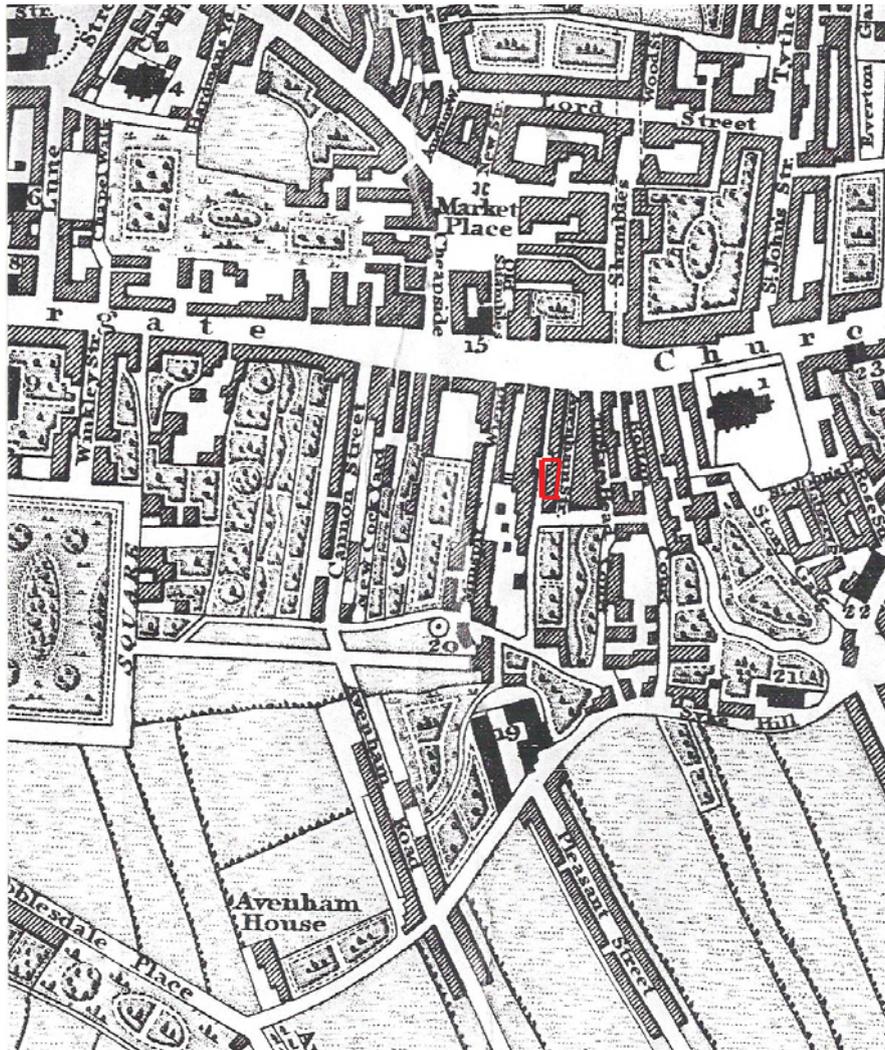


12-26 Avenham Street, Preston (NGR SD 029277)

An Archaeological Watching Brief

By J.M. Trippier Archaeological and Surveying Consultancy



Baines' Map of Preston 1824

Clients: Reality Concepts Ltd.

February 2010

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NON TECHNICAL SUMMARY

J. M. Trippier Archaeological and Surveying Consultancy carried out an archaeological watching brief at 12-26 Avenham Street, Preston (NGR SD 5410029277) in September 2008 on behalf of Reality Concepts Ltd. who redevelop the site which is located in an area which formed both part of the pre-burghal settlement and the later medieval borough. The watching brief was aimed at identifying and recording any archaeological deposits connected with these and other earlier uses of the site. The remnants of some brick walls were noted but these only appear to have dated from the late 19th century. A large gritstone block was also located resting on the natural sand. This appeared to be *in situ* although its purpose could not be determined.

ACKNOWLEDGEMENTS

Thanks are due to S. Secretary Esq. of Reality Concepts Ltd who commissioned the watching brief and who also supplied a copy of the architect's plan used in this report. Thanks also to the Lancashire County Council Archaeology Service (LCCAS) for providing information from the Lancashire Historic Environment Record (HER) and for guidance in advance of the project.

1. COMMISSIONING BODY

- 1.1. J. M. Trippier Archaeological and Surveying Consultancy was commissioned by the S. Secretary Esq. of Reality Concepts Ltd. to carry out an archaeological watching brief at 12-26 Avenham Street, Preston.
- 1.2. The archaeological investigation was commissioned in order to satisfy a planning requirement, attached to the granting of planning permission by Preston Borough Council to construct 4 retail shop units and 8no 2 bedroom apartments on the site (Application Number 06/2006/1072).
- 1.3. The investigation was carried out in accordance with a project specification provided by LCCAS a copy is appended to this report (see Appendix 1). The contractor adhered to the Code of Conduct and Approved Practice for the Regulation of Contractual Arrangements in Field Archaeology issued by the Institute For Archaeologists, at all times during the course of the investigations and the work was carried out in accordance with the recommendations of *The Management of Archaeological Projects* 2nd edition 1991. This report summarizes the investigation in accordance with paragraph 7.3 of the LCCAS specification.

2. LOCATION

- 2.1 The proposed development is on the site of 12-26 Avenham Street. A building still stands at no 24-26 but nos 12-22 are vacant plots. The whole development site is shown edged red on the Site Layout Plan which has been supplied by the clients' architect and is at Fig 1 of Appendix 2 to this report.
- 2.2 The proposals lie in an area identified by the Lancashire Extensive Urban Survey (EUS) as forming both part of the pre-burghal settlement, founded prior to the end of the 11th century around the Church of St John's, as well as the later medieval borough, which is known to have been in existence by the end of the 12th century. The EUS goes on "There has been no excavation on the south side of the medieval town. Here, the lines of the burgage plots survive to a greater degree, even though the buildings appear to have been replaced in the nineteenth century. There has been less modern development in this area, and medieval and post medieval deposits may survive particularly in the back of the burgage plots." LCCAS is therefore of the opinion that there is a potential for archaeological deposits relating to the medieval and later settlement of the town to be encountered by the development. (see appendix 1, para 2.1).

3. NATURE OF DEVELOPMENT AND GROUND DISTURBANCE

- 3.1 The immediate proposals were for the excavation and insertion of an inspection chamber and a trench for a drain running some 4 metres east from it to the public highway of Avenham Street. The location of the excavated area within the site is shown on the plan at Fig 2 of appendix 2 to this report. The excavation required the breaking through of the concrete pad covering the vacant plot and the removal of the material below to a depth of 1.9metres. This was carried out by using a 3-ton mechanical digger.

4. DATE OF FIELDWORK AND PERSONNEL

- 4.1 The fieldwork was conducted by J. M. Trippier and Steven Price over 1 day on the 11th of January 2010.

5. SITE AND WEATHER CONDITIONS

- 5.1 The site was covered with concrete tiles overlaying a concrete pad. The weather was cold and icy and the site was still covered with frozen snow deposited over the Christmas period. It was fine but overcast on the morning of the watching brief but it rained in the afternoon.

6. RESULTS/STRATIGRAPHY

- 6.1 Immediately upon breaking through the concrete pad above the site of the proposed inspection pit it became clear that it was supported by steel bars laid across dwarf brick walls in stretcher bond (contexts 1, 2 & 3) but with no reinforcing in the concrete itself. There were voids between these walls which stood on a brick floor (context 4) which in turn was laid on the natural sand (context 5). Immediately to the east of context (3) was a thicker wall of 110 x 220 x 65mm (4 1/4" x 8 3/4" x 2 1/2") bricks laid in garden wall bond with two rows of stretchers to one of headers context (6) against which context (3) abutted. This was capped with an elongated sandstone block or cill. All these walls were of machine manufactured brick. To the east of this was a large gritstone block (context 7) surrounded by a layer of dark-grey/brown sand containing demolition material of brick, stone and mortar (context 8). Both came down on to the natural sand of context (5). To the east was a shallow layer of concrete containing brick (context 10) above which was a single line of modern brick (context 11).

7. FINDS

- 7.1 There were no finds in the small area that was excavated.

8. INTERPRETATION AND RECOMMENDATIONS

- 8.1 There only feature of archaeological interest was the substantial brick wall with the stone capping recorded as (context 6). The size of the bricks matches precisely the dimensions of the Statute Brick established by the Brickmakers' Charter of 1571 until replaced by the Brick Act of 1784 which taxed numbers only and therefore encouraged thicker bricks (Brunskill 1990, 37-8). The repeal of the Brick Tax in 1850 (www.bbc.co.uk/radio4/making_history_20051101.shtml) resulted in a return to smaller bricks of localised sizes until the British Standard of 1936 specified 8 3/4" x 4 3/16" x 2, 2 5/8 or 2 7/8" (Brunskill 1990, 39). The combination of size and of machine manufacture, which took place from the mid 19th century onwards (Brunskill 1990, 25), suggests that the subject bricks date from 1850 -1936 rather than 1571-1784.
- 8.2 The purpose of this wall is unclear but it must have been an internal wall relating to the properties that stood on the site from at least the 1840s when the external walls enclosed the whole plot from Avenham Street to Old Cock Yard. Avenham St was beginning to develop from the former burghage plots on a map of 1690 when its eventual line is recognisable and buildings already appear to be positioned on the subject site. And on Baines Map of 1824 there is an indentation in their west frontage that may have coincided with the subject feature at that date. The fact that the wall extends some 800mm into the natural sand suggests that it must have had some load-bearing function either as an external wall or as an internal spine.

- 8.3 The other feature of some interest is the isolated gritstone block identified as context (7). It does appear to be in situ although on its own it is perhaps unwise to hazard at its purpose.
- 8.4 However the presence of these two features suggest that further archaeological work is required on this site in the future. The natural sand is located only 200mm below the existing floor level at the east of the site and 500mm on the west and although the voids to the west of context (6) are likely to have destroyed any earlier archaeological deposits there extent is unknown.

9. REPORT AND ARCHIVING

- 9.1 A copy of this report will be supplied to the Lancashire HER on the understanding that it will become a public document after an appropriate period (six months after completion of the fieldwork unless another date is agreed with the Specialist Archaeological Adviser or the Planning Officer (Archaeology)). The report will be provided as a PDF file on a CD-ROM.
- 9.2 The archive resulting from this watching brief, comprising notes, drawings and photographs, together with a copy of the report, will be deposited in due course at the Museum of Lancashire, Stanley Street, Preston, PR1 4YP; telephone 01772 534075, fax: 01772 534079. It is currently held at the outstation of J. M. Trippier Archaeological and Surveying Consultancy at First Floor Offices, Unit B1B, Towngate Works, Dark Lane, Mawdesley, Nr Ormskirk, L40 2QU.
- 9.3 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 'Standards for the preparation and transfer of archaeological archives' in the Museum and Galleries Commission *Standards in the Museum Care of Archaeological collections* (1992).
- 9.4 A brief summary report of fieldwork will be logged with English Heritage's *Online Access to the Index of Archaeological Investigations* (OASIS). It is understood at the Lancashire County Council Archaeology Service will provide appropriate guidelines in order for this to be able to be done.

10. BIBLIOGRAPHY

Abbreviations

OS Ordnance Survey
PLSL Preston Local Studies Library

Maps

Map of Preston circa 1690 (PLSL)
Township Map of Preston 1774 (PLSL)
Shakeshaft's Map of Preston 1809 (PLSL)
Baines' Map of Preston 1824 (PLSL)

Town Map of Preston 1836 (PLSL)

OS, 1849, *1:1000 scale Preston Town sheet 17*, Southampton

OS, 1892, *1: 2500 scale Lancashire sheet LXI.10*, Southampton

OS, 1938, *1:2500 scale Lancashire sheet LXI.10*, Southampton

OS, 1960, *1: 2500 scale Lancashire sheet SD5429*, Southampton

Published Sources

Brunskill, R., 1990, *Brick Building in Britain*, London

DOE *Planning Policy Guidance on Archaeology and Planning (PPG16)*

English Heritage, 1991, *The Management of Archaeological Projects*, 2nd ed.

Institute of Field Archaeologists, 1997, *Code of Conduct*

Institute of Field Archaeologists, 1999, *Standard and Guidance for Archaeological Watching Briefs*

**Specification for an Archaeological Watching Brief at
12-26 Avenham Street, Preston (SD 5409 2927)**

Prepared on behalf of Preston City Council for Mr S. Secretary, Agent

1. Introduction

- 1.1 Planning permission (6/2006/1072) has been granted for 4 Retail shop units, 8 no. 2 bedroom apartments, 6 no. 1 bedroom apartments, entrance & Ancillary accommodation at 12-26 Avenham Street, Preston. It is a condition of the planning approval that the applicants undertake a programme of archaeological work in accordance with a written scheme of investigation.
- 1.2 This specification has been prepared by Lancashire County Archaeology Service (LCAS).

2. Archaeological Interest

- 2.1 The proposals lie in an area identified by the Lancashire Extensive Urban Survey (EUS) as forming both part of the pre-burghal settlement, founded prior to the end of the 11th century around the Church of St John's, as well as the later medieval borough, which is known to have been in existence by the end of the 12th century. The EUS goes on "There has been no excavation on the south side of the medieval town. Here, the lines of the burgage plots survive to a greater degree, even though the buildings appear to have been replaced in the nineteenth century. There has been less modern development in this area, and medieval and post medieval deposits may survive particularly in the back of the burgage plots." Lancashire County Archaeology Service is therefore of the opinion that there is a potential for archaeological deposits relating to the medieval and later settlement of the town may be encountered by the development.

3. General Considerations

- 3.1 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*.
- 3.2 The Agent has indicated that it is intended to commence works on part of the site in the near future in order to secure the planning permission. The remainder of the site will then be developed at a later date. The watching brief requirement applies to both stages of the proposed development.

4. Fieldwork Methodology

- 4.1 An archaeologist should be present on site during the excavation of any area below a depth of 0.15m. (approximately six inches) in the area of development. The archaeologist should view the area as it is being dug and any trench sections after excavation has been completed. Where archaeology is judged to be present, the excavated area should be rapidly cleaned and the need for further work assessed. Where appropriate, any features and finds should then be quickly hand excavated, sampled and recorded, within the confines of the excavated trench.
- 4.2 Excavated soil should be searched as practicable for finds. The presence and nature of 19th and 20th century material should be noted (quantified and summarily described) but finds of this date need not be retained for processing. Finds judged to be 18th-century in date or earlier should be retained.
- 4.3 The actual areas of ground disturbance, and any features of possible archaeological concern noted within these areas, should be accurately located on a site plan and recorded by photographs, scale drawings (including height above O.D.) and written description sufficient to permit the preparation of a report on the site.
- 4.4 The intention of the archaeological watching brief is not to unduly delay the work of other contractors on site. This work should not, therefore prejudice the progress of the main or subsidiary contractor's work, except by prior agreement and on-site co-operation.
- 4.5 The archaeologist on site will naturally operate with due regard for Health and Safety regulations. In this case, where archaeological work is carried out at the same time as the work of other contractors, regard should also be taken of any reasonable additional constraints that these contractors may impose. This work may require the preparation of a Risk Assessment of the site, in accordance with the Health and Safety at Work Regulations. **LCAS and its officers cannot be held responsible for any accidents that may occur to outside contractors engaged to undertake this survey while attempting to conform to this specification.**

5. Unexpectedly Significant or Complex Discoveries

- 5.1 Should there be, in the professional judgement of the archaeologist on site, unexpectedly significant or complex discoveries made that warrant more detailed recording than possible within the terms of this specification, then the archaeological contractor is to urgently contact LCAS with the relevant information to enable the matter to be resolved with the developer.

- 5.2 Any human remains that are discovered must initially be left in-situ, covered and protected. If removal is necessary, this must comply with the relevant legislation, any Home Office and local environmental health regulations and English Heritage's and The Church of England's *Guidance for best practice for treatment of human remains excavated from Christian burial grounds in England* (2005) where relevant.
- 5.3 The terms of the Treasure Act, 1996 must be followed with regard to any finds, which might fall within its purview. Any such finds must be removed to a safe place and reported to the local coroner as required by the procedures laid down in the "Code of Practice". Where removal cannot be effected on the same working day as the discovery, suitable security measures must be taken to protect the finds from theft.

6. Monitoring

- 6.1 The recording exercise will be monitored as necessary and practicable by LCAS in its role as 'curator' of the county's archaeology. LCAS should receive **as much notice as possible in writing** (and certainly not less than one week) of the intention to start the watching brief. **A copy of the archaeological contractor's risk assessment of the site should accompany the notification.**

7. Post-Excavation/Post-Recording Work and Report Preparation

- 7.1 On completion of the fieldwork, any samples shall be processed and all finds shall be cleaned, identified, assessed, dated (if possible), marked (if appropriate) and properly packed and stored in accordance with the requirements of national guidelines. A fully indexed field archive shall be compiled consisting of all primary written documents, plans, sections, and fully labelled photographs. 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 site; national grid reference. Photographic prints should be mounted in appropriate archivally-stable sleeves. **A quantified index to the field archive should form an appendix to the report.** The original archive is to accompany the deposition of any finds, providing the landowner agrees to the deposition of finds in a publicly accessible archive (see Section 8.1 below).
- 7.2 A report should be produced to provide background information, a summary of the works carried out, a description and separate interpretation of any features and finds identified. Details of the report's style and format are to be determined by the archaeological contractor, but it should include a full bibliography, a quantified index to the site archive and as an appendix, a copy of this specification. The report illustrations should include, as a minimum, a location map at a reasonable scale plus any drawings and photographs.

- 7.3 If nothing of archaeological interest is identified during the course of the watching brief, then a summary report will be adequate, as long as sufficient details are supplied for HE purposes. Illustrations would not be required, although it would be anticipated that black and white prints would form part of the archival record. A summary record should include: (1) details of the commissioning body; (2) the nature of the development and resultant ground disturbance; (3) the approximate position of any ground disturbance viewed with relation to adjacent existing fixed points; (4) the date(s) of fieldwork; (5) name(s) of fieldworker(s); (6) written observations on the nature and depth of deposits observed (this may include annotated sketch sections); (7) the conditions under which they were observed (for example, details of weather conditions, ease of access and views, attitude of other organisations *etc.*); (8) a quantified index to the field archive; (9) details of the archives present location and intended deposition and (10) a copy of this specification.
- 7.4 The report should be produced within three weeks of completion of the fieldwork, unless otherwise agreed with LCAS. Copies of the report should be supplied to the client and the Lancashire HER. The report will become publicly accessible once deposited with the Lancashire Sites and Monuments Record.
- 7.5 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.

8. Deposition of Archive

- 8.1 Before commencing any fieldwork, the archaeological contractor must contact the relevant District museum archaeological curator in writing (copied to LCAS) to determine the museum's requirements for the deposition of an excavation archive. In this case the contact is Edmund Southworth, Curator, Museum of Lancashire, Stanley Street, Preston, PR1 4YP; telephone 01772 534075, fax: 01772 534079.
- 8.2 It is the policy of the Museum of Lancashire to accept complete excavation archives, including primary site records and research archives and finds, from all excavations carried out in the County, which it serves.
- 8.3 It is the responsibility of the archaeological contractor to endeavour to obtain consent of the landowner, in writing, to the deposition of finds with the Museum of Lancashire.
- 8.4 It is the responsibility of the archaeological contractor to meet the Museum of Lancashire's requirements with regard to the preparation of fieldwork archives for deposition.

8.5 The museums officer named in 8.1 above should be notified in writing of the commencement of fieldwork at the same time as the Lancashire Historic Environment Record.

9. Valid period of specification

9.1 This specification will remain valid for up to one year from the 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.

Lancashire County Archaeology Service

August 2009

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

APPENDIX 2. FIGURES

Fig. 1: Site location map at 1:1250 scale

Fig. 2: Trench location plan at 1:100 scale

Fig. 3: Trench section at 1:20 scale with context numbers

Fig. 4: Context index

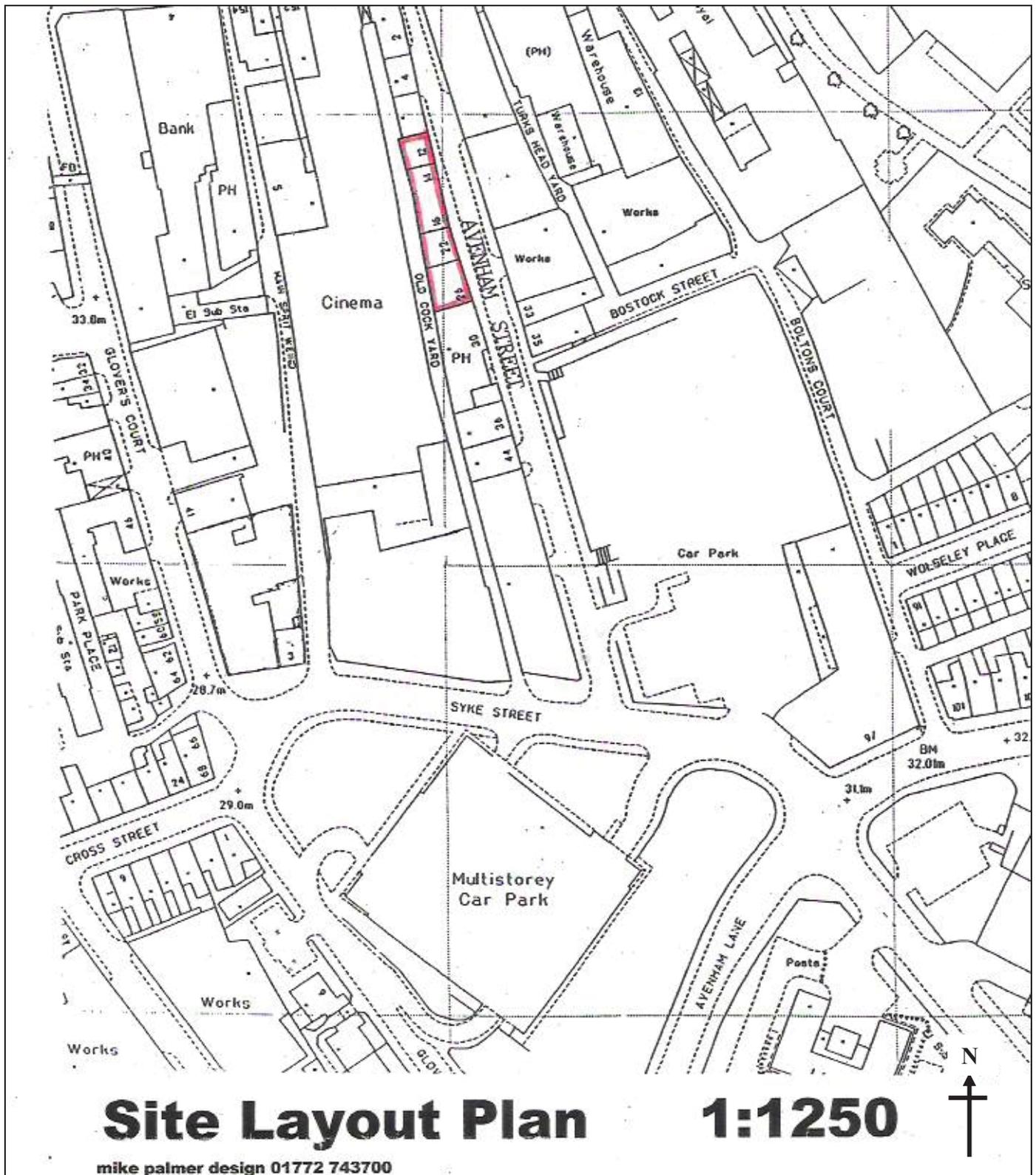
Fig. 5: Schedule of levels

Fig. 6 Photographic register

Fig. 7: OS, 1849, *1:1000 scale Preston Town Sheet 17*

Fig. 8: Map of Preston circa 1690 (PLSL)

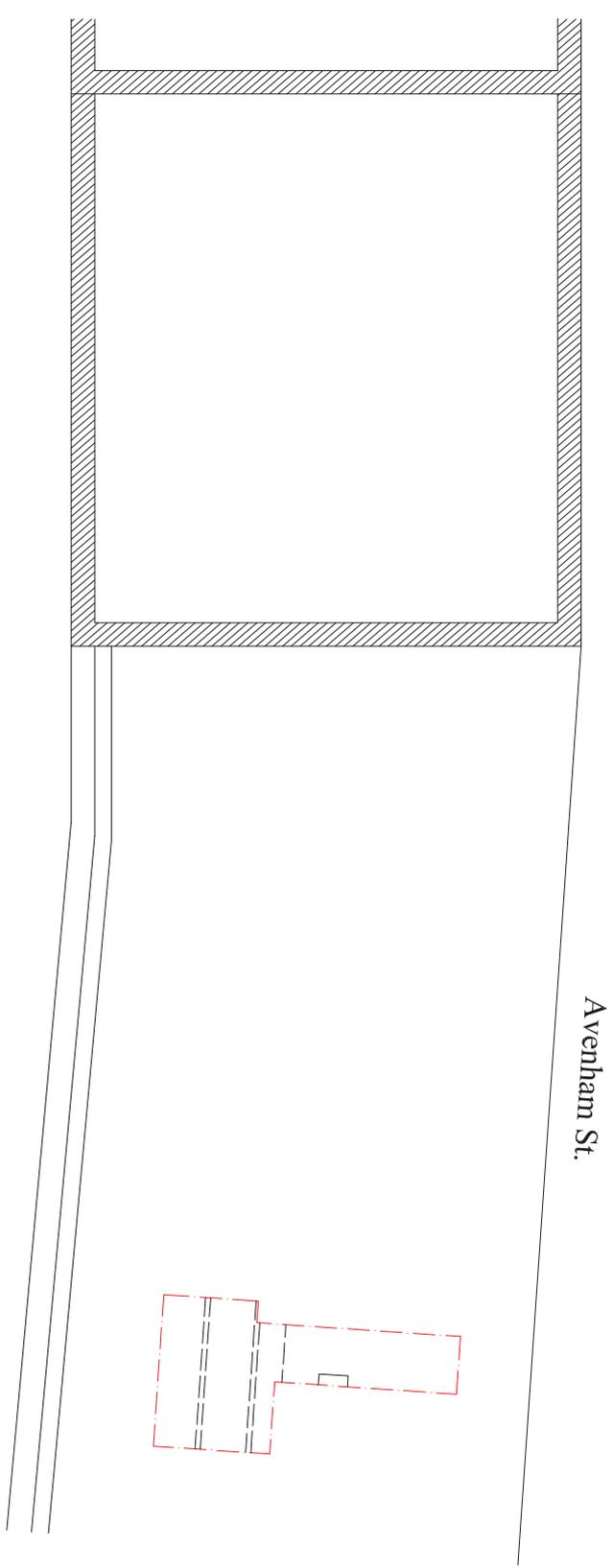
Fig. 9: Baines' Map of Preston 1824 (PLSL)



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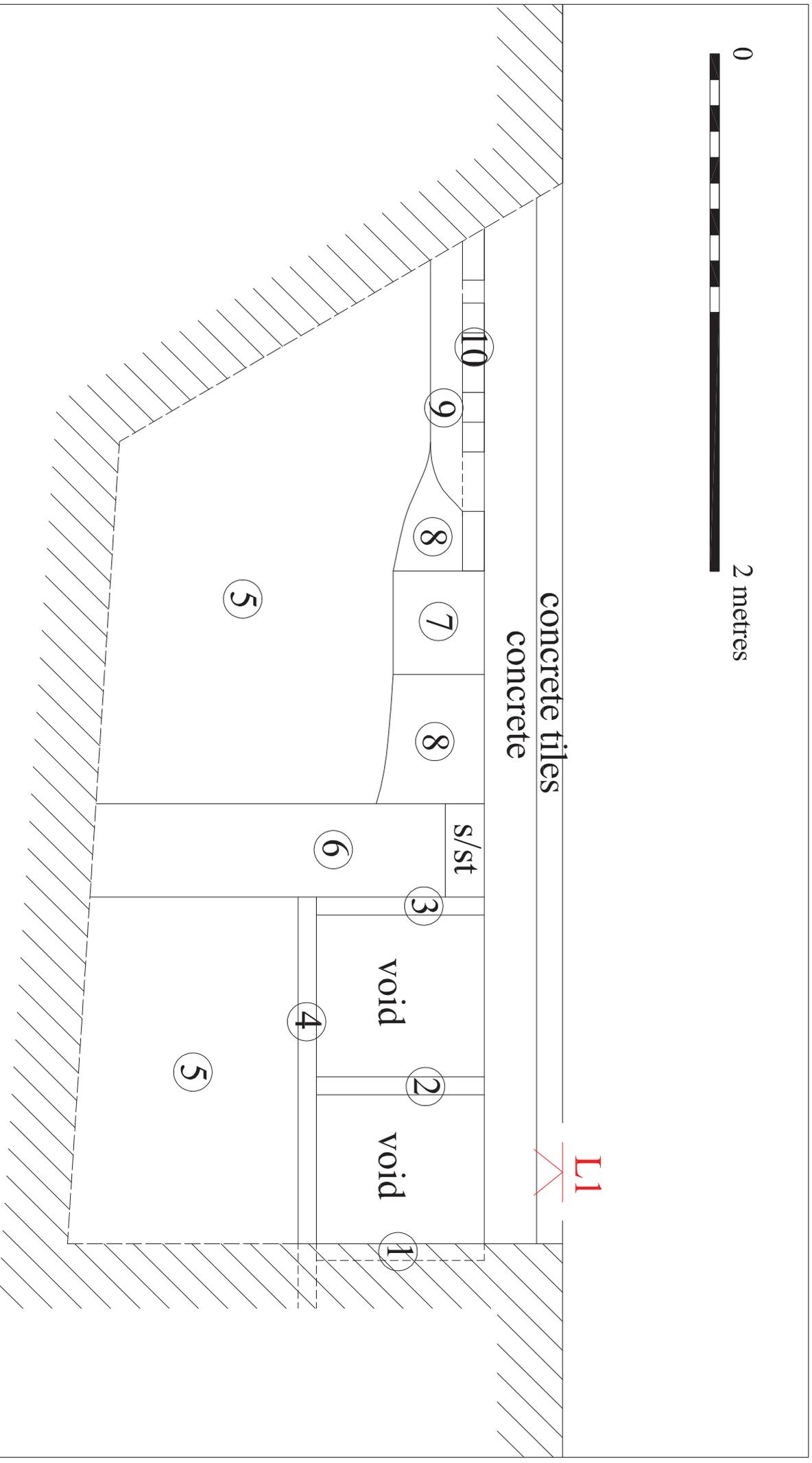
Fig. 1: Location Map



Scale 1:100



Figure No. 2 Plan of trench location



North Facing Section 1:20 @ A4

Fig. 4: Context index

- 1 – Modern brick wall a single course thick, laid in stretcher bond (formed western edge of trench, not visible in section drawing)
- 2 – Modern brick wall a single course thick, laid in stretcher bond
- 3 – Modern brick wall a single course thick, laid in stretcher bond
- 4 – Brick surface supporting walls (1), (2) and (3)
- 5 – Natural sand
- 6 – Brick wall capped with sandstone block. Bricks measure 110 x 220 x 65 mm
- 7 – Large gritstone block
- 8 – Dark grey/brown sand containing brick, stone and mortar
- 9 – Concrete containing brick
- 10– Line of modern bricks laid as a surface between the modern concrete and the earlier concrete (9)

| Level No. | AOD | Location | Relevant Figure in Report |
|--|------------|--|----------------------------------|
| 1 | 126.02m | Top of concrete tiles on concrete pad over inspection pit location | 3 |
| Levelled from bench mark of 129.10m on north elevation of Parish Church Just east of porch- GR SD 54179 29357 | | | |

Fig. 5: Schedule of levels

Fig. 6: Photographic Register
 (All photos taken by S. Price on 11-01-2010)

| Digital Jpeg No. | B & W Negative No. | Plate No. in report (refers to B&Ws) | Description | View to |
|-------------------------|-------------------------------|---|---|----------------|
| | 26 | 1 | General shot of site | NW |
| | 27 | | General shot of site | NE |
| | 28 | | Breaking through concrete pad | E |
| | 29 | 2 | Breaking through concrete pad to reveal dwarf wall - context 2 | E |
| 003 | 30 | | Excavated West Wall – context 1 | W |
| 004 | | | Breaking up concrete pad | E |
| 005 | 31 | 3 | Working shot | E |
| 006 | | | Excavated drain trench | SE |
| 007 | 32 | 8 | East end of north facing section of drain trench | S |
| 009 | 33 | 5 | North facing section: junction of drain trench and inspection pit | S |
| 010 | 34 | 4 | Excavated West Wall – context 1 | W |
| 011 | 35 | 7 | West end of north facing section of drain trench | S |
| 012 | | | Contexts 7,8,9,10 | S |
| 013 | | | Contexts 6,7,8. | S |
| 014 | 36 | 6 | South facing section: junction of drain trench and inspection pit | S |

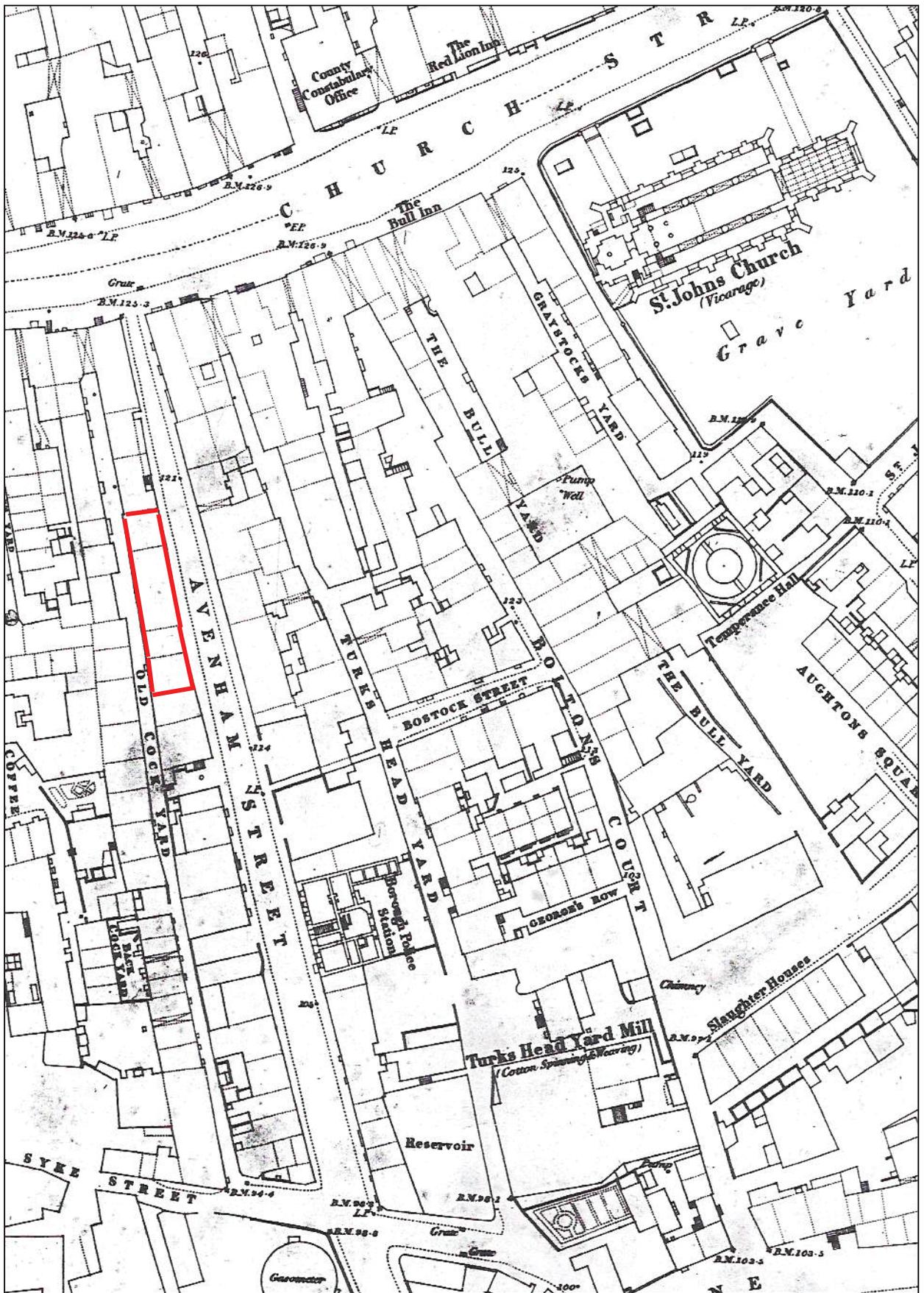


Fig. 7: OS, 1849, 1:1000 scale Preston Town Sheet 17



Fig. 8: Map of Preston circa 1690 (PLSL)

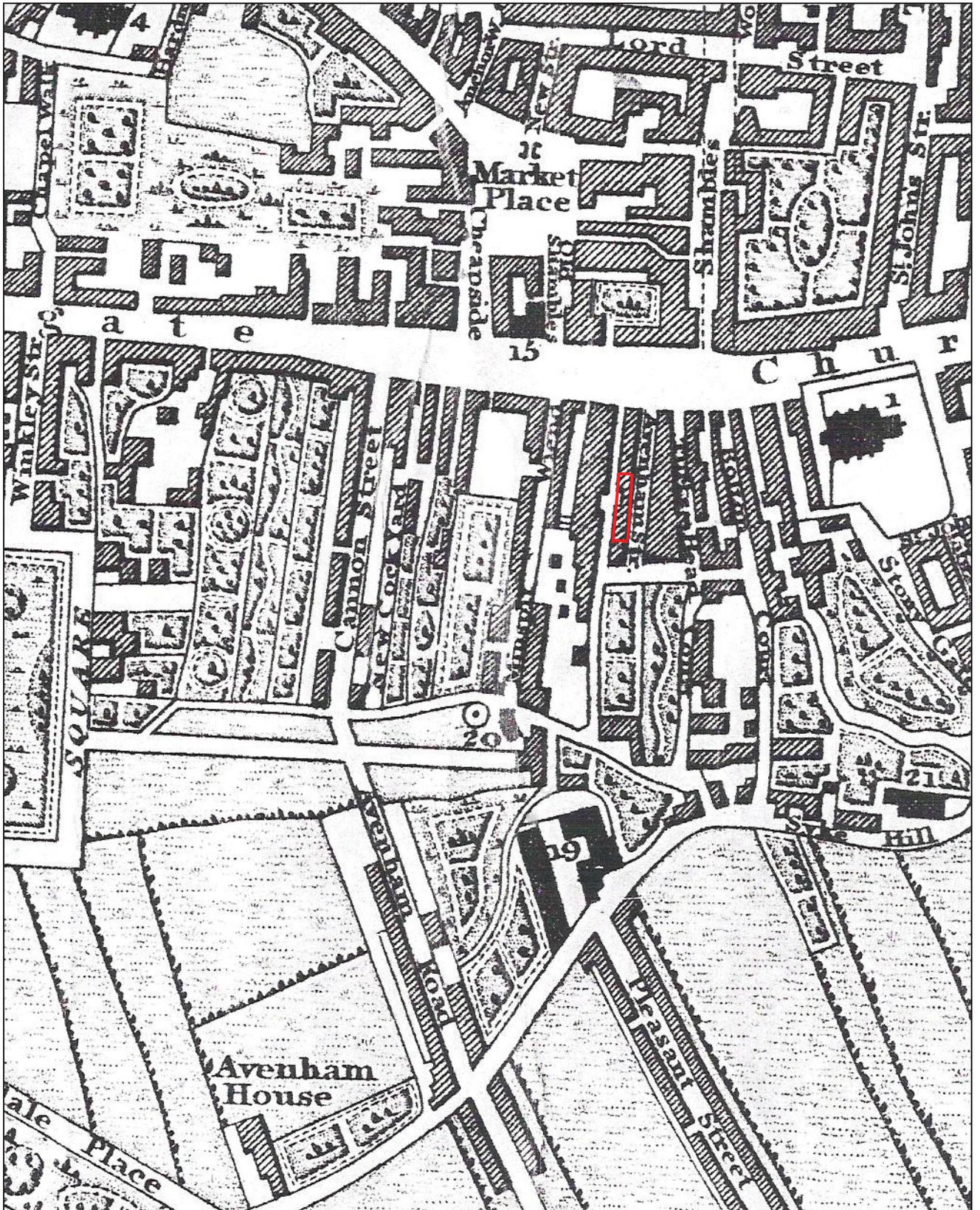


Fig. 9: Baines' Map of Preston 1824 (PLSL)

APPENDIX 3: PLATES

Plate 1: General view of site looking north-west

Plate 2: Breaking through concrete pad to reveal dwarf wall - context (2)

Plate 3: Working shot; excavation of drain trench looking east

Plate 4: East facing wall - context (1)

Plate 5: North facing section: junction of drain trench and inspection pit

Plate 6: South facing section: junction of drain trench and inspection pit

Plate 7: West end of north facing section of drain trench

Plate 8: East end of north facing section of drain trench



Plate 1: General view of site looking north-west



Plate 2: Breaking through concrete pad to reveal dwarf wall - context (2)



Plate 3: Working shot; excavation of drain trench looking east



Plate 4: East facing wall - context (1)



Plate 5: North facing section: junction of drain trench and inspection pit

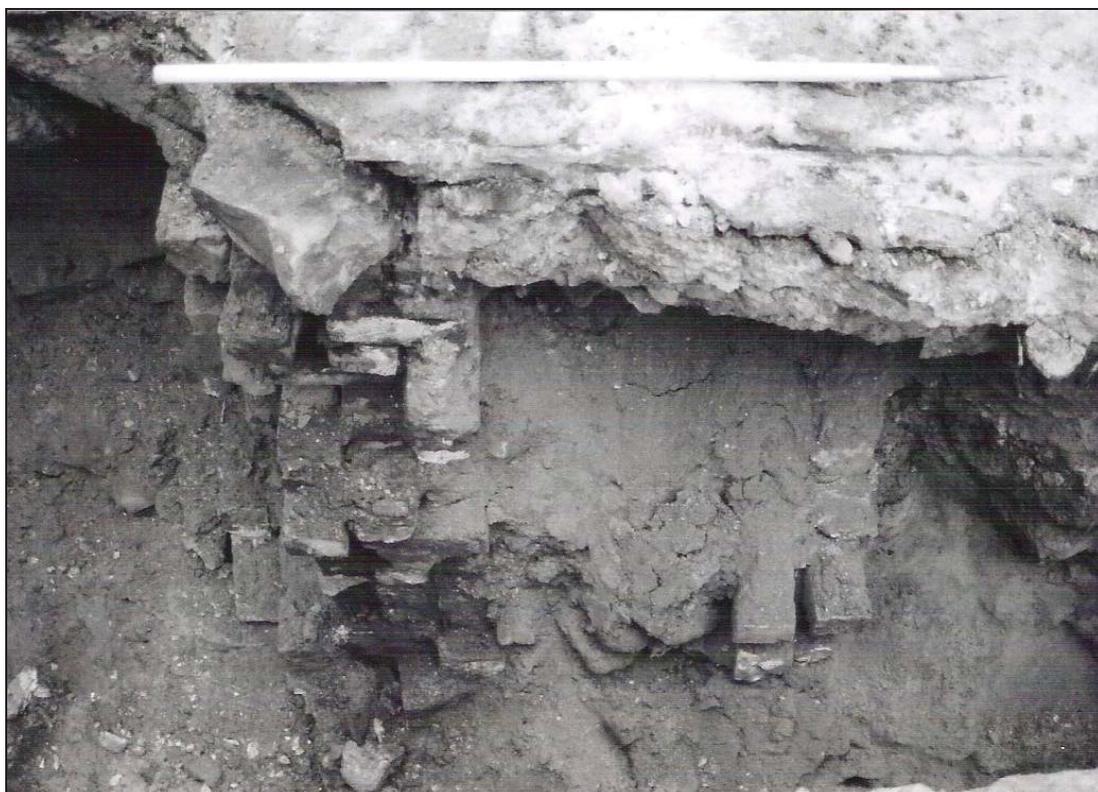


Plate 6: South facing section: junction of drain trench and inspection pit



Plate 7: West end of north facing section of drain trench



Plate 8: East end of north facing section of drain trench

APPENDIX 4. QUANTIFIED INDEX TO THE FIELD ARCHIVE**Number of Items or Pages**

1. Instructions 1
2. Specification 2
3. Site Location Plan 1
4. Foundation Layout Plan 1
5. Site Notes
6. Photograph Recording Sheet 1
7. Level Recording Sheet 1
8. Trench Location Plan 1
9. North Facing Section Drawing 1
10. Historic Maps of Preston 9
11. Black and White Photographic Negatives and Prints 11
12. CD-ROM containing copy of report and digital photographs 1

