Father Woods' household had now increased considerably to include 15 boarding scholars, 1 cook and 3 housemaids (LRO RG 13/3907).
- 5.13 By 1851 no 88 King Street (now 46) was occupied by James Pickup, a retired plumber and glazier, and his wife and no 89 (now 44 and 42) by Margaret Place, a widowed cook and her family. In 1861 they were occupied respectively by James Dickinson, a cotton spinner and manufacturer, and John Chew, a master plasterer and employer of 12 men. By now these properties had been re-numbered 42 and 40 King Street respectively. In 1871 the respective occupiers were Wm Gibson, Sgt Major in the royal artillery, and family and James Gorton, a watchmaker (LRO RG 10/ 4172). By 1881 the current numbers of 46 and 44 had been introduced and the respective occupiers were Marton Aspden, a yeast importer, & family and Mrs Sara Egley. Aspden was still in occupation in 1891 but Egley had been replaced by John Johnson a commercial traveller (LRO RG 12/3397). Aspden was still at 46 in 1901 but Thomas Muncaster, a newsagent and tobacconist was now at no.44 (LRO RG 13/ 3907).

6. PHYSICAL DESCRIPTION

6.1 GENERAL DESCRIPTION

- 6.1.1 42-46 King Street comprises a late 18th century three-storey end-terraced brick building (46) and an adjoining three-storey inner terraced brick building (42-44) of similar vintage and situated on the north side of King St at its junction with France Street. (**Plate 1**). 2-4 France Street comprises a three –storey brick building attached to the rear of 46 King Street. 2-4 France St still has the appearance of a double flush fronted Georgian house although the ground floor of no 4 is now used as a taxi-office (**Plate 2**). Cellars are located below all of the properties and can be accessed from them. All the properties have with a double pitched gabled and slated roofs.
- 6.1.2 No 46 King St, which is the end terraced property, comprises a double fronted ground floor lock-up shop unit. The rooms over can only be accessed from 2 France Street although there is a blocked internal doorway on the ground floor indicating that they were once intercommunicating at this level also. For the purposes of this report 46 King Street and 2-4 France Street are described together
- 6.1.3 Nos 42-44 King Street comprises two single fronted shop units with rooms over. However it is apparent that 44 and 42 were once a single shop unit which has since been divided into two (see **Fig 2**). The rooms over are now divided between the two ground floor units so that 44 has access to most of the 1st floor and no 42 to most of the 2nd floor. A single storey north-south orientated outrigger is situated in the yard area behind No 42-44 King St but is attached to no 42. For the purposes of this report 42 and 44 King Street are described together
- 6.1.4 An east-west orientated double pitched gabled and slated roof covers 42 to 46 King Street (**Plate 1**). Internally it is supported by collar beam trusses with king struts and two sets of purlins (**Plate 14** and Brunskill 1985,115). A unusual feature is the basket woven and plastered lantern light within the roof space of no. 46 (**Plate 45**). There is a substantial chimney stack on the party wall between 42 to 46 King Street and another on west gable of 46 King Street is chimney stack which has 4 pots with a ‘petal effect’ design on the rim (**Plate 21**). 2-4 France Street has a north-south orientated double pitched gabled and slated roof. There are substantial chimney stacks present on north and south gables and a smaller central one (**Plates 2 & 24**). The larger ones are haunched. That on the north gable has 3 ‘petal effect’ pots similar to those on 46 King Street whilst that on the south gable has taller cowelled pots. Internally the roof is supported by common rafters and one set of purlins.

6.2 EXTERNAL DESCRIPTION 42-44 KING STREET

- 6.2.1 This building now comprises two ground floor shop units with two storeys over. The front (south) elevation comprises two timber framed shop fronts

(**Plate 3**). That of no.44 is the older of the two and may be a remnant of the original shop front which no doubt once extended across the whole building. It has a timber stall riser and a plain timber pilaster to the west, between this unit and no 46, which is surmounted by a console with a fielded panel supported by an exotically carved corbel (**Plate 4**). There is a plain fascia surmounted by a narrower projecting one bearing the legend 'King Street News' in antique script and the date 1878. There is a projecting moulded cornice over. The shop front to 42 King Street is more modern and plainer and has a brick stall riser. Both unit have inset doorways in open porches and timber panelled doors with the top halves glazed. At first floor level the bricks used for these two units is red-brown in colour with orange infill above and in between the upper windows. There are two modern casement windows with upper opening lights and four pane sash window at first floor level. All three windows have stone cills which form a string course continuing west to include no 46 and stone lintels. Directly above these at second floor level are three modern casement windows with upper opening lights and stone lintels and cills. There is a dentilled course of bricks supporting the guttering.

- 6.2.2 The rear of 42-44 King Street is whitewashed brick (**Plate5**). The two upper floors have unusual timber windows. At first floor level is a central casement with an upper opening light. There is a fixed light on either side each with a central transom. At second floor level is a six pane sash again with a fixed light on either side each with a central transom. At ground floor level is a modern timber lean-to with Perspex panels which leads from 44 to the rear yard. Along the east side of the yard is a rear outrigger attached to 42 King Street (**Plate 6**). The wall that comprises the outrigger of 42 King Street is of machine-cut brick and has three windows and a door, all of which appear to be modern. The roof of this comprises corrugated metal. The floor of the yard comprises of stone setts.

6.3 INTERNAL DESCRIPTION 42 KING STREET

- 6.3.1 General Layout (Fig. 3). This comprises a shop unit to the front of the property and workshop and storage areas to the rear at ground floor level. From this level there is both access to the cellar and the first floor. At first floor level there is a single room, with there being two rooms located at second floor level. An attic room exists within the eaves of the building.
- 6.3.2 Ground Floor- Shop (Plate 7). The walls comprise fake wooden panels and typical modern shop fittings. It has a suspended Perspex ceiling complete with integrated spotlights. There is a single modern window located at the front of the property with a modern timber half-glazed glass door. Directly opposite this is a doorway that leads into the hallway area. The floor is carpeted.
- 6.3.3 Ground Floor Hallway (Plate 8). From this point onwards the ground floor is 250mm higher than that in the shop. Located in this area is the staircase which leads to the first floor and beyond. Below the stairs is a doorway which leads

down to the cellar via a flight of stairs. The walls are plain white plastered and the floor is carpeted.

- 6.3.4 Ground Floor Workshop (Plate 9). This is located at the south end of the outrigger. The walls papered although largely covered by cupboards, shop fittings and work benches. The ceiling comprises white plaster and one strip light, with the floor being covered in stone flags. There is a blocked fireplace located in the right hand (east) wall with a double fronted cupboard being located in the alcove to the right (south) of this.
- 6.3.5 Ground Floor Storeroom and Connecting Passageway (Plate 10). This is located at the north end of the outrigger. The west half is a passageway connecting with the workshop to the south. A doorway located in the east wall leads to the storeroom. The walls and ceiling are plastered brick and the floor stone flagged. In the north-east corner of the room a small closet has been created to house a single toilet and sink. Directly above the doorway for this is a small window made out of glass bricks. In this area the corrugated metal roof is exposed along with a beam that runs approximately north-south.
- 6.3.6 First Floor (Plate 11) This floor comprises a landing with another set of stairs providing access to the second floor and a single room at the front of the building that is currently used as an office. The walls of the landing area are plastered, but those in the office are papered. Both have plaster ceilings. The door to the office has been removed but an ornate wooden architrave remains. There is a cornice running all the way around the room. Opposite the doorway is a single four pane sash window with a wooden cill. The office floor is carpeted but the landing floorboards are bare. There is a door on the landing, which is currently obstructed by a piece of furniture, which leads to the rooms located above 44 King Street.
- 6.3.7 Second Floor North Room (Plate 12). This room is accessed via a timber door with four fielded panels. The walls and ceiling are plastered and the floors carpeted. Located in the rear (north) wall of the property is a ten paned sash window with a wooden cill. There is a blocked fireplace in the west wall with a cupboard being located in the left side alcove.
- 6.3.8 Second Floor South Room. This room is also accessed timber door with four fielded panels. As in the rear room the walls and ceiling are plastered and the floors carpeted. There are three modern casement windows in the front (south) wall and another blocked fireplace with a cupboard in the left alcove in the west wall.
- 6.3.9 Second Floor Landing There is a small window located in the north wall on the half landing between the first and second floors. The walls and ceiling of the landing are plastered and the floor comprises bare floorboards. Another timber doorway on the landing and another set of stairs (**Plate 13**) leads to the roof space where the western north-south brick party wall separating nos 42-44 from no 46 King St, and its smoke blackened flu is clearly visible (**Plate**

14). Also visible is the roof truss described at para. 6.1.4 above. There is a lath and plaster coating to the underside of the roof slates.

6.3.10 Cellar (Plate 15). This runs under the front of nos. 42 & 44. The floor is covered in stone flags and the walls comprise lime plastered brick. The ceiling is open to the underside of the floor above, with there being visible joists running on a north-south orientation. Between the joists below the floor level above is lime plaster. In the south wall there are three shallow alcoves in-between the piers that form the actual wall. Located in the southwest corner of the room is a stone sink on brick piers.

6.4 INTERNAL DESCRIPTION 44 KING STREET

6.4.1 Ground Floor (Plate 16). This comprises a retail unit with the previous dividing wall having been removed so that the shop occupied the whole of the ground floor. As with no 42 this unit is on split levels with the floor of the rear part being 250mm higher than the front. The shop is fitted out with modern plasterboard walls and typical shop fittings. It has a modern suspended ceiling and the floor is covered in modern vinyl. Two blocked fireplaces are located on the west wall. In the north east corner of the shop are located stairs which access the floor above. Directly north of these is another set of stairs which provide access to the cellar. To the rear of the shop is a modern timber lean-to with Perspex panels and from here access to the rear yard can be gained.

6.4.2 Cellar. This runs along the rear of 40 and 42. It is accessed from the east wall of the shop via a flush timber panelled door and timber open tread stairs. The floors are covered in stone flags and the walls are limewashed brick. The ceiling is boarded between seven timber joists which are orientated north-south. There is a brick chimney breast in the west wall that is 2.2m wide with a recessed fire place that is 2 ½ bricks deep. The piers are 1 brick wide (**Plate 17**). In the north wall there is a blocked window and a modern sink unit (**Plate 18**). In the south east corner of the room there is a small closet.

6.4.3 First Floor. The area above the shop comprises two rooms which are accessed from a central landing. The back (north) room has a flush timber panelled door. The walls are papered and there is a painted plastered ceiling. The timber floorboards are covered in lino. On the north wall there is a timber casement window with a top opening light and a fixed light on either side each with a transom. On the west wall is a blocked chimney breast with a shower closet located in the left hand alcove. There is a wc closet over the stairs in the north east corner. The front (south) room also has a flush timber panelled door. As in the north room the walls are papered and the ceiling is painted plaster. The floor comprises floor boards are covered by a carpet. There are two x two light casements top with top opening lights in the south wall. In the west wall there is a blocked chimney breast.

6.5 EXTERNAL DESCRIPTION 46 KING STREET & 2-4 FRANCE STREET

- 6.5.1 46 King Street is the end terraced property on the corner of France Street (**Plate 19**). The ground floor is dominated by a double shop front with a recessed central doorway and fanlight in an open porch. Each window has a very shallow timber stall riser and splayed returns to the porch. There are plain timber pilasters each with consoles decorated with fielded panels. The western console is supported by an exotically carved corbel similar to that of no 44 (see para.6.2.1 above). However the eastern corbel has gone. Above the window is a blind box containing a blind with a dog-tooth fringe (**Plate 20**). There is a projecting moulded cornice over. The two upper storeys comprise handmade orange brick covered by an imitation stone block render which has come away in places. At first floor level are two 19th century sash windows with nibs and stone lintels and cills. The latter are part of a string course which runs across from the adjoining units. Directly above these at second floor level are a further two similar but smaller sash windows.
- 6.5.2 The side elevation of 46 King Street (**Plate 21**) is constructed of orange handmade bricks covered with an imitation stone block render, although this is missing in places. A plain stone string course runs below the level of the first floor windows and a moulded one runs above the windows of the second floor. The ground floor doorway is reached by three steps from street level. The door itself is a modern one but it has a period stone surround with a semi-circular arched head and a fanlight over a moulded cill (**Plate 22**). To right (south) of this a sash window with a stone lintel and cill. Above the doorway is a four pane sash window with nibs. To the south is a blocked window. The blocking has also been rendered in the same style as the main elevation. The cills for both these windows is formed by the plain string course referred to above and both have stone lintels. Partially cut into the left (north) side of the blocked window is a small four pane sash window with stone cill and lintel. At second floor level directly above those on the second floor are two ½ size four pane double hung sash windows with stone lintels and cills. At attic level is an *oculus* which is bricked up and rendered over.
- 6.5.3 2-4 France Street is situated at right angles to 46 King Street, which it adjoins to the north. It has a double frontage to France Street, which forms a northern continuation of the west elevation of 46 King Street. The construction and finish of the west elevation matches that of the latter (**Plate 23**). At ground floor level is a central door accessed from street level by three steps. On each side of the doorway are two modern casement windows with top hung opening lights and stone cills and lintels. To the right (north) of the door is a small window at cellar level. At first floor level there is a row of five timber twelve pane sash windows without nibs but with stone lintels and cills. At second floor level there is a further row of five windows. Although these all have stone cills and lintels they are more mixed in style. The northernmost one is a four pane sash and next to this is a two pane sash. The central one is rendered over. The next one south is a 12-pane sash without nibs which matches those on the first floor. The southernmost one is filled with breeze block.

- 6.5.4 The north gable end of 2-4 France Street is now pebble-dashed (**Plate 24**). There are a number of horizontal beads but the wall is otherwise blank. Two projections suggest that another building may have been attached. The east elevation is finished similarly.
- 6.6 INTERNAL DESCRIPTION: 46 KING STREET and 2-4 FRANCE STREET
- 6.6.1 General Description Externally 46 King Street and 2-4 France Street appear to comprise two adjoining buildings at right angles to each other. Internally they appear to have formed a single entity although this has been divided into separate units in recent times. The southern ground floor unit comprises a double fronted shop 'lock-up' shop fronting King Street and known as number 46. This is described at para. 6.6.2 below. For convenience the cellar beneath is described at para. 6.6.3. Immediately behind (north of) the shop is a hallway and staircase accessed from the doorway on the west elevation of 46 King Street. This is described at para. 6.6.4 below. The north wall of the hallway forms the party wall between 46 King Street and 2-4 France Street. Beyond this wall is a (dining?) room, described at para. 6.6.5 below, which properly comprises no 2 France St (see **Fig 1**). North of this is a self-contained taxi office in no 4 France Street described at para. 6.6.6 below. The first floors are intercommunicating but can now only be accessed from the hall and staircase in the south (rear) part of 46 King Street. However there is a disused and inaccessible staircase in the taxi office at 4 France Street that must have led up to the first floor of that property. The second floor comprises two elements: a front (south) part over 46 King Street and 2 France Street, which is accessed by a continuation of the staircase giving access to the first floor, and a rear part, accessed by a separate flight of stairs from the first floor room over the taxi office at no 4 France Street.
- 6.6.2 46 King Street: Ground Floor Shop (Plate 25) This comprises a double fronted shop 'lock-up' shop. (see para 6.5.1 above). Internally the walls are covered in fake wooden panelling with a decorative cornice all the way round the room. A blocked fireplace is located in the west wall with a two pane sash window in an alcove to the north of this. The ceiling is white plastered and has three suspended strip lights with there being fittings for a further two. The floor is carpeted. Directly in front of the window next to the fireplace is a trap door which provides access to the cellar below. There is no access to the first floor located within this shop. Although there is a blocked door at the east end of the north wall which indicates that this unit must once have been intercommunicating with the hallway described at para below.
- 6.6.3 Beneath the shop is a cellar accessed via a trap door and a flight of timber stairs with a closed string and moulded newels. The floor comprises stone flags with both the walls and ceiling being covered in lime plaster. In the west wall is a chimney -breast that has a cast iron fire place complete with a tiled surround and an ornate timber mantel (**Plate 26**). In the south wall there are two blocked window openings at ceiling height. There is a cast iron supporting column and rough hewn timber ceiling beam running east – west from the

buttress on the west wall. In the north-east corner three stone steps lead up to a small WC closet.

- 6.6.4 46 King Street: Hall and Stairs (Plate 27). The Hallway is accessed via the door from France Street. The floor is covered with stone flags whilst the walls are covered with *Anaglypta* type imitation timber panelling three-quarters of the way up top with a timber picture rail. The upper quarter of the wall is painted plaster complete with a cornice. The room has an *Artex* type ceiling complete with a large ceiling rose with a moulded rim. The staircase leading to the first floor has a cut outer string with decorated brackets and a boarded inner string. There is a slender moulded newel and plain slender balusters. The handrail is *C section* in type. Directly underneath these stairs is a four panelled timber door and a set of stone steps that lead down to the cellar. In the south east corner of this room next to the cellar stairs is a blocked doorway which would have provided access into the shop in 46 King Street. The remains of another blocked doorway is visible in the western end of the north wall through the *Anaglypta* panelling. An arch at the east end of the north wall leads via a small vestibule to the room which comprises 2 France Street (**Plate 28**).
- 6.6.5 2 France Street: Dining Room? (Plate 29). The floor comprises a flush timber boarded floor, with the boards typically being 150mm wide. The walls are papered; there is a moulded timber skirting and a moulded plaster coving but no picture rail. The ceiling has an *Artex* type finish and is divided into two halves by a centrally located north-south orientated boxed-in beam (an RSJ?). Each half is surrounded by a coving. In the north wall there is a chimney breast complete with a cast iron fire place with a tiled surround. In the west wall there are two leaded casement windows with a coloured glass panel beneath. The jambs are slightly splayed and the reveals hold intact box shutters that each have alternating rows of two rectangular and square panels (**Plate 30**).
- 6.6.6 The south wall of this room is dominated by an ornate timber dresser which has been shaped to fit into the arched alcove in which it sits (**Plate 31**). The dresser has an arched moulded top on fluted pilasters which surround two recessed doors suspended from moulded newels. Each door has nine glazed panes and timber glazing bars. Over the doors is a frieze embellished with rosebuds but otherwise plain. Below the doors is a flat dresser surface above which there are three thin open shelves. Below these are two cupboards with raised and fielded panelled doors hung on newels similar to those described above. Immediately west of the dresser is a matching full height timber cupboard comprising two upper fielded panelled doors which match those of the dresser. Below these is a flat top over three drawers with plain fronts. This overlies the blocked doorway in the north wall of the hall referred to in para. 6.6.4 above.
- 6.6.7 In the north east corner of the room there is a separate scullery that is accessed via a sliding timber door with decorative glazed panelling and a quartered fan light with a oval shaped central timber panel (**Plate 32**). Inside

this room is a concrete screed floor and painted plaster walls and ceiling. Inside the room is a steel sink unit with a tiled surround.

- 6.6.8 4 France Street: Taxi Office. This area is accessed from the street via a doorway located in the south west corner of the room. The walls are painted plaster, the floor is covered in carpet and there is a suspended ceiling. In the western wall is a modern two light casement window with a top hung opening light. A partition wall divides off the eastern third of the taxi office to form a reception area. Another partition divides off the northern portion of the room to create a small hallway with a washroom and a small storeroom off. In the west wall is another modern two light casement window with a top hung opening light. Directly opposite the front door is a set of stairs to the cellar (see para. 6.6.26 below).
- 6.6.9 46 King Street: First Floor Landing. This comprises a timber boarded floor, papered walls, with the bottom half being an *Anaglypta* type of paper, and papered ceiling. There is a small WC closet in the south-west corner with modern fittings (**Plate 33**).
- 6.6.10 South Room (Plate 34) This room is directly over the lock-up shop at 46 King Street but is accessed from the staircase and landing to the rear. It has a six panel timber door, boarded floor with timber skirting. The walls and ceiling are of papered plaster with a picture rail. There are two double pane sash windows in panelled reveals in the south wall and a tiled fireplace in the west wall.
- 6.6.11 Corridor to the West of the Landing (Plate 35). From here access is gained to the remaining section of the first floor. It is separated from the landing by a timber door with an ornate glazed top panel and two recessed bottom panels. All of the walls comprise of painted plaster with the exception of a section of the east wall where a timber partition separates off a bathroom. The floor comprises wide timber boards. In the west wall there is a four pane sash window in deep panelled reveals. A six panelled timber door provides access into the room to the north.
- 6.6.12 Bathroom off Corridor (Plate 36). This room has a timber boarded floor, papered wall and a polystyrene tiled ceiling. In the north wall is a cast iron fire place. There is a modern enamelled bath and hand basin complete with tiled back directly opposite in the south wall. There is a walk in wardrobe with timber panelled doors at the eastern end of the room.
- 6.6.13 Central Room (Plate 37). This room, which lies over the dining room at 2 France Street, has papered plaster walls and a painted plastered ceiling. The floor is covered in timber boards that are up to 300mm in width but has been repaired in places by narrower boards. There is also a moulded timber skirting and a moulded plaster coving. In the south wall is a chimney breast with a cast iron grate complete with a tiled surround. There is another chimney breast in

the north wall but it does not contain a fireplace. In the east wall are two twelve pane sash windows in panelled and splayed reveals with a timber panel going down to the floor below (**Plate 38**).

- 6.6.14 **North Room (Plate 39)**. This room lies over the taxi office at 4 France Street. Between this room and the central room is a very short corridor giving access to a staircase which apparently leading down to the taxi office below although that doorway appears to be blocked up. At the time of the survey this room was in the process of being stripped. The walls were of papered plaster with the ceiling comprising papered lathe and plaster. The floor is covered in timber boards that are 300mm wide. In the west wall are two twelve pane sash windows, with a boarded up narrower window between them. In the north wall there is a fireplace. A doorway with timber panelled jambs leading into a bathroom to the north. West of this is a short passage leading to a self contained WC (**Plate 40**). At the eastern end of the room there is a staircase adjacent to the south wall that leads to the 2nd floor level.
- 6.6.15 **Bathroom (Plate 41)**. This room opens off the north room on the first floor. It comprises painted brick walls, a timber boarded floor and a suspended ceiling that masks the brick flu leading from the fireplace in room one into the north wall of the building. There is a small window in the east wall. The room contains a CI bath and an enamelled hand basin.
- 6.6.16 **Separate WC Closet (Plate 42)** This room is located directly west of the bathroom (see above) but is accessed from the north room via a short passage. The walls comprise half timber panels and papered plaster, with the ceiling also being covered in plaster. The floor is covered in timber boards. There is a small window in the east wall over the enamelled WC which looks into the bathroom next door.
- 6.6.17 **46 King Street: Second Floor:Landing**. This is accessed by a continuation of the staircase giving access to the first floor (**Plate 43**). It has a timber boarded floor, papered walls with an anaglyptic type paper on the bottom half of the wall and a papered ceiling. Above the level of the ceiling is a lantern with a painted plaster finish and a fixed skylight (**Plate 44**). The lantern is constructed of wattle within a timber frame and is located in the roof space the timbers of which are relatively modern and machine cut (**Plates 45 & 46**). The landing leads up some steps to a further landing leading to a room to the south and another to the north-west. Further steps lead northwards from the landing into another room
- 6.6.18 **South Room (Plate 47)**. The room is accessed via the landing through a four panel timber door. The walls comprise papered plaster and the ceiling is covered in *Artex* style plaster. The floor is covered by timber boards that are 150mm in width and a timber skirting. There are two x two pane sash windows with timber panelled reveals in the south wall. In the west wall is a tiled fireplace. To the north of this is a closet with a four panelled timber door and another sash window. In the north-west corner of the room is an unidentified area which may have been a curtained off dressing room.

- 6.6.19 North- West Room (Plate 48). This room is accessed via the upper landing through a four panelled timber door in its south wall. The walls comprise papered plaster and the ceiling is covered in *Artex* style plaster. The floor is covered in timber boards that are 300mm wide and a timber skirting. In the west wall is a single four paned swivelling casement window in timber panelled reveals. In the north wall is a cast iron fireplace.
- 6.6.20 North Room (Plate 49). This room lies over 2 France Street. It is accessed from the landing via some steps and a short corridor that is closed by a six panelled door. The walls are covered in papered plaster and the ceiling is plaster boarded. The floor is covered in timber boards that are 250mm wide and a timber skirting. There are two twelve pane sash windows in the west wall that have no nibs, panelled splayed reveals and a panel to the floor below. A fireplace has been removed from the south wall with only the brick back remaining.
- 6.6.21 Second Floor Rooms over 4 France Street. These comprise two rooms reached via a separate set of stairs from the 1st floor room over 4 France Street (see para. 6.7.15 above) and a short passage. The southerly room is entered through a six panel timber door in the east wall. The walls comprise of papered plaster except for the north wall which is papered over boards. The room has a painted lathe and plaster ceiling and the floor is covered by timber boards that are 300mm side and a timber skirting. In the west wall is a boarded up window set in panelled reveals but the panel below has now been removed. In the east corner of the south wall is a cast iron fireplace with a timber surround (**Plate 50**).
- 6.6.22 The northerly room (**Plate 51**) is accessed from the northern end of the landing via a four panelled timber door. The ceiling and the walls are all covered in papered plaster except for the south wall which is papered boards. The floor is covered in timber boards that are 275mm wide and a timber skirting. There is a single four pane sash window in splayed panel reveals with a panel going down to the floor below. In the north wall there is a cast iron fireplace with a timber surround and on the south wall are timber rails for coat hangers (**Plate 52**).
- 6.6.23 Cellars:General Description. A range of cellars extends beneath 2-4 France Street and also below the hallway and staircase in the rear part of 46 King Street. These are accessed via a four panelled timber door under the main staircase in the hallway of 46 King Street (see para. 6.6.4 above) down a flight of timber stairs with closed strings. There are three rooms, one leading into another, with the stairs being located in the southern one. There is another cellar under the lock-up shop that comprises the front part of 46 King Street (see para 6.6.3 above) but this does not appear to communicate with the subject ones at present.

- 6.6.24 South Cellar. The walls and ceiling comprise lime plastered brick and the floor is covered in stone flags. There is a breeze block partition wall running west from the foot of the stairs which blocks off the WC closet in the cellar of the shop at 46 King Street. It may be that there was a communicating door in the wall at this point previously. At the top of the west wall directly below the ceiling is a small chute or window. In the north-west corner of the north wall there is what appears to be a small closet with three stone shelves. A second stone shelf running along the east wall comprises two stone slabs set on brick piers with rough timber joists for hooks set above them.
- 6.6.25 Central Cellar (Plate 53). Both the walls and ceiling comprise lime plastered brick, although unlike the south room this section of the cellar has a barrel vaulted roof. The floor is covered in stone flags. There is another small window or shoot set at the top of the west wall with a storage area, possibly for coal, below (Plate 54). This is separated from the rest of the room by a lime washed brick wall with stone coping that is 2.8m long, 350mm wide and 800mm in height.
- 6.6.26 North Cellar. The floor is covered in stone flags and the walls and ceiling are covered in lime plastered brick. Like the central cellar there is a barrel vaulted roof. There is a small window at the top of the west wall with a modern brick surround and four opaque glass tiles at its centre. Below this there is a large stone sink on brick piers (Plate 55). In the north-east corner of the room there is a cast iron water boiler set within a brick surround complete with a stoke hole below (Plate 56). There is also a small fireplace in the north wall. Along the south wall is a wall surrounding a staircase with leads down from the ground floor taxi office in no 4 France Street. In the north-west corner of the room there is a small store room or closet.

7. ANALYSIS AND HISTORICAL CONTEXT

- 7.1 The subject properties comprise an end terraced building (46 King Street) and the adjoining inter-terraced building (42-4 King Street) as well as a double fronted building at 2-4 France Street which forms an extension to 46 King Street at right angles to it and with which it intercommunicates. These properties are part of a larger island site fronting King Street and originally containing three additional terraced properties only one other of which (currently numbered 40 King Street) still remains. Although the island site is shown on earlier maps of 1822 and 1795 (Figs. 14 and 15) the individual properties are not shown. However it is certain that they were in existence in 1824 when they were listed in Baines' Directory (para. 5.10 above). A number of features- the hand made bricks and the upper floor windows on France Street with their 12 pane hornless sashes certainly confirm an early 19th century date at latest and the listed building description suggests late 18th century origins. In any event it is clear that in 1824 the properties were occupied as gentlemanly residences and Walmesley recalled that when he was a boy in the mid-19th century, 'the handsome block opposite the hotel was inhabited by the most selective type of tenant' (para.5.9 above)

- 7.2 It seems clear from the evidence of trade directories that by the 1860s commercial uses were beginning to infiltrate these properties although initially without making any changes to their domestic appearance (para 5.9 above). It is also apparent that the business occupiers were usually crafts persons such as milliners and watchmakers who would appeal to the genteel occupiers of King Street. The eventual physical changes, which included the insertion of shop windows and more modern two pane horned sash windows in the upper floors are indicative of late 19th century developments.
- www.nwleics.gov.uk/developmentcontrol/documents/shopfront-guide contains an excellent pictorial catalogue of shop fronts from various historic periods. This appears to confirm that the subject shop fronts are likely to date from the late Victorian or Edwardian periods. Although only a small part of that the shop front at no. 42-44 remains that at no. 46 is still intact and provides a good example of a window from that period and of a type which is fast disappearing. The legend 'King Street News' in antique script and the date 1878 over the window of no.44 appear incorrect. In Barrett's Directory of that year the occupier was John Gorton, watchmaker, who is also shown on the 1871 census. The first census to record a newsagent was that of 1901 when Thomas Muncaster was the occupier (see para. 5.13 above).
- 7.3 Another feature of interest is the layout of 2-4 France Street which contains, inter alia, two bathrooms and two WCs both on the first floor. It seems highly likely that these facilities were installed to cater for the large number of people living on the premises from the 1880s onwards when it appears to have housed boarding scholars probably in connection with St Anne's Catholic Church further down France Street. Another feature associated with this use is the long row of coat hooks installed in one of the second floor rooms (**Plate 52**). However there is no room on the premises that appears of a suitable size for a schoolroom and so it seems more likely that the scholars merely boarded here and were taught elsewhere.
- 7.4 Some of the most attractive features are within the hallway of no 2 France Street /46 King Street and the adjoining room which has been interpreted as a dining room. The hallway appears panelled although this turned out to be 'Anaglypta' type wallpaper with a panelled effect. More impressive are the matching fitted dresser and cupboard on the south wall of the dining room (**Plate 31**). However the cupboard is located in front of a blocked doorway to the hall which indicated that it cannot have been an original fitting and both features are no doubt the result of a Victorian refurbishment. However the windows with panelled linings and shutters (**Plate 30**) do appear to be original even though the windows themselves have been replaced with modern casements. The window in the central room on the first floor of 2 France Street is however the best example of a Georgian window with a panelled surround and an original 12 pane hornless sash (**Plate 38**). In the hallway is a good quality staircase with a slender moulded newel and plain square section balusters (**Plate 27**). The decorated softwood cut string with treads extended over it and a *C section mahogany* handrail which extends over the newel are all indicative of the late 18th century (Brown 1982, 286). At the head of the

stairs is the unusual lighting tower of lath construction with a plastered lining (**Plates 44&45**). Finally the frontage to France Street feels typically Georgian with a good quality door with six fielded panels and a fanlight and oculus over,

8. CONCLUSION

- 8.1 The subject properties are an interesting example of Georgian terraced house that began life as genteel residences but were gradually given over to commercial use. Initially this was to provide the immediate population with high quality craft goods which required little alteration to the premises but as the range of uses increased ornate shop fronts were installed in the late Victorian period, an outstanding example of which still survives. In addition there are still a few good surviving features from the original Georgian phase. These include the front elevation and some of the windows on France Street as well as the plain but elegant staircase at no 46 King Street which is surmounted by an unusual lighting tower.

9. ARCHIVE

- 9.1 The archive resulting from the building recording will be deposited with the Lancashire County Record Office in a format to be agreed with the Archives Officer and within a timescale to be agreed with the Specialist Archaeological Advisor or the Planning Officer (Archaeology). A summary record of the building with appropriate illustrations will be deposited with the Lancashire Sites and Monuments Record and with the National Monuments Record in Swindon.
- 9.2 The site archive shall be prepared and stored according to the UKIC *Guidelines for the preparation of excavation archives for long term- storage* (1990) and the Museum and Galleries Commission *Standards in the Museum Care of Archaeological collections*(1992) ‘Standards for the preparation and transfer of archaeological archives’.
- 9.3 A copy of this report will be supplied to the Lancashire Sites and Monuments Record on the understanding that it will become a public document after an appropriate period (six months after completion of the field work unless another date is agreed with the Specialist Archaeological Advisor or the Planning Officer (Archaeology)). A copy of the report will also be supplied to the Local Planning Authority responsible for the planning decision.
- 9.4 The archaeological contractor will complete the *Online Access to Index of Archaeological Investigations* (OASIS) form. Once a report has become a public document by submission into the *Lancashire Historic Environment Record* (HER) LCCAS may place the information on a web-site. Unless we hear to the contrary it will be assumed that our client is agreeable to this.

Provision and agreement will be made for the appropriate academic publication of any results that are not to form part of further work.

10. COPYRIGHT

- 10.1 Full copyright of this commissioned report and other project documents shall be retained by the author of the report under the Copyright, Designs and Patents Act 1988.

11 BIBLIOGRAPHY

Abbreviations

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LCC	Lancashire County Council
LRO	Lancashire County Record Office
OS	Ordnance Survey

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APPENDIX 1: PROJECT SPECIFICATION

SPECIFICATION FOR ARCHAEOLOGICAL BUILDING RECORDING
AT 42-46 KING STREET & 2-4 FRANCE STREET, BLACKBURN
(SD 6800 2791)

Prepared on behalf of Blackburn with Darwen Borough Council for Mr R. Heaton, Applicant

1. Summary

Planning permission (10/08/0016) and Listed Building Consent (10/08/0017) has been granted by Blackburn with Darwen Borough Council for conversion of upper floors to 6 residential flats, extension of taxi office into ground floor of 2 France Street and alterations to shop front at 42 and 44 King Street, Blackburn.

Because of the historic nature of the buildings Lancashire County Archaeology Service (LCAS) has recommended that a record of the buildings should be made before work is carried out. It is a condition of planning permission (no. 7) that:

"No works shall take place on the site until the applicant, or their agent or successors in title, has secured the implementation of a programme of building recording and analysis. This must be carried out in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority."

This recommendation follows the advice given by central government as set out in *Planning Policy Guidance: Planning and the Historic Environment* (PPG 15) and *Planning Policy Guidance: Archaeology and Planning* (PPG 16) issued by the DoE, and Blackburn with Darwen Borough *Local Plan Policy* HD13 (iii).

2. Site Location and Description

2.1 The buildings stand at NGR SD 6800 2791, on the eastern side of France Street, at its southern end and junction with King Street.

3. Planning Background

3.1 The proposed development of the buildings will require the demolition of an annex to the rear, the removal of existing staircases and partitions and insertion of

new ones. This work will therefore require the removal of original fabric and the alteration of circulation patterns and access to parts of the building.

4. Archaeological Background

4.1 Numbers 40-46 King Street and 2-4 France Street are Grade II Listed Buildings, dating to the late 18th century. No.'s 40-46 King Street have late 19th and 20th century alterations. They show a movement away from the vernacular to the latest fashionable tastes, and were in the preferred location for the houses of wealthy local cloth merchants. The genteel character of late 18th century King Street was confirmed and augmented in 1803 when Blackburn's first Assembly Rooms were built there. The proposals also lie within the King Street Conservation Area.

4.2 The Statutory List description is:

40-46 King Street

Terrace, recently reduced in length, and now incorporating shops. Late C18, with C19 and C20 alterations. Brick, partly rendered, with stone dressings, slated roof and 3 ridge chimneys of red brick; one rendered and one truncated. 3 storey, 8 window range, arranged in 3 parts of 2:3:3 windows above 4 shop units, formerly 3, with C19 fascia detailing. Above a raised first floor cill band and stacked window openings beneath painted wedge lintels. Left end 2 bays retain undivided C19 sashes, other openings now with non-traditional C20 replacement joinery, the openings to the first floor right end 3 bays enlarged. Stone eaves cornice. Left gable With pedimental apex incorporating a blind oculus. Doorway with semi circular head and fanlight and 3 bays of sash windows above. The terrace was altered to incorporate shops and a hotel in the C19, and has more recently been reduced in length by 4 bays.

2-4 France Street

House. Late C18. Brick, rendered with painted stone dressings. 3 storeys, 5 window range. Eaves cornice. Central entrance altered. Windows have painted stone wedge lintels and cills. original 6/6 pane sashes survive to first floor and right hand 2 second floor windows. Central second floor window blind. Ridge and end chimney stacks, truncated.

5. Requirement for Recording

5.1 Buildings are an important part of the historic environment, providing information on historical technology, social structure and lifestyles. Alterations to such buildings remove evidence for the past uses and occupation of the buildings and make it more difficult for future historians to understand and interpret the buildings. A drawn and photographic record of the building preserves 'by record' the information which is lost during alteration.

5.2 The alterations will result in changes to the functions of some rooms and the creation of new circulation patterns within the building. If it is proposed to remove all existing plaster throughout the building, due to damp, as well as existing modern partitions, the building should be recorded as existing, and a second visit made to inspect the building once it has been stripped out in order to record any previously unknown features that have been revealed by those works.

6. Documentary research

6.1 Prior to the commencement of work on site, the archaeological contractor should undertake a rapid map-regression exercise. As a minimum, all historic Ordnance Survey maps, Trades and Business Directories, documents and photographs held in local libraries, archives and museums should be examined. If available, other historic cartographic sources should also be examined. This work is intended to inform the archaeological recording by providing background information with regard to the date of construction, use and re-use of the building/structure and a discussion of the significance of the building.

7. Drawn Record

7.1 The building should be carefully examined prior to the commencement of recording, in order to identify all features relevant to the original and subsequent historical uses of the site. These features should then be incorporated into the final drawn record; English Heritage drawing conventions will be followed. The following list should not be treated as exhaustive, but items of interest would typically include:

- all structural elements (including posts, columns, etc)
- truss positions and form
- original staircases
- original fitted furniture including shelves and cupboards
- original doors and windows, including associated shutters or other fittings
- original and subsequent historical internal partitions
- original fireplaces or any other evidence for internal heating arrangements
- any significant changes in construction material, including significant changes in stone type and size
- any blocked openings
- evidence for phasing, and for historical additions or alterations
- evidence for construction techniques and sequences. Typical features of interest may include tool marks left over from the preparation of structural timbers, carpenters' marks, etc.

7.3 A scale plan of each floor of the building to be affected should be made. Existing plans (e.g. plans submitted with the planning application) may be used as the basis for the drawn record; it is the responsibility of the archaeological contractor to

ensure the accuracy of any existing drawings and to make any necessary adjustments or corrections. The scale to be used will be discussed and agreed with the monitor.

7.4 The drawn record should comprise representative sections at a suitable scale (not smaller than 1:50). With the exception of ephemeral, clearly modern features (e.g. plasterboard partitions), the structures should be recorded as existing.

7.5 Where they are necessary for understanding of the building's design, development or function, the drawn record should include elevations.

7.6 Where they are necessary for understanding of the building's design, development or function, the drawn record should include drawings of decoration, fixtures and fittings.

7.7 Drawing conventions should conform to English Heritage guidelines as laid out in *Understanding Historic Buildings - A guide to good practice* (English Heritage 2006).

8. Photography

8.1 General photographs of the interior and exterior of the building/complex are required, along with photographs of the site/setting of the building. These must be taken with a Medium or Large Format camera. Detailed photographs of areas to be affected are also required and are similarly to be taken with a Medium or Large Format camera with perspective control. All photographs are to be black and white. All detailed photographs must contain a graduated photographic scale (measuring tapes and surveying staffs are not considered to be acceptable scales in this context). A 2-metre ranging-rod, discretely positioned, should be included in a selection of general shots, sufficient to independently establish the scale of all elements of the building and its structure.

8.2 This basic photographic record is also to be supplemented by colour slide photography, especially where colour is an aspect that needs to be recorded, e.g. decorative finishes.

8.3 The overall appearance of principal rooms and circulation areas.

8.4 Detailed coverage of the building's external appearance. In the case of a buildings designed by an architect, or intended to be seen from a certain point of view, it is important to have regard to the builders intentions and to record the effect of the design or of the building's placing.

8.5 Any external detail, structural or decorative, which is relevant to the building's design, development and use and which does not show adequately on general photographs.

8.6 The building's relationship to its setting, to other buildings, or to a significant viewpoint.

8.7 Internal detail, structural and decorative which is relevant to the building's design, development and use and which does not show adequately on general photographs. Elements for which multiple examples exist (e.g. each type of roof truss, column or window frame) may be recorded by means of a single representative illustration. **N.B.** Detail photographs must be taken at medium-to-close range and be framed in such a way as to ensure that the element being photographed clearly constitutes the principal feature of the photograph.

8.8 For the purposes of the report, high quality digital images are acceptable.

8.9 All record photographs to be black and white, using conventional silver-based film only, such as Ilford FP4 or HP5, or Delta 400 Pro (a recent replacement for HP5 in certain film sizes such as 220). Dye-based (chromogenic) films such as Ilford XP2 and Kodak T40CN are unacceptable due to poor archiving qualities. Digital photography is unacceptable due to unproven archiving qualities. Record photographs should be printed at a minimum of 5" x 7". Bracketed shots of identical viewpoints need not be reproduced, but all viewpoints must be represented within the report.

8.10 A plan at a suitable scale (1:50 or 1:100), for each floor, showing the location from which the photographs have been taken shall be produced. The annotation of architects plans for this purpose is acceptable.

8.11 A photographic register listing all photographs (b/w prints, colour slide or digital images) taken shall be produced. For ease of use each set of photographs should be numbered sequentially 1, 2, 3, etc.

9. Adherence to specification

9.1 Prior to the commencement of *any work*, the archaeological contractor should confirm in writing adherence to this specification, or state (with reasons) any proposals to vary the specification. Should the contractor wish to vary the specification, then written confirmation of the agreement of LCAS to any variations is required prior to work commencing. The archaeologist carrying out the watching brief should be appropriately qualified and experienced. Any technical queries arising from the specification detailed below should be addressed to LCAS *without delay*.

10. Monitoring

10.1 LCAS will be responsible for monitoring the contractor's work. The contractor must give a minimum of one week's notice, in writing or by e-mail, of the commencement of fieldwork in order that arrangements for monitoring can be made.

11. Post-Recording Work and Report Preparation

1.1 A written report shall be produced. This will include:

11.1 The location of the building, including name or street name and number, town, civil parish, and National Grid Reference. Details of listing or scheduling.

11.2 The date when the record was made and the names of the recorders and the organisation which employs them (e.g. Unit name) as well as the reason for the record (to meet the requirements of a planning condition) and quoting the relevant planning application or Listed Building Consent reference (see 1. Summary).

11.3 A detailed description of the building. This should describe the building's plan, form, function, age and development sequence. The names of architects, builders, patrons and owners should be included if known. The purpose of this is to describe the building when no fuller record is required or to serve as an introduction to a more detailed record that may follow.

11.4 An account of the building's overall form and of its successive phases of development, and of the evidence supporting this analysis.

11.5 An account of the building's past and present use, and of the uses of its parts, with the evidence for these interpretations. An account of any fixtures, fittings, plant or machinery associated with the building.

11.6 Any evidence for the former existence of demolished structures or plant associated with the building should be given.

11.7 Copies of other records of the building, or a note of their existence and location.

11.8. Relevant information from other readily available sources and from other people such as owners, building contractors or architects) who may be familiar with the building. Sources of such information should be given.

11.9 A note of the building's past and present relationship to its setting: for example its relationship to local settlement patterns, particularly settlement patterns contemporary with the building,.

11.10 A note of the significance of the building locally, regionally or nationally, in terms of its origin, purpose, form, construction, design, materials or status.

11.11 The report illustrations should include as a minimum: a location map at not less than 1:2500; a site plan at not less than 1:500 with the building(s) being recorded clearly marked; photographs used to illustrate key points and a complete set of site drawings, at an appropriate scale, executed to publication standard. Extracts from all historic maps studied during the map analysis stage (section 6.) are also to be included within the report with the building/buildings of interest clearly visible. All copyright and Licence agreement numbers should be included where necessary. The photographic record plan and register must also be included.

11.12 A copy of this specification should be bound into the back of the report.

11.13 A fully indexed archive is to be compiled consisting of all primary written documents, plans, photographic negatives and a complete set of labelled photographic prints. Labelling should be in indelible ink on the back of the print and should include: film and frame number; date recorded and photographer's name; name and address of feature/building; national grid reference. Printed adhesive labels are also acceptable. Photographic prints should be mounted in appropriate archival stable sleeves. Colour slides should be mounted, and the mounts suitably marked with –'42-44 King Street Blackburn, at the top of the slide; grid reference at the bottom; date of photograph at the right hand side of the mount; subject of photograph at the left hand side of the mount. The slides should be supplied in an appropriate, archivally stable slide hanger (for storage in a filing cabinet).

12. Deposition of archive

12.1 The ARCHIVE resulting from building recording will be deposited with the Lancashire Records Office, Bow Lane, Preston, PR1 2RE, tel: 01772 533039, e-mail: record.office@ed.lancss.gov.uk, in a format to be agreed with the County Records Officer, and within a timetable to be agreed with the Specialist Advisor (Archaeology) or Planning Officer (Archaeology). A summary record of the building with appropriate illustrations will be deposited with the Lancashire Sites and Monuments Record and with the National Monuments Record in Swindon.

12.2 The site archive shall be conserved and stored according to the UKIC *Guidelines for the preparation of excavation archives for long-term storage* (1990) and the Museum and Galleries Commission *Standards in the Museum Care of Archaeological collections* (1992) 'Standards for the preparation and transfer of archaeological archives'.

12.3 Copies of the report will be supplied to the Specialist Advisor (Archaeology) or Planning Officer (Archaeology) and to the Lancashire Historic Environment Record (HER) within 12 weeks of the completion of the fieldwork, 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 Specialist Advisor (Archaeology) or Planning Officer (Archaeology)]. This should be provided as an Acrobat Adobe 'pdf' format file on CD-ROM. Paper copies should also be supplied to the relevant Planning Officer and Conservation Officer at Blackburn with Darwen Borough Council.

12.4 Archaeological contractors must complete the online OASIS form at <http://ads.ahds.ac.uk/project/oasis/>. Contractors are advised to contact Lancashire HER prior to completing the form. Once a report has become a public document by submission to or incorporation into the HER, Lancashire HER may place the information on a web-site. Please ensure that you and your client agree to this procedure in writing as part of the process of submitting the report to the case officer (Ken Davies) at Lancashire HER.

13. Further Details

13.1 Further information about the building and proposed development can be obtained from Mr Bob Bramwell, VA Consulting, Automation House, Newton Road, Lowton St Mary's, Warrington, WA3 2AN, tel: 01942 681111, fax: 01952 680555, e-mail: r.bramwell@vaconsulting.co.uk.

13.2 Any queries about the contents of the specification should be addressed to the Lancashire County Archaeology Service, Lancashire County Council Environment Directorate, Guild House, Cross Street, Preston PPR1 8RD Tel 01772 531734, fax 01772 533423

Doug Moir
Planning Officer (Archaeology)
E-mail: Douglas.moir@lancashire.gov.uk

April 2009

This specification is valid for a period of one year from date of issue. After that time it may need to be revised to take into account new discoveries, changes in policy or the introduction of new working practices or techniques.

APPENDIX 2: FIGURES

Fig. 1: Location Map: 1:2500 scale

Fig. 2: Site Plan

Fig. 3: Ground Floor Building Plan

Fig. 4: First Floor Building Plan

Fig. 5: Second Floor Building Plan

Fig. 6: Cellar Floor Building Plan

Fig. 7: Section A-A1

Fig. 8: Section B-B1

Fig. 9: Photographic Register

**Fig. 10: Ground Floor Building Plan Photograph
Location Plan**

Fig. 11: First Floor Photograph Location Plan

Fig. 12: Second Floor Photograph Location Plan

Fig. 13: Cellar Floor Photograph Location Plan

Fig. 14: Map of Blackburn 1795

Fig. 15: Plan of Blackburn 1822

Fig. 16: OS 1848 1:1000 scale map

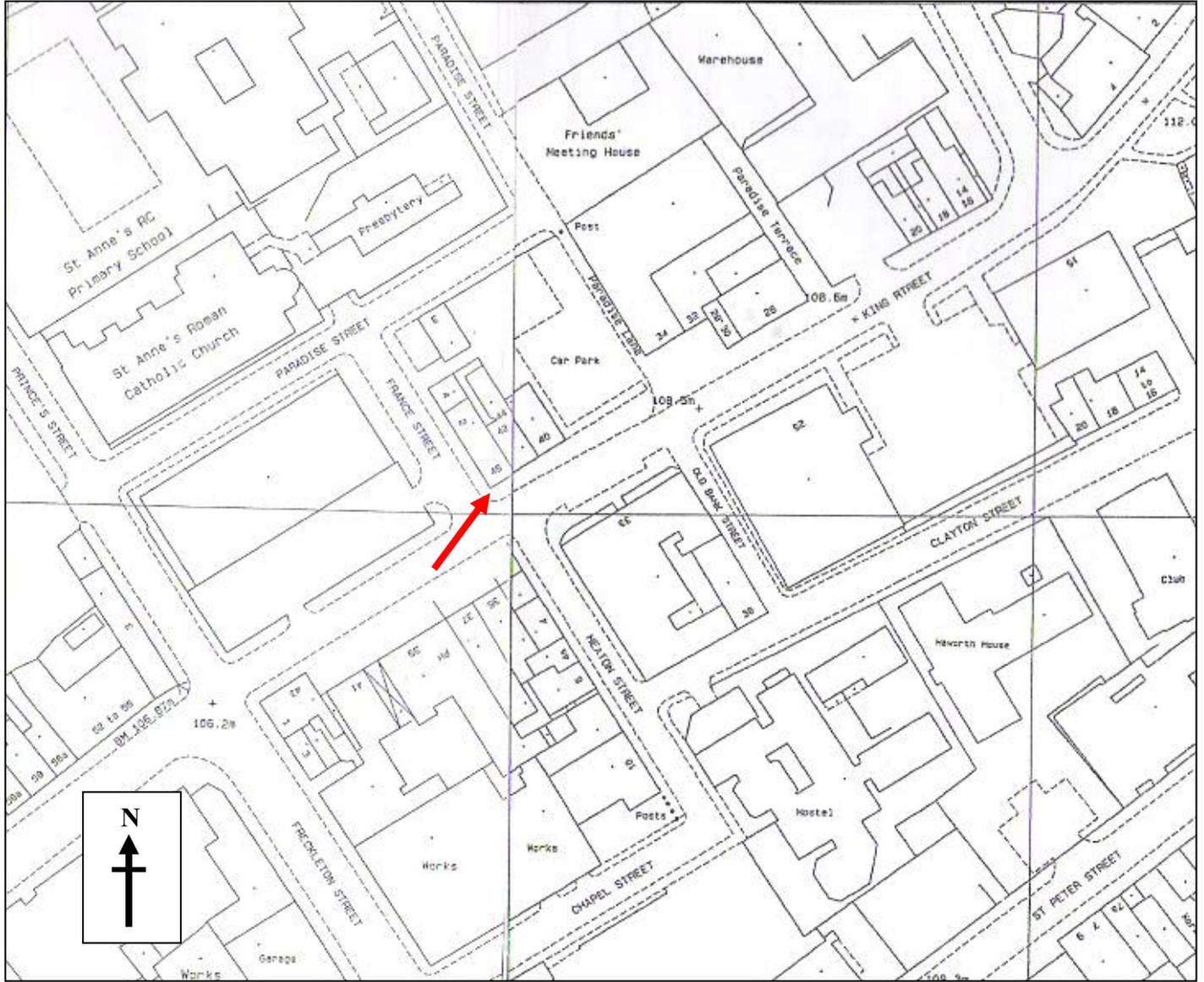


Figure 1: Location Plan

Reproduced from OS Sheets SD6727 NE & 6827 NW, 1:2500 scale, 2002,
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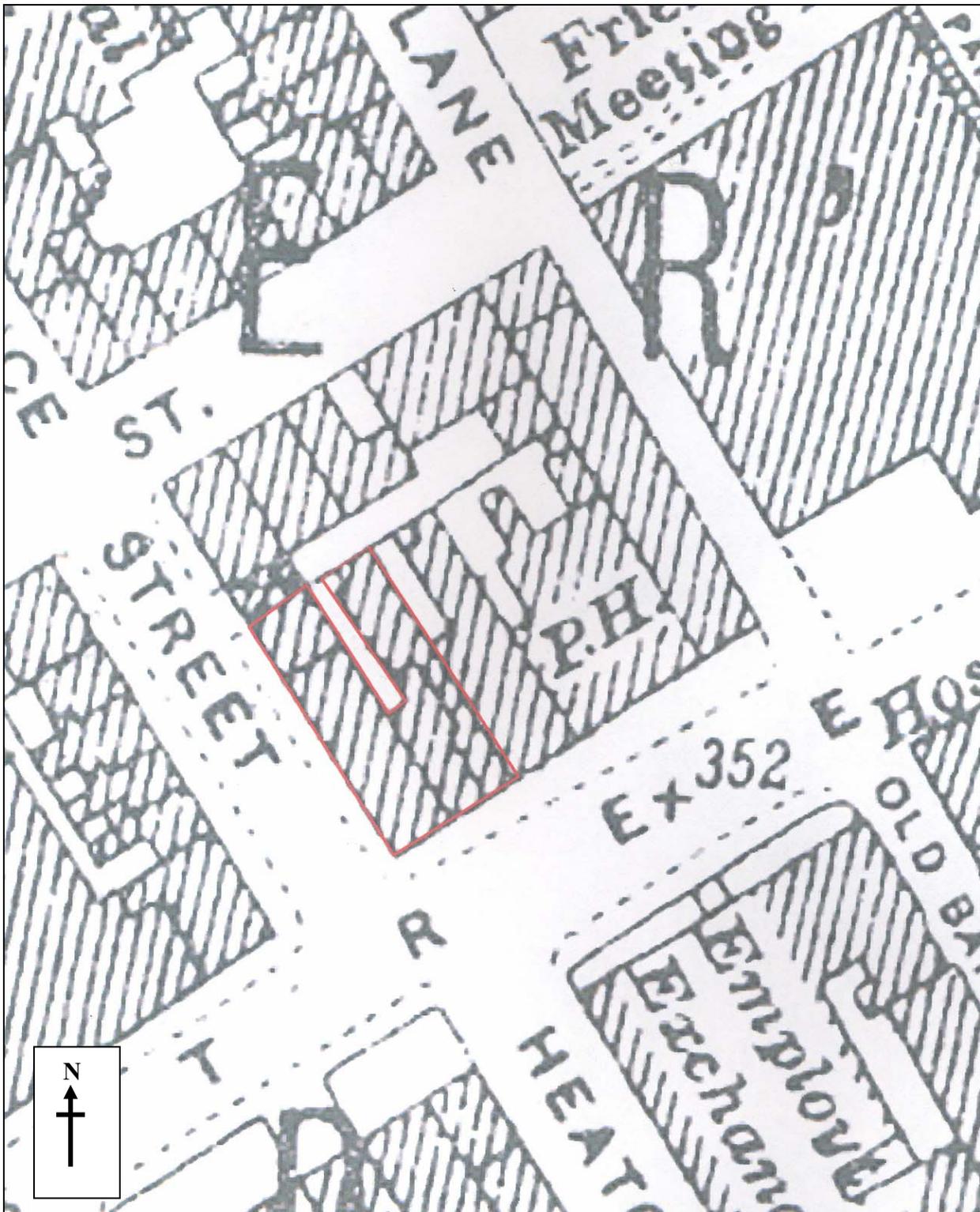


Figure 2: Site Plan

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An Archaeological Building Survey at 42 - 46 King Street & 2 - 4 France Street, Blackburn

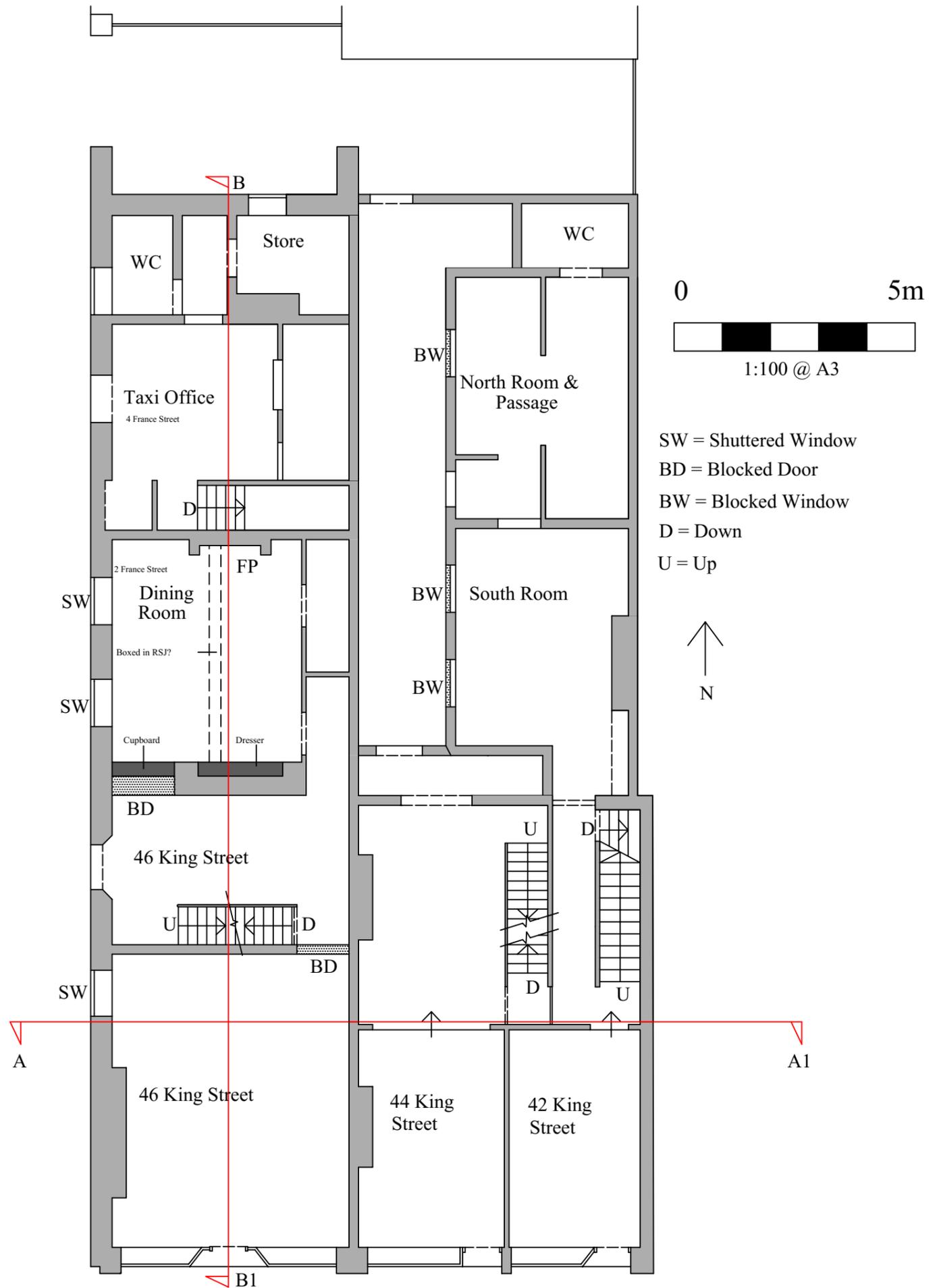


Fig. 3: Ground Floor Building Plan

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An Archaeological Building Survey at 42 - 46 King Street & 2 - 4 France Street, Blackburn

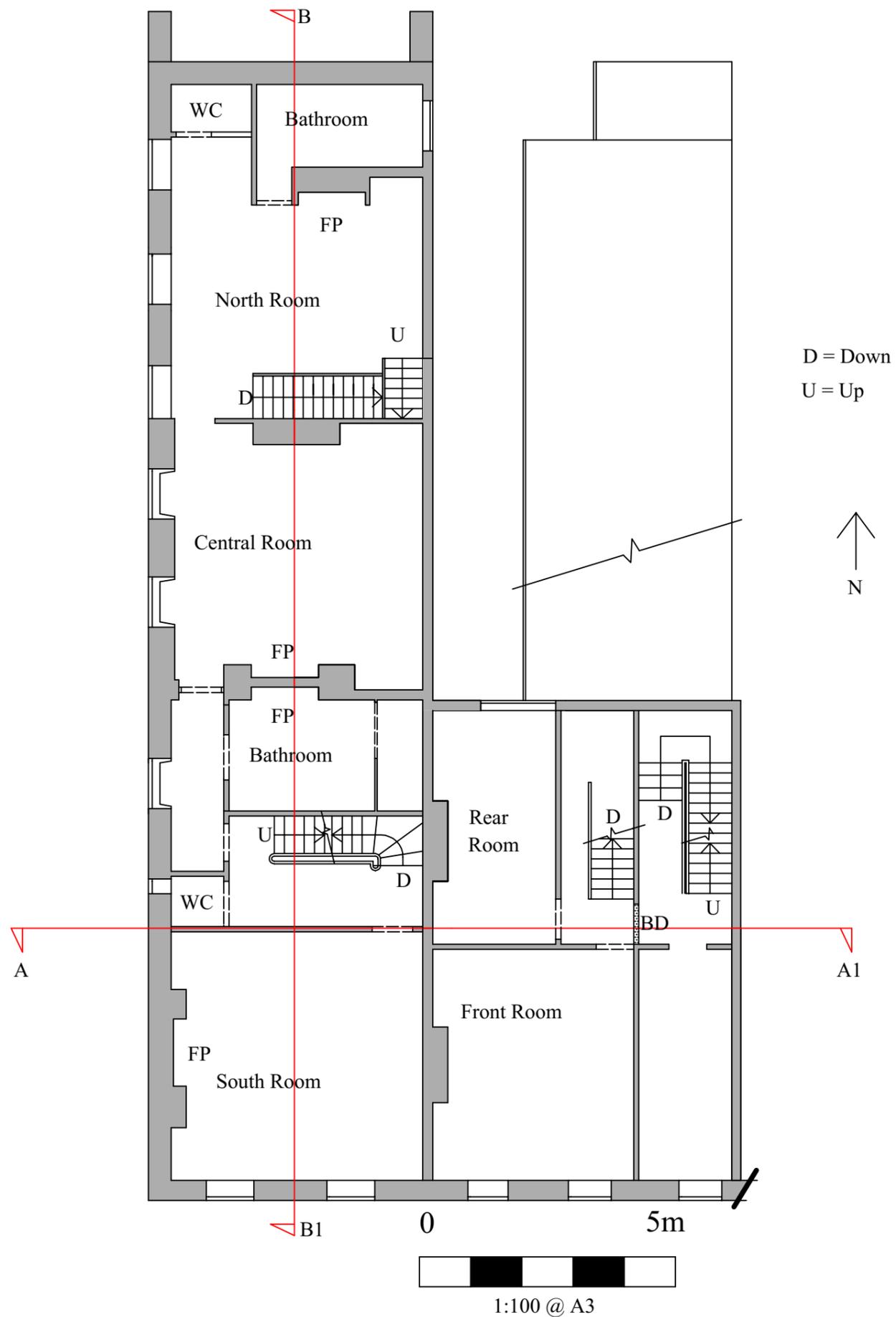


Fig. 4: First Floor Building Plan

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An Archaeological Building Survey at 42 - 46 King Street & 2 - 4 France Street, Blackburn

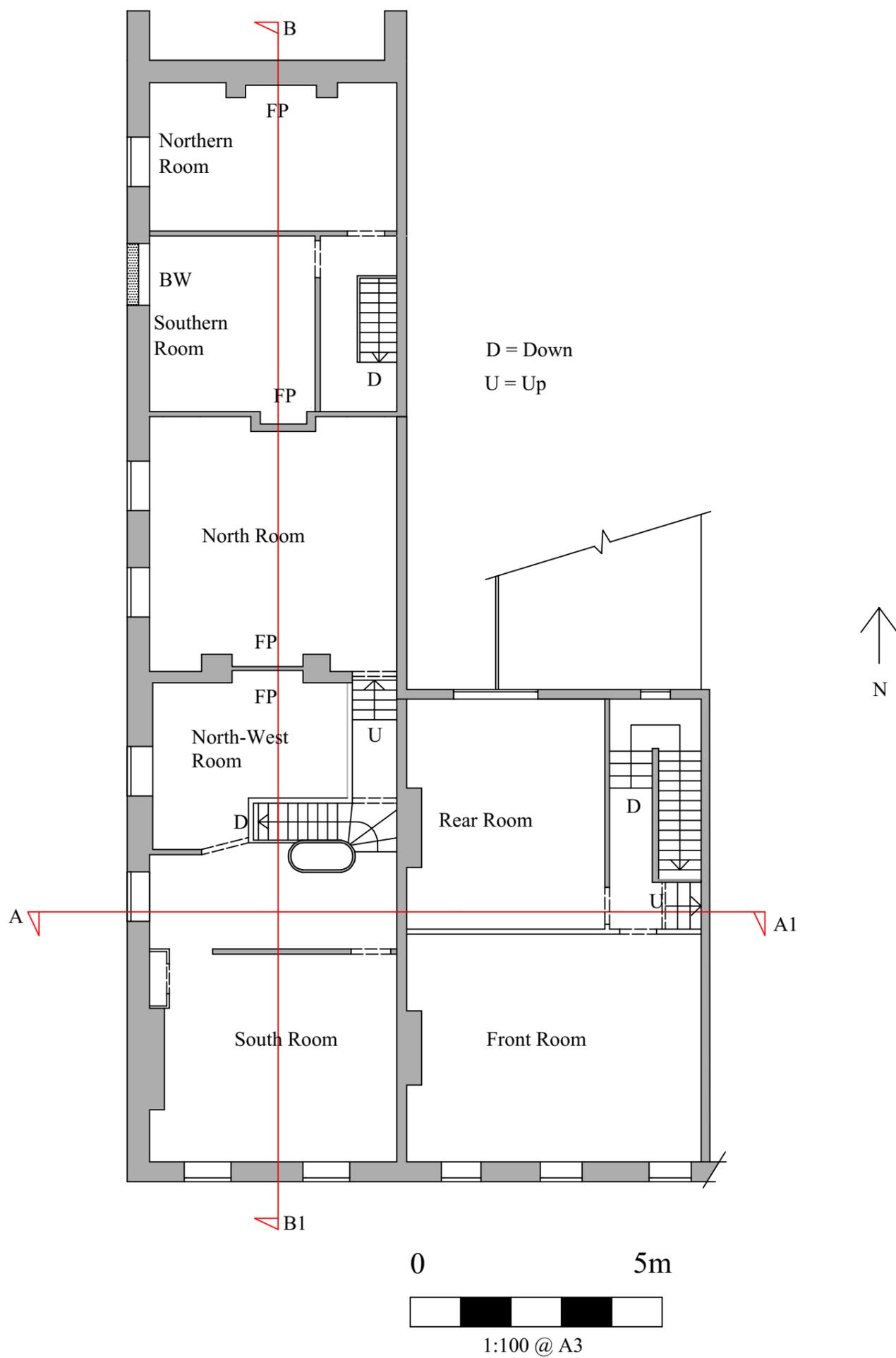


Fig. 5: Second Floor Building Plan

J. Trippier Archaeological & Surveying Consultancy: Sept 2010

An Archaeological Building Survey at 42 - 46 King Street & 2 - 4 France Street, Blackburn

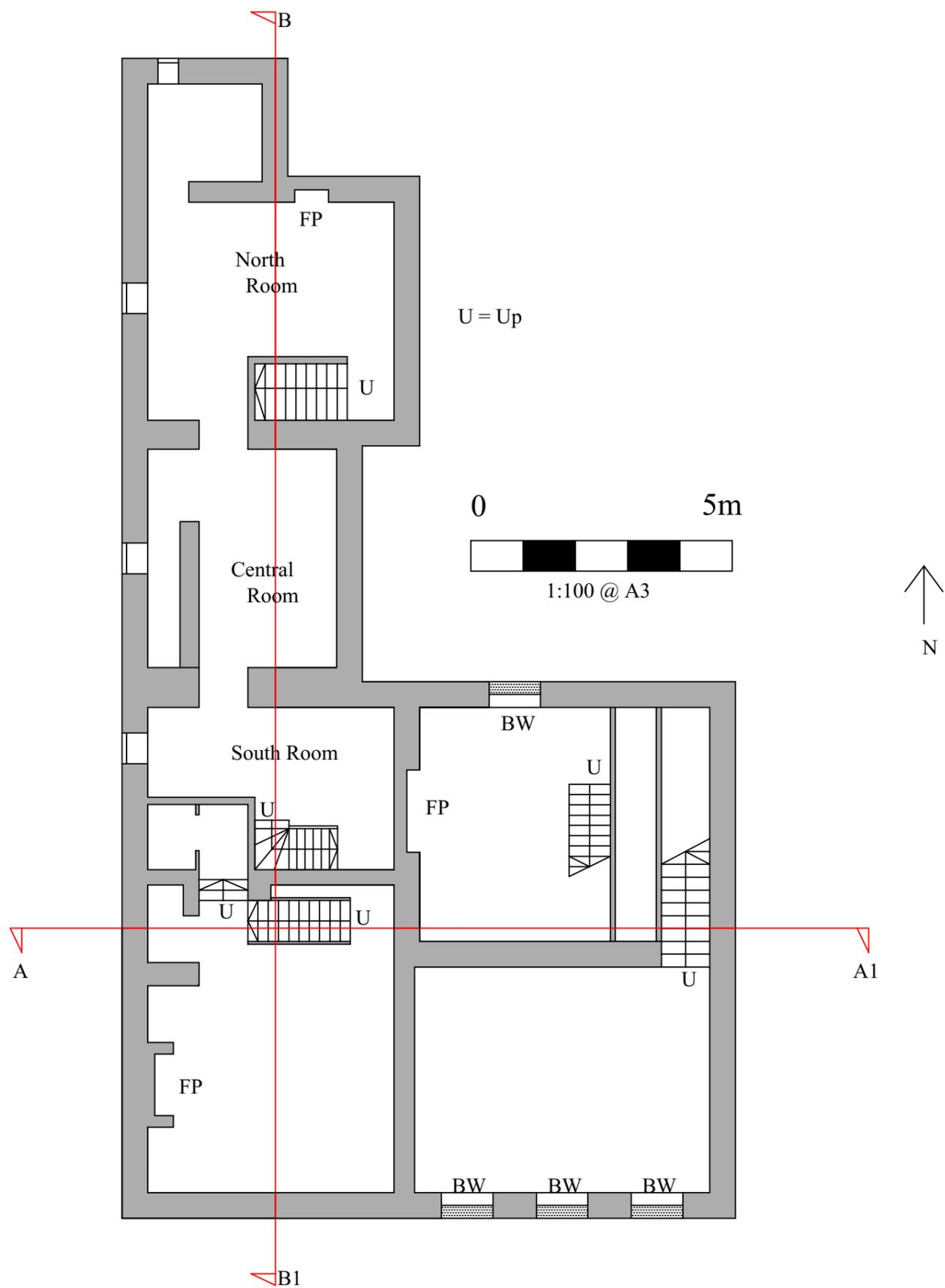


Fig. 6: Cellar Floor Building Plan

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An Archaeological Building Survey at 42 - 46 King Street
& 2 - 4 France Street, Blackburn

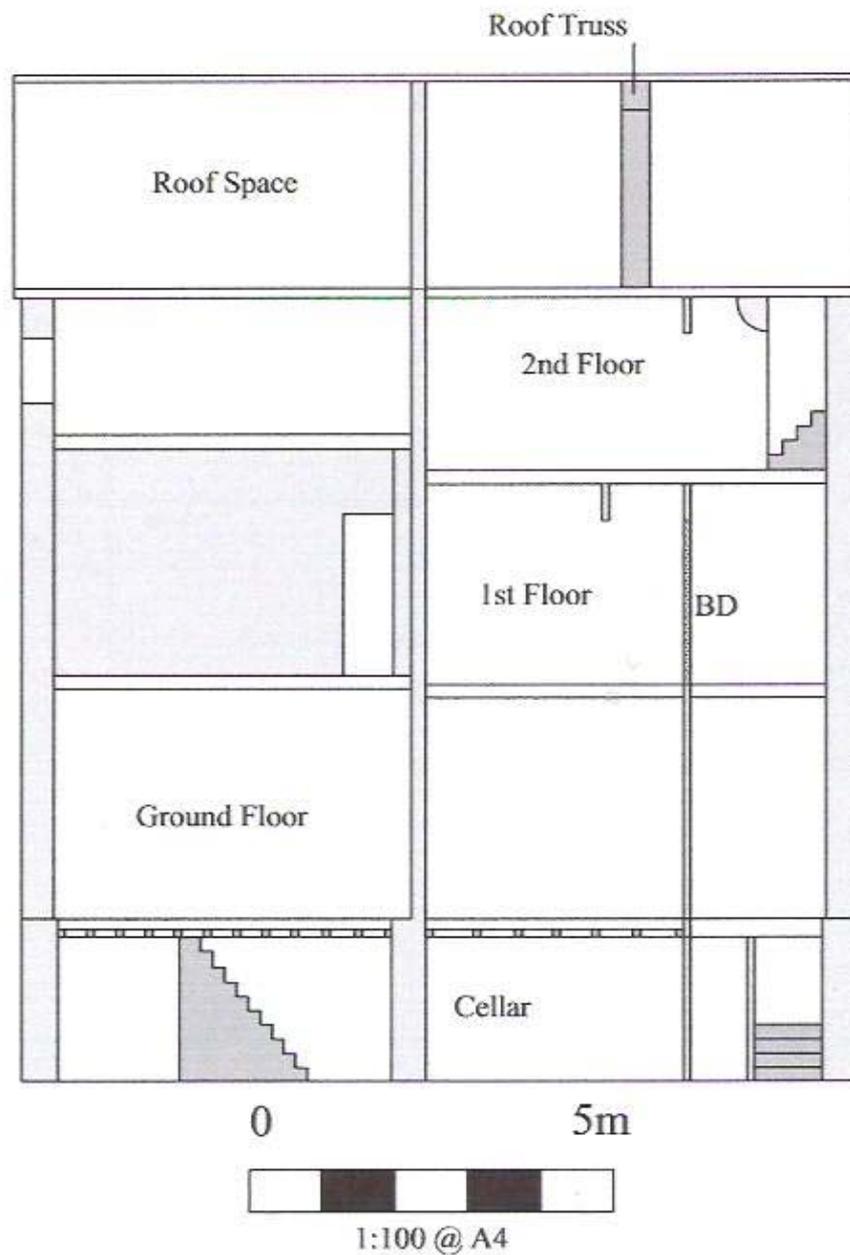


Fig. 7: Section A-A1

An Archaeological Building Survey at 42 - 46 King Street & 2 - 4 France Street, Blackburn

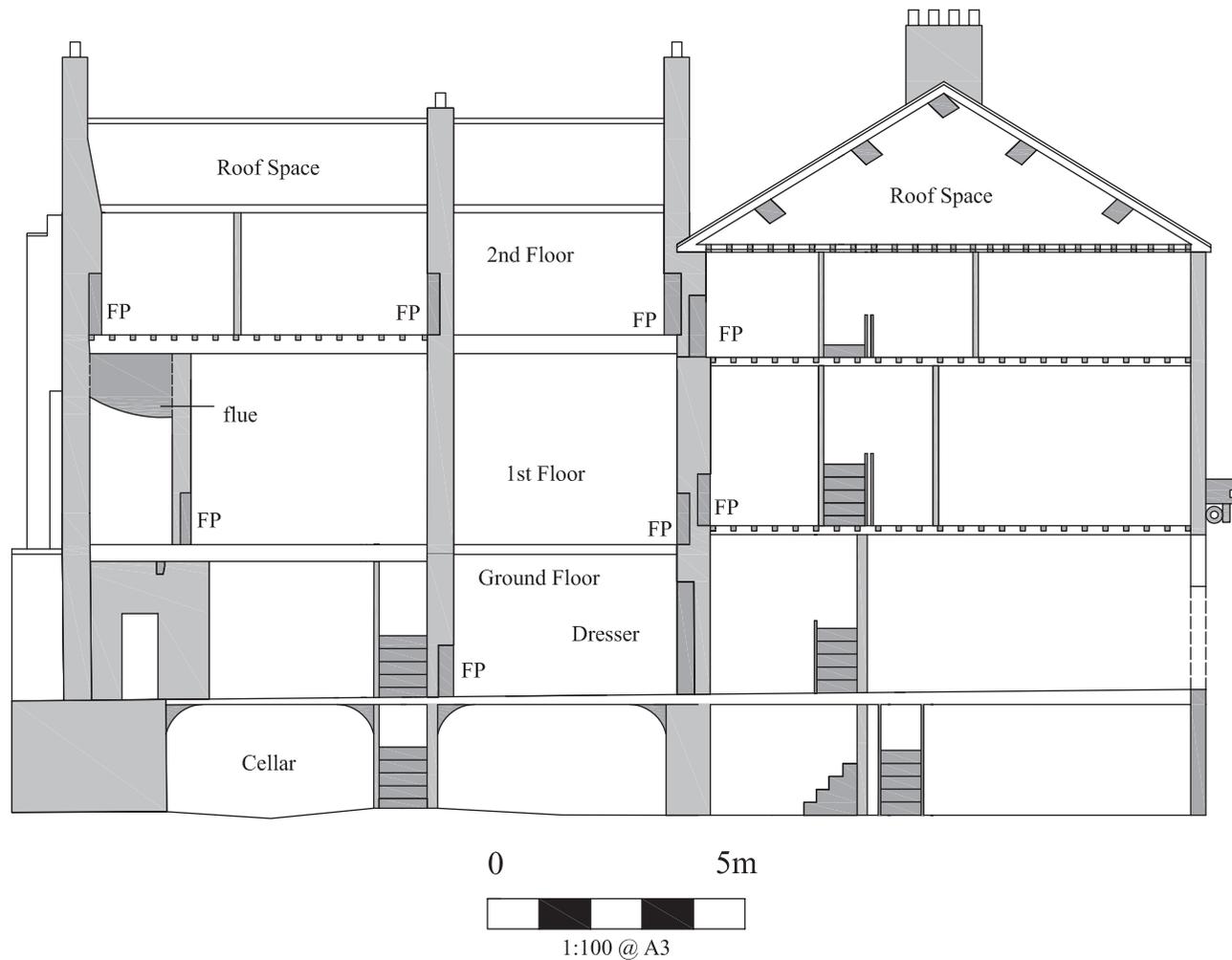


Fig. 8: Section B-B1

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FIG 9: PHOTOGRAPHIC REGISTER (1 of 3)

Plate Nos. In Report	Digital	Monochrome Prints film/ frame	Description	Direction from which shot was taken
1	1	1/6	South elevation of 42-46 King Street	N
2	10	1/12	West elevation of 2-4 France Street and 46 King Street	E
3	3	1/8	South elevation of 42-44 King Street	N
4	7	1/9	Shop front of 44 King Street	NE
5	19		First and second floor windows on north elevation of 42- 44 King Street	S
6	23	2/04	West elevation of outrigger at 42 King Street	N
7	25	2/08	Shop interior at 42 King Street	S
8	26	2/09	Stairs and rear passage at 42 King Street	N
9	28	2/12	Interior of south room in outrigger at 42 King Street	S
10	27	2/10	Interior of north room in outrigger at 42 King Street	S
11	29	2/13	First floor landing and south room at 42 King Street	S
12	31	2/15	North room on second floor over 42 &44 King Street	NW
13	71		Stairs from 2 nd floor of 42 King Street to attic	SW
14	33	5/4	Roof truss and attic over 42 & 44 King Street	SW
15	76	5/3	Cellar under front (south) of 42-44 King Street	SW
16	24	2/05	Shop interior at 44 King Street	S
17	57		Cellar under 44 King Street	W
18	58		Cellar under 44 King Street	W
19	2	1/7	South elevation of 46 King Street	N
20	5		Blind, blind box and moulded cornice over shop front of 46 King Street	N
21	11	1/13 , 2/01	West elevation of 46 King Street	E
22	13	1/15	Doorway in west elevation of 46 King Street	E
23	12	1/14	West elevation of 2-4 France Street	NE
24	22		North and west elevations of 2-4 France Street	SE
25	60	5/14	Shop interior at 46 King Street	S
26	62	5/12	Cellar under 46 King Street	SW
27	67	5/7	Staircase in hall between 46 King Street & 2-4 France Street	SE
28	70	6/15	Arch leading from Hall of 46 King Street to 2-4 France Street	NE
29	36	3/13 & 6/14	Fireplace and shuttered window in west wall on west wall of dining room at 2-4 France Street.	NW
30	37	3/12 & 6/13	Shuttered windows in west wall on west wall of dining room at 2-4 France Street	NW

31	34	3/16	Dresser & cupboard on south wall of dining room at 2-4 France Street	S
32	39	3/10	Scullery door in east wall of dining room at 2-4 France Street	E
33	46	4/9	Water Closet off first floor landing of 2-4 France Street	W
34	50	4/7	South room on first floor of 46 King Street	SW
35	44	4/15	Passage on first floor of 2-4 France Street.	S
36	45	4/14	Bathroom off passage on first floor of 2-4 France Street.	SE
37	56	4/1	Central first floor room over 2 France Street	S
38	79	5/5	Window in west wall of south room on first floor of 2-4 France Street	NW
39	41	3/3-8 & 4/11-12	North room on first floor of 2-4 France Street.	NE
40	40		North room on first floor of 2-4 France Street.	NW
41	42	3/2	Bathroom off north room on first floor of 2-4 France Street.	NE
42	43	3/1	Water Closet off north room on first floor of 2-4 France Street.	NE
43	69		Staircase from 2 nd floor down to 1 st floor	NW
44	68	5/6	Staircase up to 2 nd floor with lantern above	SE
45	75	5/2	Exterior of lantern above 2 nd floor of 46 King Street	
46	74		Roof timbers of 46 King Street abutting wall of 2-4 France Street	N
47	48	4/10	South room on second floor of 46 King Street	SW
48	51	4/6	Small room off landing on second floor of 2-4 France Street	NW
49	49	4/8	North room on second floor of 2 France Street	SE
50	54	4/3 & 5/1	Middle room on second floor of 2-4 France Street	SE
51	52	4/5	North room on second floor of 2-4 France Street	NE
52	53	4/4	North room on second floor of 2-4 France Street	SW
53	63	5/11	Central cellar under 2-4 France Street looking through to north cellar	N
54	66	5/8	Central cellar under 2-4 France Street looking through to south cellar	S
55	65	5/9	North west corner of north cellar	NW
56	64	5/10	North east corner of north cellar	NE
	4	1/10	Shop front of 46 King Street	N
	6	1/11	Upper floors of 46 King Street	N
	8	1/9	Shop front of 42 King Street	N
	9		First floor window on south elevation of 42 King Street	N
	14		First floor windows on west elevation of 46 King Street	E

	15	2/02	First and second floor windows on west elevation of 46 King Street	E
	16	2/02	Second floor windows and ocule on west elevation of 46 King Street	E
	17	2/03	First and second floor windows west elevation of 2-4 France Street	NE
	18	2/06	First and second floor windows on north elevation of 42- 44 King Street and outrigger	S
	20		North elevation of 2-4 France Street	SW
	21	2/07	North and west elevations of 2-4 France Street	SW
	30	2/14	South room on second floor over 42 &44 King Street	SW
	32		Roof truss and attic over 42 &44 King Street	SW
		3/15	Dresser on south wall of dining room at 2-4 France Street	S
	35	3/14	Cupboard on south wall of dining room at 2-4 France Street	S
	38	3/11	Shuttered window in west wall on west wall of dining room at 2-4 France Street	W
	47	4/10	South room on second floor of 46 King Street	SW
	55	4/2	Newel post and balustrade in north room on first floor of 2-4 France Street.	E
	59	5/15	South room on first floor of 44 King Street	SW
	61	5/13	Cellar under 46 King Street	NE
	72		Stairs from 2 nd floor of 42 King Street to attic	SW
	73		Stairs from 2 nd floor of 42 King Street to attic	SW
	77		West pilaster capitol of shop window of 46 King Street	NE
	78		Blind box of shop window of 46 King Street	NE

FIG 9: PHOTOGRAPHIC REGISTER (3 of 3)

An Archaeological Building Survey at 42 - 46 King Street & 2 - 4 France Street, Blackburn

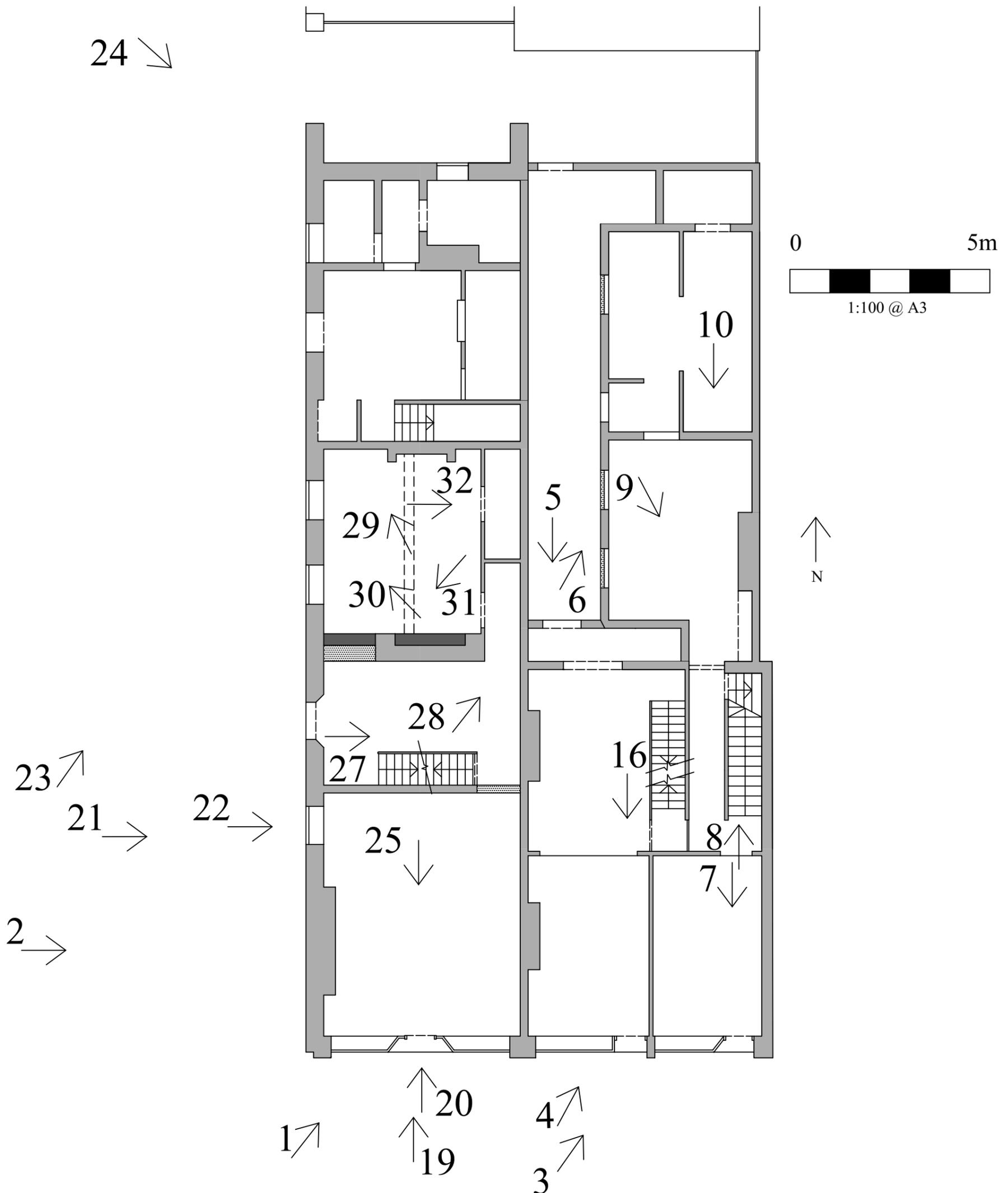


Fig. 10: Ground Floor Photograph Location Plan

J. Trippier Archaeological & Surveying Consultancy: Sept 2010

An Archaeological Building Survey at 42 - 46 King Street & 2 - 4 France Street, Blackburn

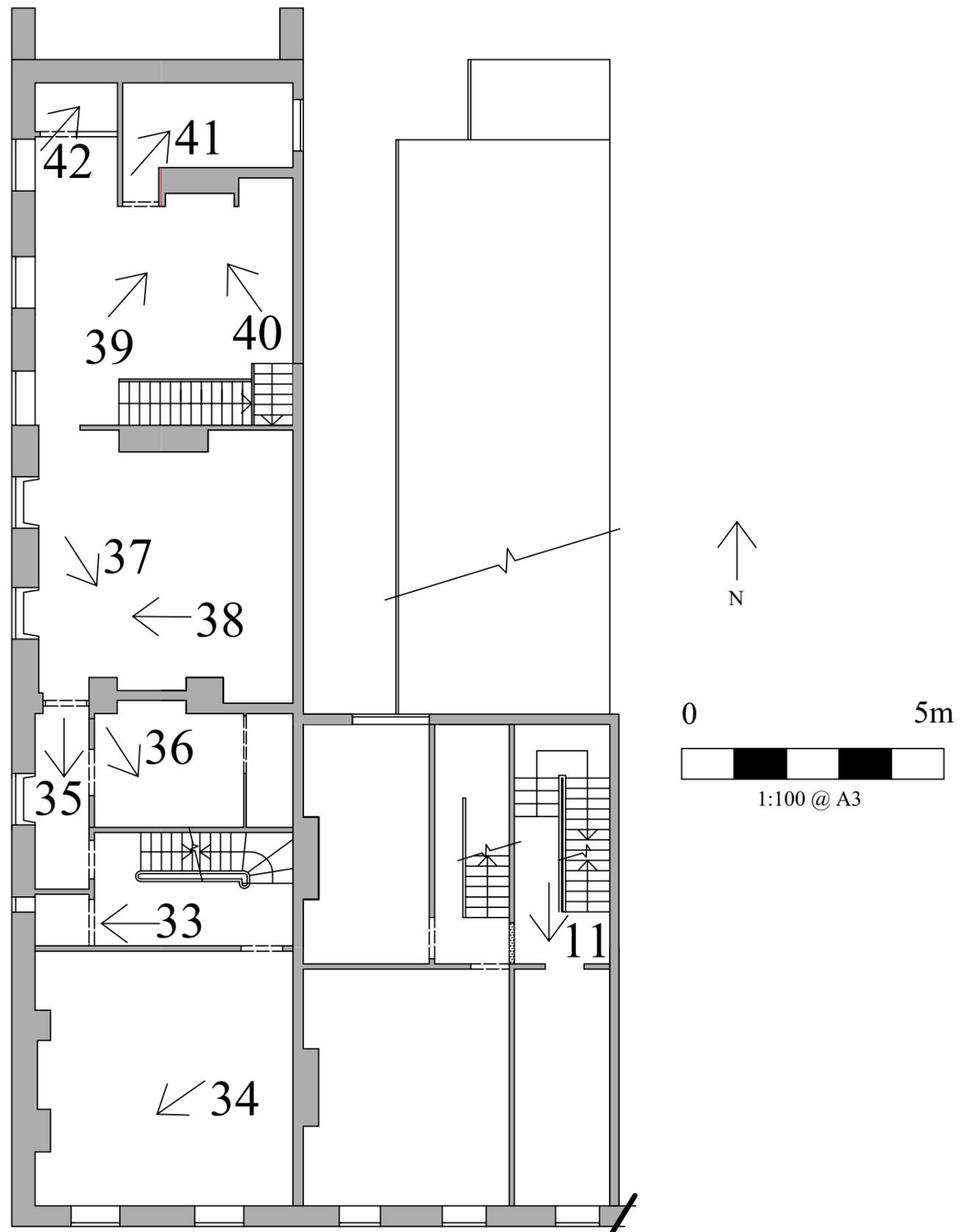


Fig. 11: First Floor Photograph Location Plan

J. Trippier Archaeological & Surveying Consultancy: Sept 2010

An Archaeological Building Survey at 42 - 46 King Street & 2 - 4 France Street, Blackburn

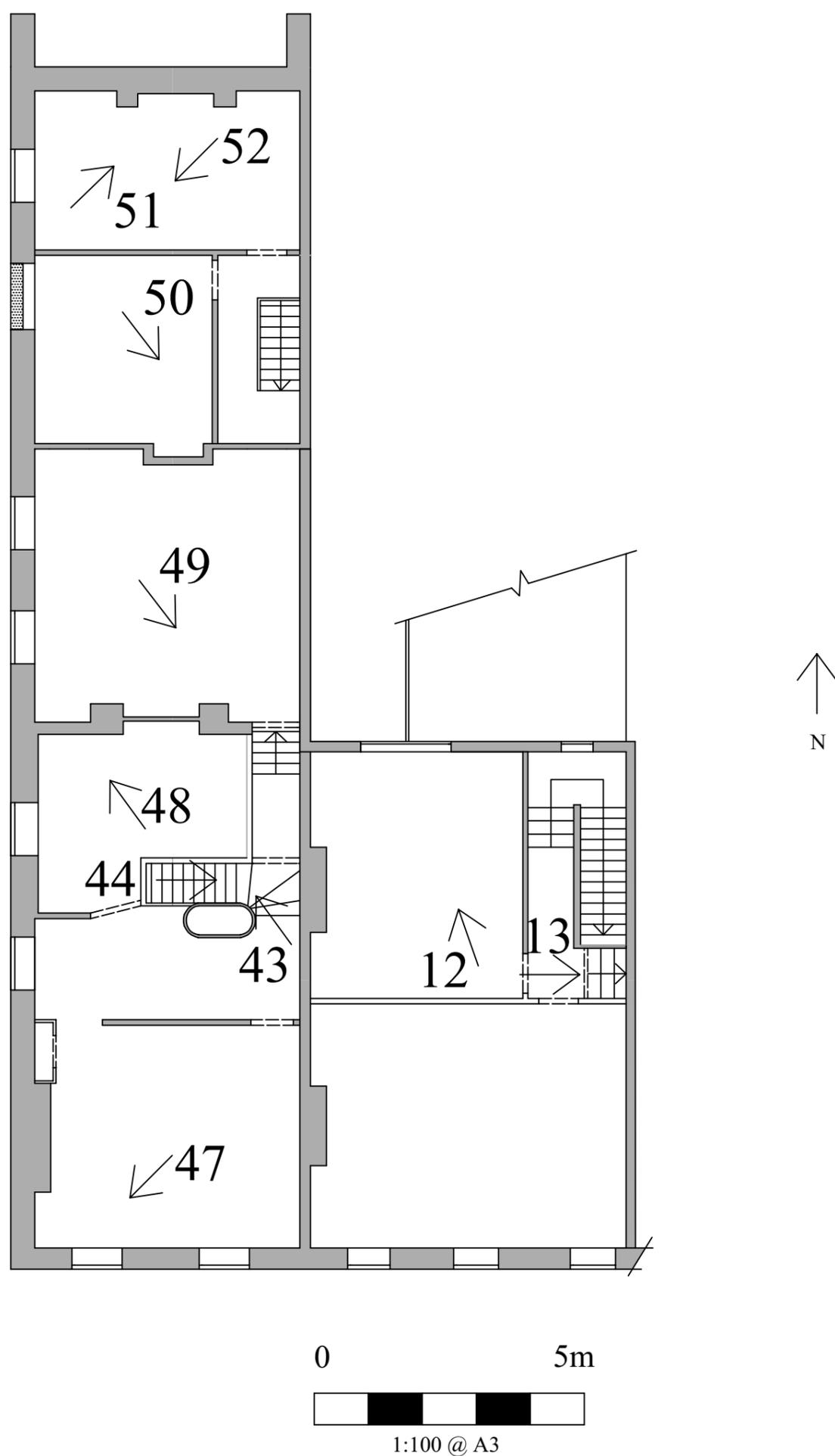


Fig. 12: Second Floor Photograph Location Plan

J. Trippier Archaeological & Surveying Consultancy: Sept 2010

An Archaeological Building Survey at 42 - 46 King Street & 2 - 4 France Street, Blackburn

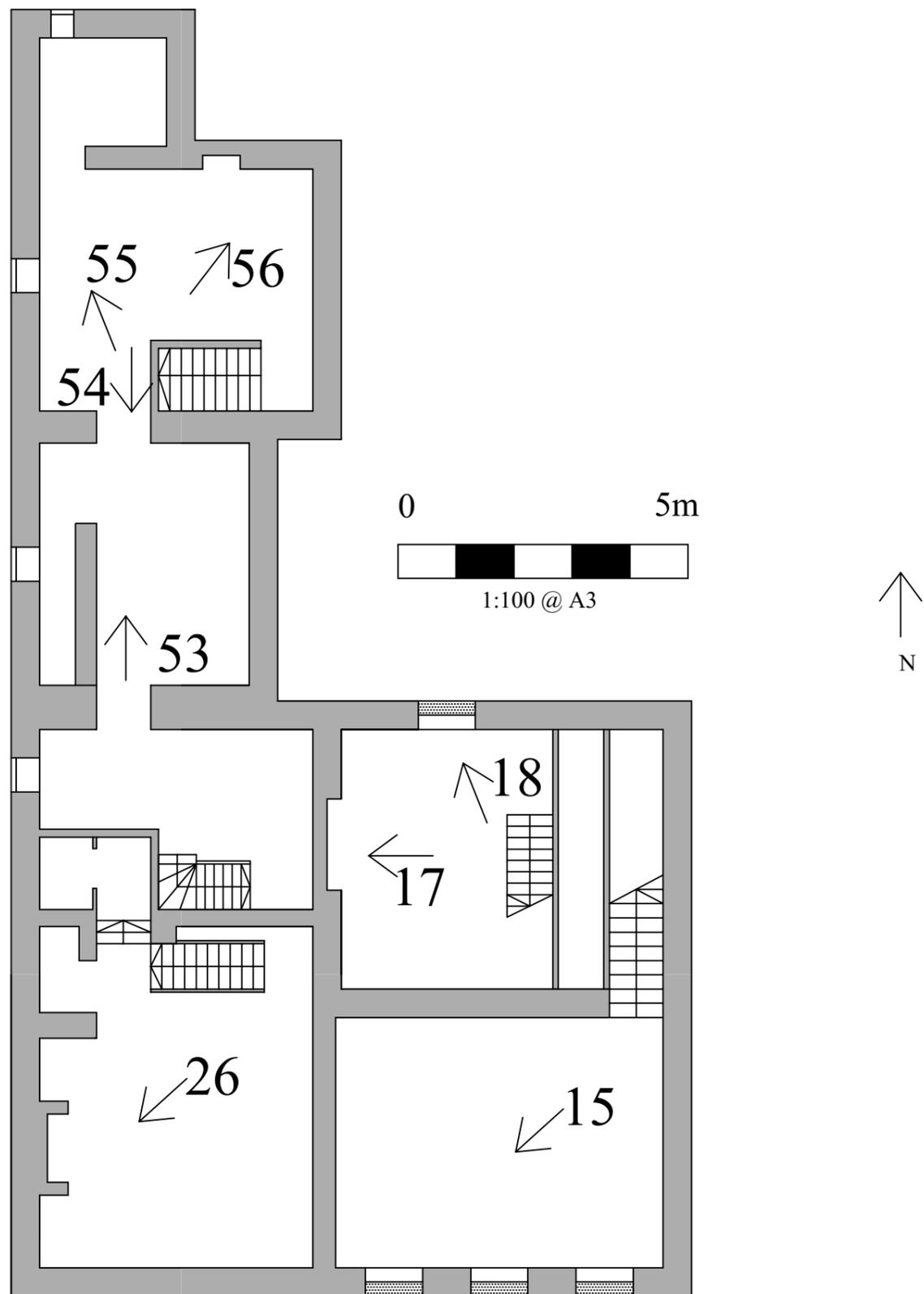


Fig. 13: Cellar Photograph Location Plan

J. Trippier Archaeological & Surveying Consultancy: Sept 2010

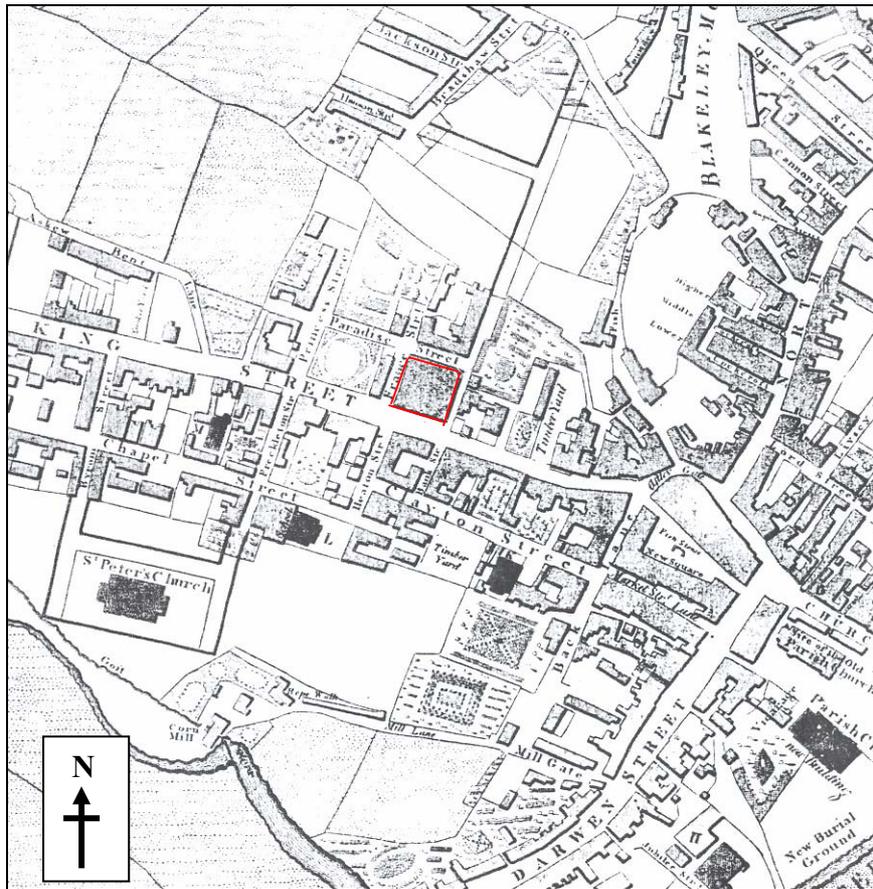


Fig. 15: Plan of Blackburn 1822

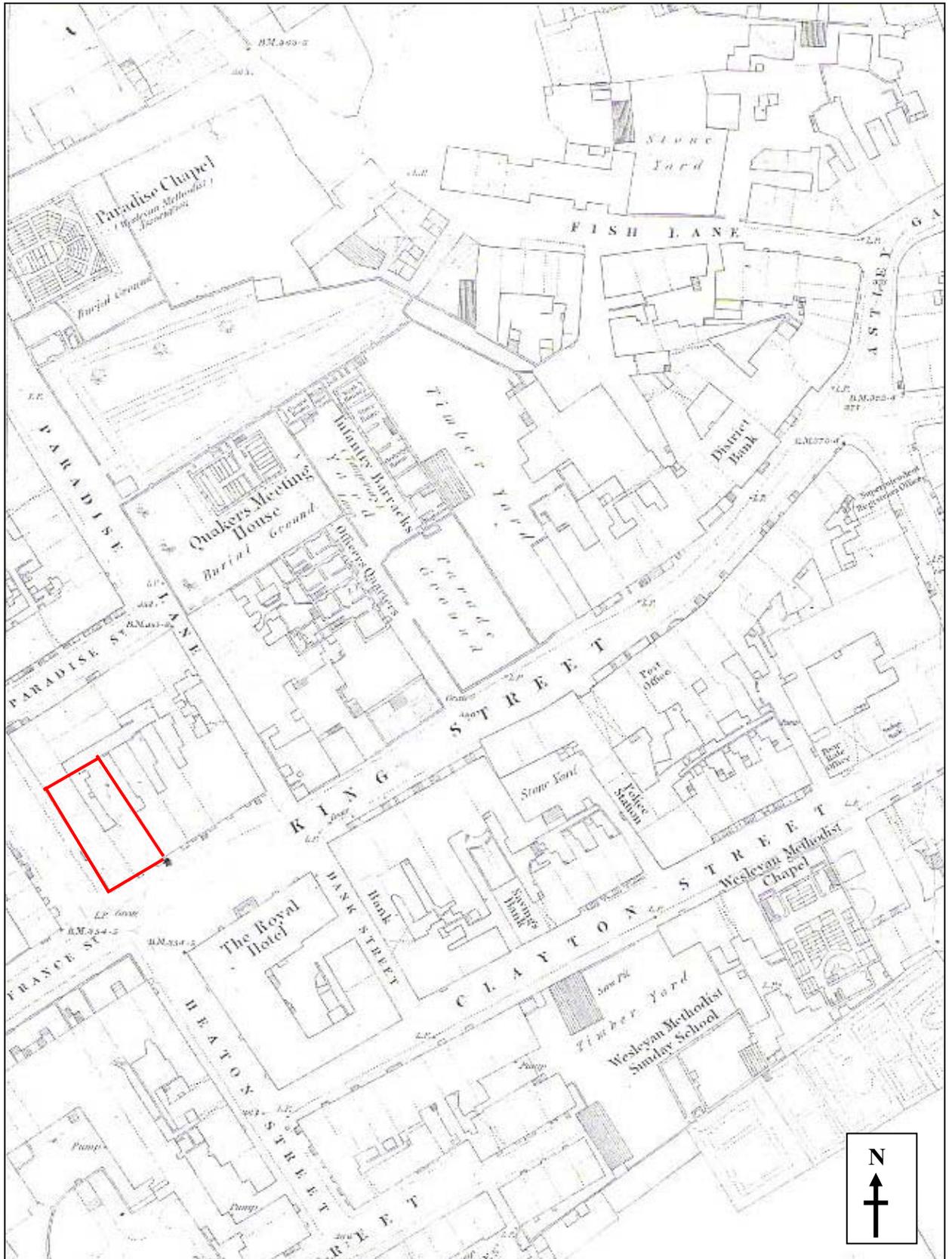


Fig. 16: OS 1848 1:1000 scale map

APPENDIX 3: PLATES

Plate 1: South elevation of 42-46 King Street

Plate 2: West Elevation of 46 King Street and 2-4 France Street

Plate 3: South elevation of 42-44 King Street

Plate 4: Shop front of 44 King Street

Plate 5: North elevation of 42-44 King Street

Plate 6: West elevation of outrigger at 42 King Street

Plate 7: Shop interior at 42 King Street

Plate 8: Stairs and rear passage at 42 King Street

Plate 9: Interior of south room in outrigger at 42 King Street

Plate 10: Interior of north room in outrigger at 42 King Street

Plate 11: First floor landing and south room at 42 King Street

Plate 12: North room on second floor over 42 & 44 King Street

Plate 13: Stairs from second floor of 42 King Street to attic

Plate 14: Roof truss and attic over 42 & 44 King Street

Plate 15: Cellar under front of 42-44 King Street

Plate 16: Shop interior at 44 King Street

Plate 17: Fireplace in west wall of cellar under 44 King Street

Plate 18: Blocked window in north wall of cellar under 44 King Street

Plate 19: Shop front of 46 King Street

Plate 20: Blind, blind box and moulded cornice over shop front of 46 King Street

Plate 21: West elevation of 46 King Street

Plate 22: Doorway of 46 King Street

- Plate 23: West elevation of 2-4 France Street**
- Plate 24: North gable of 2-4 France Street**
- Plate 25: Shop interior at 46 King Street**
- Plate 26: Cellar under 46 King Street**
- Plate 27: Staircase in hall between 46 King Street and 2 France Street**
- Plate 28: Arch from hallway leading to dining room in 2 France Street**
- Plate 29: Fireplace and shuttered window in west wall of dining room at 2 France Street**
- Plate 30: Shuttered windows in west wall of dining room at 2 France Street**
- Plate 31: Dresser and cupboard on south wall of dining room at 2 France Street**
- Plate 32: Scullery door in east wall of dining room at 2 France Street**
- Plate 33: Water closet off first floor landing of 46 King Street**
- Plate 34: South room on first floor of 46 King Street**
- Plate 35: Passage on first floor of 46 King Street**
- Plate 36: Bathroom off passage on first floor of 46 King Street**
- Plate 37: Central first floor room over 2 France Street**
- Plate 38: Window in central first floor room over 2 France Street**
- Plate 39: North room on first floor of 4 France Street**
- Plate 40: North room on first floor of 4 France Street –access to WC adjoins window**
- Plate 41: Bathroom of north room on first floor of 4 France Street**
- Plate 42: Water closet off north room on first floor of 4 France Street**
- Plate 43: Main Staircase in 46 King Street from 2nd floor landing**
- Plate 44: Main Staircase in 46 King Street looking up to lighting tower**
- Plate 45: Lighting tower in roof space of 46 King Street**
- Plate 46: Roof timbers in 46 King Street looking towards northern eaves**

adjoining 2 France Street

Plate 47: South room on second floor of 46 King Street

Plate 48: North-west room on second floor of 46 King Street

Plate 49: North room on second floor of 2 France Street

Plate 50: Southern room on second floor of 4 France Street

Plate 51: Northern room on second floor of 4 France Street

Plate 52: Northern room on second floor of 4 France Street showing coat rails

Plate 53: Central cellar under 2-4 France Street with north cellar beyond

Plate 54: Central cellar under 2-4 France Street with south cellar beyond

Plate 55: Northwest corner of north cellar

Plate 56: Northeast corner of north cellar



Plate 1: South elevation of 42-46 King Street



Plate 2: West elevation of 46 King St and 2-4 France Street



Plate 3: South Elevation of 42 & 44 King Street



Plate 4: Shop front of 44 King Street



Plate 5: North elevation of 44 King Street



Plate 6: West elevation of outrigger at 42 King Street

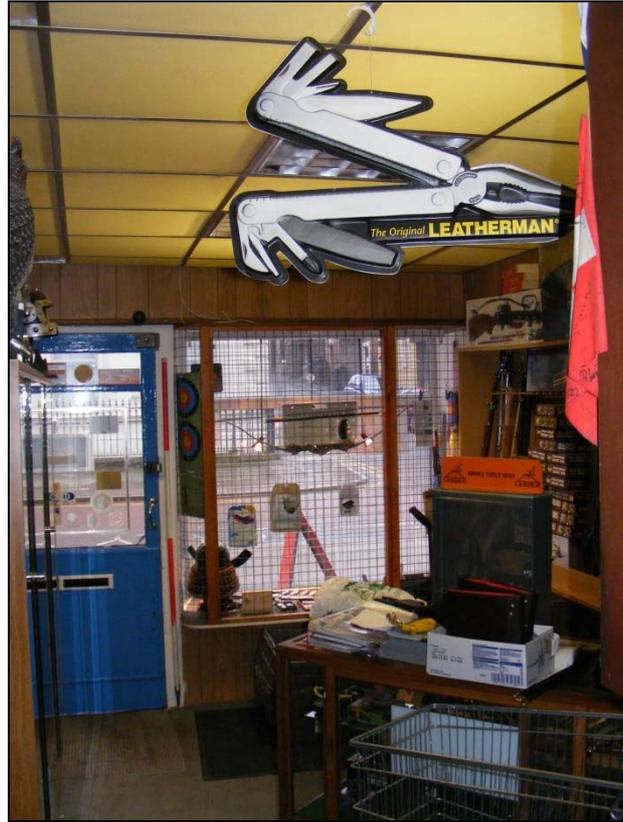


Plate 7: Shop interior at 42 King Street



Plate 8: Stairs and rear passage at 42 King Street



Plate 9: Interior of south room in outrigger at 42 King Street

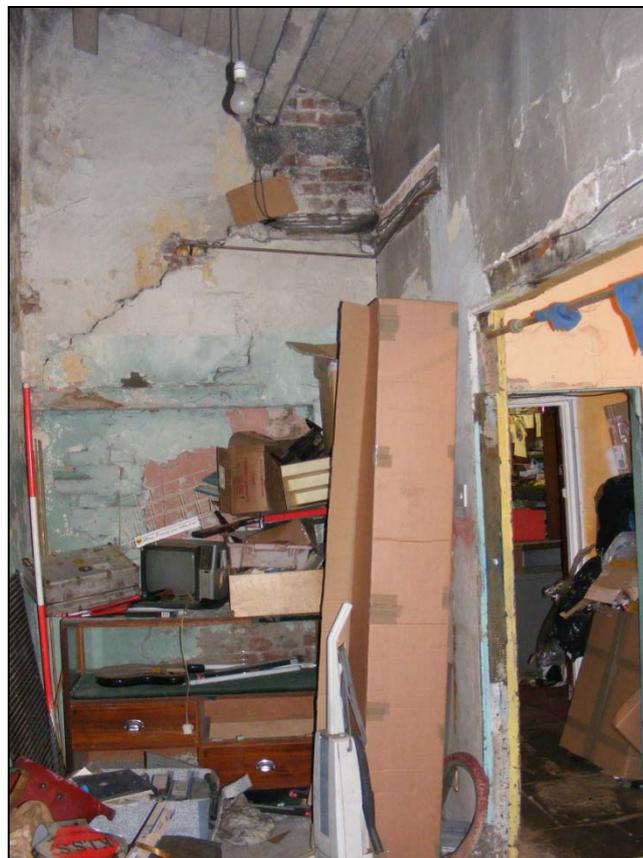


Plate 10: Interior of north room in outrigger at 42 King Street



Plate 11: First floor landing and south room at 42 King Street



Plate 12: North room on second floor over 42 & 44 King Street



Plate 13: Stairs from second floor of 42 King Street to attic



Plate 14: Roof truss and attic over 42 & 44 King Street



Plate 15: Cellar under front of 42-44 King Street



Plate 16: Shop interior at 44 King Street



Plate 17: Fireplace in west wall of cellar under 44 King Street



Plate 18: Blocked window in north wall of cellar under 44 King Street



Plate 19: Shop front of 46 King Street



Plate 20: Blind, blind box and moulded cornice over shop front of 46 King Street



Plate 21: West elevation of 46 King Street



Plate 22: Doorway of 46 King Street



Plate 23: West elevation of 2-4 France Street



Plate 24: North gable of 2-4 France Street



Plate 25: Shop interior at 46 King Street



Plate 26: Cellar under 46 King Street

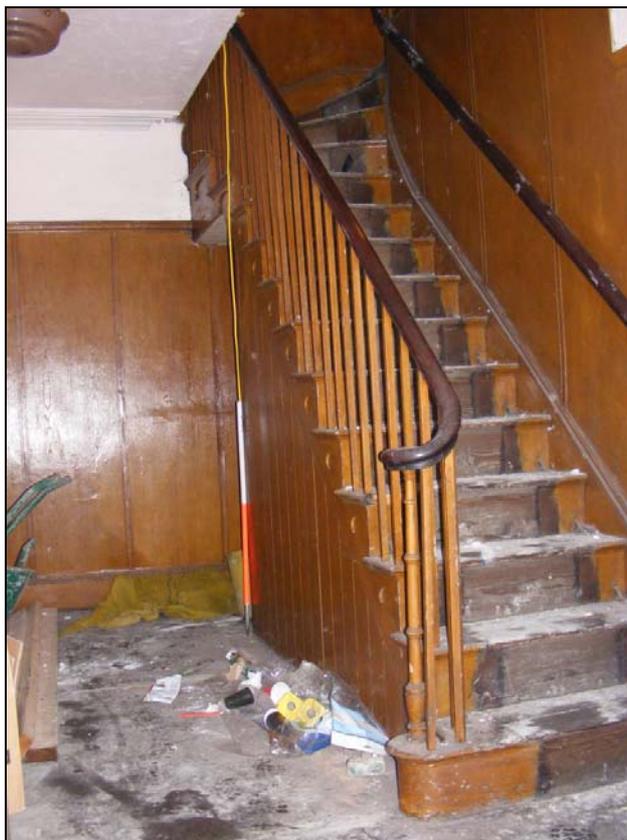


Plate 27: Staircase in hall between 46 King Street and 2 France Street



Plate 28: Arch from hallway leading to dining room in 2 France Street



Plate 29: Fireplace shuttered window in north and west walls of dining room at 2 France Street



Plate 30: Shuttered windows on west wall of dining room at 2 France Street



Plate 31: Dresser and cupboard on south wall of dining room at 2 France Street



Plate 32: Scullery door in east wall of dining room at 2 France Street



Plate 33: Water closet off first floor landing of 46 King Street



Plate 34: South room on first floor of 46 King Street



Plate 35: Passage on first floor of 46 King Street



Plate 36: Bathroom off passage on first floor of 46 King Street



Plate 37: Central first floor room over 2 France Street



Plate 38: Window in central first floor room over 2 France Street



Plate 39: North room on first floor of 4 France Street



Plate 40: North room on first floor of 4 France Street –access to WC adjacent to window



Plate 41: Bathroom of north room on first floor of 4 France Street



Plate 42: Water closet off north room on first floor of 4 France Street

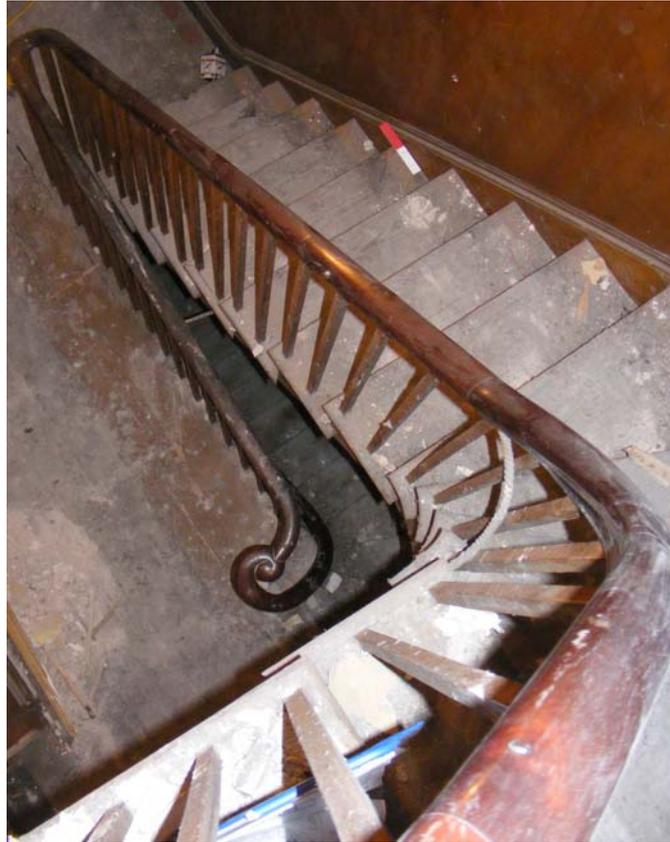


Plate 43: Main Staircase in 46 King Street from 2nd floor landing



Plate 44: Main Staircase in 46 King Street looking up to lighting tower

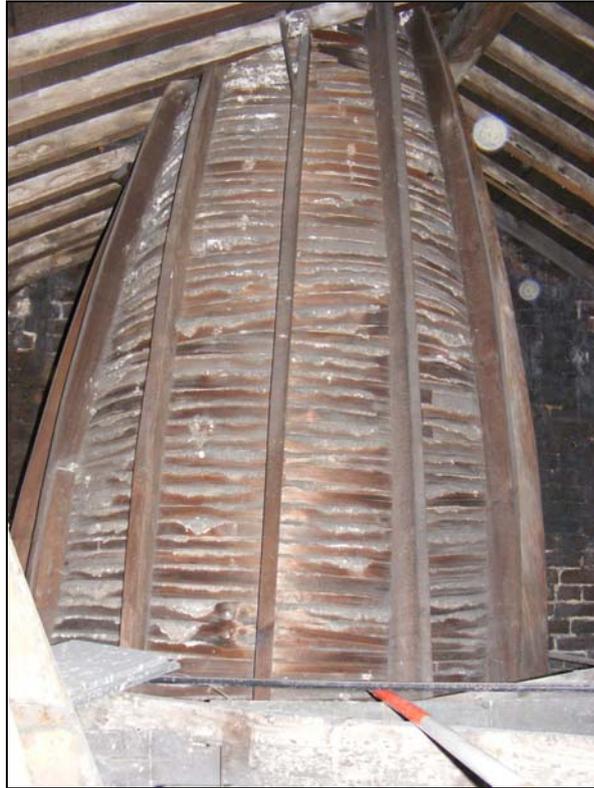


Plate 45: Lighting tower in roof space of 46 King Street



**Plate 46: Roof timbers in 46 King Street looking towards northern eaves
adjoining 2 France Street**



Plate 47: South room on second floor of 46 King Street



Plate 48: North-west room on second floor of 46 King Street



Plate 49: North room on second floor of 2 France Street



Plate 50: Southern room on second floor of 4 France Street



Plate 51: Northern room on second floor of 4 France Street



Plate 52: Northern room on second floor of 4 France Street showing coat rails



Plate 53: Central cellar under 2-4 France Street with north cellar beyond



Plate 54: Central cellar under 2-4 France Street with south cellar beyond



Plate 55: North-west corner of north cellar



Plate 56: North-east corner of north cellar