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NON TECHNICAL SUMMARY

J. M. Trippier Archaeological and Surveying Consultancy carried out an archaeological watching brief at Little Broad Oak Farm, Penwortham (NGR SD 518277) in September 2008 on behalf of Wainhomes Ltd. who intended to erect 5 new houses on the site. Little Broad Oak Farm was a former farmhouse with possible 16th or 17th century origins and the watching brief was aimed at identifying and recording any archaeological deposits connected with earlier uses of the site. The remnants of some brick footings, which formed a westerly extension to the north wall of the farmhouse, were noted. It is apparent from the cartographic evidence that this extension was present in 1948 but demolished before 1891. The brick sizes suggest a late 17th or 18th century date for its construction. A ditch with a modern drain and a silage pit were also noted in the orchard area to the north of the house.

ACKNOWLEDGEMENTS

Thanks are due to Wainhomes Developments Ltd who commissioned the watching brief, carried out the groundworks 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. INTRODUCTION

- 1.1. J. M. Trippier Archaeological and Surveying Consultancy was commissioned by the client to carry out an archaeological watching brief at Little Broad Oak Farm, Penwortham. The fieldwork was conducted by Stephen Baldwin over 1 day on the 1st of September 2008.
- 1.2. The archaeological investigation was commissioned and funded by Wainhomes Ltd in order to satisfy a planning requirement, attached to the granting of planning permission by South Ribble Borough Council to construct 5 houses on the site (Application Numbers APP/F2360/A/07/2058648 & 2058645). Entries in the Lancashire HER had shown that archaeological remains may have survived in the development area and the Lancashire County Archaeology Service recommended that an archaeological watching brief be undertaken to record the presence of all archaeological deposits encountered during the investigation.
- 1.3. This report summarizes the archaeological and historical background of the site, and presents the results of the archaeological watching brief.

2. LOCATION

- 2.1. Little Broad Oak Farm is a former farmhouse, with possible 16th or 17th century origins, that was enlarged and modified on a number of occasions

during the 20th century (see Appendix 1). It stands on a plot of approx. 1000sm which now lies in the heavily suburban area of Penwortham approximately 5km west of Preston town centre. Its National Grid Reference is SD 518277. Its general location is pointed up by a red arrow on Fig 1 and the development plot is shown edged red on the map enclosed as Fig 2. which has been supplied by the clients' architect

3. ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

- 3.1 English Heritage recently considered whether the farmhouse on the subject plot should be listed as a building of *special architectural or historic interest* but decided against it. The adviser's report, which is included at Appendix 1 of this report, contains a summary of its history and significance as well as a physical description. The adviser's findings may be summarised as follows:
- 3.2. '...a building may have been built here at sometime during the C17 and the current building may have been built in 1798. The Ordnance Survey map of 1893 shows a much smaller building than the present structure.....Whilst Little Broad Oak farm is undoubtedly of local historic interest, the combination of numerous extensions and modernisations undertaken here means that it does not retain sufficient special architectural or historic interest in a national context to merit listing.'
- 3.3 On the 1st edition OS map from the late 1840s a larger building is shown extending to the west of the present one (possibly incorporating a barn?). But this had been demolished by 1891 (OS). It may also be that there were earlier buildings that were demolished prior to the first OS survey. Yates Map of 1786 (Richardson 1982) is inconclusive so far as the identification of the farmstead is concerned.

4. AIMS AND OBJECTIVES

4.1 The aims (or purpose) of a watching brief are defined by the Institute For Archaeologists (IFA) as:

- *"to allow, within the resources available, the preservation by record of archaeological deposits, their presence and nature of which could not be established (or established with sufficient accuracy) in advance of development or other potentially disruptive works.*
- *To provide an opportunity, if needed, for the watching archaeologist to signal to all interested parties, before the destruction of the material in question, that an archaeological find has been made for which the resources allocated to the watching brief itself are not sufficient to support treatment to a satisfactory and proper standard."* (IFA 1999)

4.2 Objectives of a Watching Brief

An archaeological watching brief is defined by the IFA as:

“...a formal programme of observation and investigation conducted during any operation carried out for non-archaeological reasons. This will be within a specified area or site on land, inter-tidal zone or underwater, where there is a possibility that archaeological deposits may be disturbed or destroyed. The programme will result in the preparation of a report and ordered archive.” (IFA 1999)

4.3 The results of a Watching Brief are used to:

- produce a record of the location, nature and date of any archaeological remains encountered on the site and
- add to the knowledge about the previous history of activity on the current site and its surroundings and
- provide information to influence future planning decisions in the area.

5. METHODOLOGY

- 5.1 All archaeological work at Little Broad Oak Farm was carried out in accordance with a project design previously agreed with LCCAS. A copy is appended to this report (see Appendix 2). The contractor adhered to the Code of Conduct and Approved Practice for the Regulation of Contractual Arrangements in Field Archaeology issued by the IFA, at all times during the course of the investigations.
- 5.2 The work was also carried out in accordance with the recommendations of *The Management of Archaeological Projects* 2nd edition 1991.
- 5.3 The watching brief monitored the excavation of foundation trenches for two new build houses and garages to be constructed on the southern half of the development site (see Fig 2). This was in accordance with the requirements of the LCCAS (see Appendix 2). The foundation trenches are referred to collectively as building plots 1& 2. The foundation trenches for plot 2 were dug by machine and hand under the supervision of the archaeological contractor. Excavation continued until the top of any suspected archaeology was encountered, rapid manual excavation then followed. The following procedures were then adopted:
- All suspected archaeological contexts and features were excavated by hand.
 - All excavation was undertaken with a view to avoiding damage to any archaeological features or deposits which appeared to be worthy of preservation *in situ*.
 - All archaeological features and finds were recorded in the site note book and transferred on pro-forma sheets based on the standard National Museums Liverpool context recording sheets.

- All archaeological features were sketch planned.
 - A representative number of archaeological contexts were drawn in sketch section and elevation on dimensionally stable media at scales of 1:10 and 1:20 where appropriate.
 - A photographic record of the watching brief was prepared in digital format using a Fuji 6 mega-pixel camera. The photographic record includes images illustrating the principal features and finds discovered in both general and detailed context. The record also includes working shots to illustrate more generally the nature of the archaeological operation mounted. A photographic register and a photo location plan are included at Figs.7 and 8 of this report.
 - All archaeological deposits were levelled by reference to the Ordnance Survey Datum.
- 5.4 The foundation trenches for building plot 1 were excavated prior to archaeological supervision but we were able to inspect them subsequently.
- 5.5 The archaeological stratigraphy for the development area cut by the footings, and observations of features/deposits excavated are discussed at Section 6 below. Context 'cut' numbers appear in square brackets while layer and fill numbers appear in standard brackets. Where a feature is discussed, it is referenced with its cut or associated fill number.

6. RESULTS/STRATIGRAPHY

- 6.1 **Plot 1.** Excavation of the trenches for this plot was carried out without archaeological observation and by the time of inspection the footings had been laid (**Plate 1**). However it was still possible to view the trenches to a depth of c.0.4 metres which carried them through the topsoil and into the natural clay as noted on Plot 2. There was no evidence for any cuts or additional deposits in the sections of the trenches.
- 6.2 **Plot 2** (see **Plate 2** and **fig 3**). Footings were excavated by machine and hand to a standard depth of 1.1m. A 0.2m deep layer of disturbed dark brown clayey loam topsoil (1) rested above a natural layer of soft brown glacial clay (2) which contained moderate bluish grey pebbles and which formed the base of the trench (**Plate 3**). In the south-west corner of the plot excavation revealed a dark grey silty ditch fill (5) which filled a narrow cut [6] with a concave base reached at 0.5 m deep (**Plate 4**). Further excavation to the east revealed more dark grey ditch fill (7) in another narrow cut [8] which appeared to be a continuation of ditch [6]. The ditch [6 and 8] ran east-west and contained a modern clay field drain pipe (**Plate 5**). In the north-west corner of the plot a

deposit of silage (3) was extracted from a modern pit [4] which bottomed at 1.9m (**Plate 6**). Within the south-eastern corner of the plot excavation revealed 6-courses of hand made bricks measuring 9"x 5"x 2.25" deep (9). They were dry laid on the bedding face which was 0.6m below the ground surface at 23m AOD (**Plates 7 & 8**).

7. FINDS

7.1 Nineteenth century and modern pottery was noted but not retained.

8. INTERPRETATION

8.1 There were three features of archaeological interest:

- 8.1.1 Brick Footings. The hand made nature of these and their thickness of 2 ¼ inches suggested that they pre-dated the Brick Act of 1784 which taxed numbers and therefore encouraged thicker bricks. They seem more akin to the Statute Brick of 9 x 4 ½ x 2 ¼ ins. established by the Brickmakers' Charter of 1571 (Brunskill 1990, 37). The thinness of the bricks indicates a construction date between (say) 1600 and 1784 ie slightly earlier than the *tempus ante quem* suggested by the English Heritage assessor for the farmhouse (see para. 3.2 above).
- 8.1.2 On the 1st edition 6" scale OS map of 1848 (Fig.9) the farmstead comprised an elongated rectangle. By the time of the Ordnance Survey 1:2500 scale map of 1891 (Fig.10) the farmstead had been truncated to the west and a north-south outrigger added at the east end of the north elevation to form an L-shaped footprint. By the time of the next OS map of 1912 another outrigger had been added to the north side of the west end creating a broad-based U-shaped building. The footprint remained the same thereafter (see Fig.1).
- 8.1.3 The footings were located at the extreme east end of the south trench of plot 2. The extreme east end of the footings was located some 30m from the east boundary of the site and ran due west for some 3.5 m. If these measurements are transferred onto Fig 1. it becomes clear that the footings must have extended westward from the north-west corner of the farmstead. They must therefore be a remnant of the easterly end of that part of the elongated rectangular building that was demolished by 1891 and that may possibly have been a barn (see para. 3.3 & 8.1.2 above).
- 8.1.4 Ditch containing modern field drain. This ran parallel to the north wall of the house and just to the north of it. The presence of a modern pipe suggests that it was most likely to have been a field drain.
- 8.1.5 The Silage Pit. This was cut through by the westernmost trench of plot 2. It was 1m in diameter and about 2m deep. It contained greenish/yellow silage which appeared to be modern. It would have been located some 6.5 m north of the house in an area which was presumably part of the orchard (see

Figs 9 & 10).

9. CONCLUSIONS

- 9.1 LCCAS had noted that on the 1st edition OS map of the late 1840s a larger building (possibly incorporating a barn?) was shown extending to the west of the present one. This had gone by 1891. It may also be that there were earlier buildings that were demolished prior to the first OS survey. In the circumstances LCCAS has stipulated that a watching brief is required over the southern half of the site in order to locate any evidence for such buildings.
- 9.2 The watching brief did not locate any evidence of buildings other than those already noted from the OS maps. However the brick base that was found appears to have been part of the elongated pre-1840s west end of the farmstead range of the original building that was demolished by 1891. The bricks themselves suggested a production date before 1784 and possibly into the early 17th century. The presence of a ditch and a silage pit just to the north of the farmhouse both indicate earlier agricultural activity in its vicinity.

10. REPORT AND ARCHIVING

- 10.1 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.
- 10.2 The archive resulting from this watching brief, comprising notes, drawings and photographs, together with a copy of the report, will be deposited at the Lancashire County Council Record Office in a format to be agreed with the Archives Officer. The relevant planning condition should not be regarded as fulfilled until archiving has taken place.
- 10.3 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 the Museum and Galleries Commission *Standards in the Museum Care of Archaeological collections* (1992) 'Standards for the preparation and transfer of archaeological archives'.
- 10.4 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.

11 BIBLIOGRAPHY

Abbreviations

OS Ordnance Survey

Maps

OS, 1848, *1:10560 scale Lancashire sheet 69*, Southampton
OS, 1891, *1: 2500 scale Lancashire sheet LXIX.1*, Southampton
OS, 1912, *1: 2500 scale Lancashire sheet LXIX.1*, Southampton
OS, 1931, *1: 2500 scale Lancashire sheet LXIX.1*, Southampton
OS, 1938, *1:2500 scale Lancashire sheet LXIX.1*, Southampton
Richardson, N., 1982, *Yates Map of Lancashire*, **Sheet 9**, Swinton

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.
Farrer, J. and W. Brownbill, 1906, *Victoria County History of Lancashire*, **1**, London
Institute of Field Archaeologists, 1997, *Code of Conduct*
Institute of Field Archaeologists, 1999, *Standard and Guidance for Archaeological Watching Briefs*

APPENDIX 1: ENGLISH HERITAGE REPORT (1 OF 2)

English Heritage (Listing)	<u>Adviser's Report</u>	22 FEB 2007
ADDRESS		
LITTLE BROAD OAK, MANOR AVENUE, PENWORTHAM		
Parish PENWORTHAM District SOUTH RIBBLE County LANCASHIRE	Case UID: 163331	
Date First Listed:		
Formerly Listed As:		
RECOMMENDATION		
Adviser: Mr K Robinson		
Outcome: No, do not list	Recommended Grade: NL	15-FEB-2007
Advice Comments/Reason for No Previous Listing:		
Reason For Decision: After examining all the papers on this file and other relevant information and having carefully considered the architectural and historic interest of this case, the criteria for listing are not fulfilled.		
CONTEXT:		
According to the applicant Little Broad Oak Farm is under threat of demolition which is due to commence Thursday, 22nd February 2007. This was confirmed by the owner at the site visit. The house has recently been sold and a Demolition Determination Order applied for by the owner.		
HISTORY:		
According to a local newspaper article a building may have been built here at sometime during the C17 and the current building may have been built in 1798. The Ordnance Survey map of 1893 shows a much smaller building than the present structure. The 1912 Ordnance Survey map shows the building to have been enlarged since publication of the earlier map. The building was in the process of being completely modernised internally but this work has terminated before completion and the building was empty when inspected.		
DESCRIPTION:		
A two-storey farmhouse with some single-storey extensions possibly of C17 or C18 origins, built of brick with stone window sills, lintels and door surrounds but now entirely rendered beneath a slate roof. It is rectangular in plan.		
Exterior: Modern matching doors and mainly modern matching sash windows to all elevations. The front elevation has a round-headed stone door surround and three modern sash windows to both ground and upper floors. The left return has a mix of relatively modern and older sash windows, a door affording a side entrance, a gable chimney stack and a recently added single-storey open porch or car port. The rear elevation has a gable to the right with a central stable-type rear door flanked by sash windows and a truncated chimney stack. There is a single-storey flat-roofed extension and a single-storey extension beneath a cat-slide roof. The right return has a relatively modern full-length single-storey extension, with a single modern sash window in the gable above.		
Interior: This was undergoing modernisation, but the work abruptly stopped before completion. From the main entrance, the two rooms to the right have been knocked through to form one room. A modern slate fireplace is the central feature with modern ceiling beams, windows and other		

APPENDIX 1 ENGLISH HERITAGE REPORT (2 OF 2)

English Heritage (Listing)

Adviser's Report

22 FEB 2007

features added. The living room has a large modern brick fireplace and at least one false ceiling beam. The kitchen and ground floor shower room are both thoroughly modernised and virtually new. There is access from the kitchen into an L-shaped garage/workroom, within which the ground floor gable end of the house has been largely knocked through recently, and an RSJ inserted to support the wall above. All upper floor rooms are bereft any original early features, other than a single cast iron fireplace and some wall cupboards in one bedroom. The bathroom and toilet are modern and one bedroom was undergoing major modernisation when abandoned.

ASSESSMENT:

Historic farmsteads are a fundamental part of the richly varied character of our countryside and illustrate the long history of farming and settlement in the English landscape. The eligibility for the listing of farm buildings is linked to various criteria including architectural interest, claims to historical significance, degree of intactness or alteration, rarity and context i.e. relationship with other buildings or setting.

Once one of numerous farmsteads of this type in the Penwortham area - most of which have subsequently been demolished, Little Broad Oak Farm now sits amidst the type of C20 housing development that has seen Penwortham become virtually a suburb of nearby Preston. It is probably of C17 or C18 origins but map evidence indicates that the building has been considerably enlarged during the C20 and these enlargements have seriously compromised the building's original plan form. Significant modifications to the building continued up to the time of its recent abandonment. These modifications have included the external rendering of the building, and the insertion of modern doors and sash windows, while internally it was undergoing complete modernisation at the time of abandonment. An inspection of the building revealed that few features of special architectural or historic interest survive.

CONCLUSION:

Little Broad Oak Farm has been enlarged and modernised to such an extent that it no longer retains sufficient special architectural or historic interest to justify a listing recommendation.

Summary of Importance:

A farmhouse with possible C17 or C18 origins that has been enlarged and modified on numerous occasions during the C20 and C21. These modifications have seriously compromised the building's original plan form and left few surviving features of special architectural or historic interest. Whilst Little Broad Oak Farm is undoubtedly of local historic interest, the combination of the numerous extensions and modernisations undertaken here mean that it does not retain sufficient special architectural or historic interest in a national context to merit listing.

VISITS

14-FEB-2007 Full inspection

APPENDIX 2: PROJECT DESIGN

PROJECT DESIGN FOR AN ARCHAEOLOGICAL WATCHING BRIEF AT LITTLE BROAD OAK FARM –MANOR AVENUE-PENWORTHAM BY J M TRIPPIER ARCHAEOLOGICAL AND SURVEYING CONSULTANCY FOR WAINHOMES DEVELOPMENTS LTD

1. INTRODUCTION

1.1 Circumstances

- 1.1.1 J. M. Trippier Archaeological and Surveying Consultancy has been instructed by Wainhomes Developments Ltd. to carry out an archaeological watching brief during groundworks in connection with the redevelopment of the above site.
- 1.1.2 The Planning Authority (South Ribble Borough Council) granted planning permission(Application Numbers APP/F2360/A/07/2058648 & 2058645) subject to a condition requiring a programme of archaeological work in accordance with a written scheme of investigation to be agreed in writing with the planning authority.
- 1.1.3 The condition follows the advice given by central government as set out in *Planning Policy Guidance on Archaeology and Planning* (PPG16) issued by the (then) DOE and the Standards and Guidance of the Institute of Field Archaeologists. The Lancashire County Council Archaeology Service (LCCAS) has further recommended that the programme should comprise a watching brief covering the ground works to be executed on the southern half of the development site. This project design has been prepared in response to that condition.

1.2 Site location

- 1.2.1 Little Broad Oak farm is a former farmhouse with possible 16th or 17th century origins that has been enlarged and modified on numerous occasions during the 20th and 21st century (EH 15.02.07). It stands on a plot of approx. 1000sm which now lies in the heavily suburban Manor Avenue, Penwortham, approximately 5km west of Preston town centre. Its NGR is SD 518277. Its general location is pointed up by a red arrow on Fig.1 and the development plot is shown edged red on the map enclosed as Fig.2.which has been supplied by the clients' architects. In order to comply with the requirements of LCCAS it is intended to restrict the initial watching brief to the south of the broken line shown in blue thereon.

1.3 Archaeological and historical background

- 1.3.1 The farmhouse on the subject plot has recently been considered for listing by English Heritage as a building of *special architectural or historic interest*. In the event it was not listed but the advisor's report (see Appendix 1) contains a summary of its history and significance as well as a detailed physical description. The findings may be summarised as follows.
- 1.3.2 '...a building may have been built here at sometime during the C17 and the current building may have been built in 1798. The Ordnance Survey map of 1893 shows a much smaller building than the present structure.....Whilst Little Broad Oak farm is undoubtedly of local historic interest, the combination of numerous extensions and modernisations undertaken here means that it does not retain sufficient special architectural or historic interest in a national context to merit listing.'
- 1.3.3 LCCAS further advise that on the 1st edition OS map of the late 1840s a larger building is shown extending to the west of the present one (possibly incorporating a barn?). It may also be that there were earlier buildings that were demolished prior to the first OS survey. In the circumstances LCCAS has stipulated that a watching brief is required over the southern half of the site in order to locate any evidence for such buildings.

2. AIMS AND OBJECTIVES

- 2.1 The aim of the watching brief is to gain information about the archaeological resource within the subject area including its presence or absent, character and extent, integrity, state of preservation and relative quality in order to make an assessment of its worth in the appropriate context.
- 2.2 The results of the watching brief may be used:
- To produce a record of the location, nature and date of any archaeological remains encountered on the site;
 - To add to knowledge about previous history of activity on the current site and its surroundings;
 - To provide information to influence future planning in the area
- 2.3 The objectives of the watching brief are:
- To record the presence of any archaeological features and deposits
 - To establish, wherever possible, the depth of any archaeological remains and their state of preservation
 - To recover artefactual material, especially any that can be used for dating purposes
 - To attempt to interpret the function of any archaeological remains

3. METHODOLOGY

- 3.1 The watching brief will be carried out during ground disturbance for the construction of the foundation trenches for plots 1 and 2 and the garage for plot 3, the roadway to the latter and the service trenches across that part of the site below the blue line on Fig 2.
- 3.2 An adequate written record will be maintained of archaeological features and finds encountered using trench recording sheets. Archaeological contexts will be recorded using the standard multiple context method and all contexts identified in face sections will be given unique numbers and described on pro-forma sheets.
- 3.3 The location of all archaeological features and finds will be indicated on the trench recording sheets and on a measured site plan. Sections and plans of significant archaeological features will be drawn on dimensionally stable media at 1:20 or 1:10 scale as appropriate. Metric spot heights for trenches and archaeological features will be recorded and related to the Ordnance datum.
- 3.4 An adequate photographic record will be prepared. This will include 35mm colour transparencies and digital photography illustrating in both detail and general context the principal features and finds discovered. The photographic record will also include more general photographs that illustrate the nature of the works undertaken and their site context.
- 3.5 The watching brief will conform to the current best practice and to the standards and guidance of the Institute of Field Archaeologists.

4. REPORT AND ARCHIVING

- 4.1 A report will be prepared to meet the objectives listed at section 2.3 of this project design.
- 4.2 A fully indexed archive will be compiled consisting of all primary written documents, plans, and a complete set of labelled photographs. Labelling will be in indelible ink and will include film and frame number; date photographed and photographer's name; description of feature and NGR.
- 4.3 The resulting archive 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 will be deposited with the Lancashire Sites and Monuments Record and with the National Monuments Record in Swindon.
- 4.4 The site archive will 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'.

- 4.5 A copy of this report will be supplied to the Lancashire Sites and Monuments Record in Adobe Acrobat 'pdf.' format on CD-ROM. A copy of the report will also be supplied to the Local Planning Authority responsible for the planning decision.
- 4.6 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. It is understood that our clients are 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

5. HEALTH AND SAFETY

- 5.1 The contractors shall comply with the requirements of the Health and Safety at Work etc. Act 1974 and a risk assessment will be carried out prior to commencement of the watching brief for the benefit of their own staff.
- 5.2 Site procedures shall be in accordance with the guidance set out in the Health and Safety Manual of the Standing Conference of Archaeological Unit Managers.
- 5.3 The Contractors and their staff will comply at all times with the requirements of the developers relating to the safety of all personnel and visitors who may have contact with the site.

6. PROJECT MONITORING

- 6.1 LCCAS have indicated that once the watching brief on the subject area has been concluded and reviewed a site meeting may be required to assess the need for a further watching brief over the remainder of the site.

7. STAFFING

- 7.1 The watching brief will be undertaken by John Trippier BA (Hons) MRICS, PIFA; he may be represented on site by Stephen Baldwin, an experienced archaeological practitioner who is known to LCCAS, as circumstances dictate.

8. INSURANCE

- 8.1 The archaeological contractor has both professional indemnity (£250,000) and public liability insurance (£2,000,000). Details will be provided if required.

9. CONTRACT

-
- 9.1 The Contractor will enter into a written agreement with the client. That agreement and this project design will form a contract binding on both parties.

10. BIBLIOGRAPHY

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

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

English Heritage, 15.02.07, Adviser's report on Listed Building application (unpublished)

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

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

APPENDIX 3. FIGURES

Fig. 1: Site location map at 1:2500 scale

Fig. 2: Site plan at 1:1000 scale

Fig. 3: Trench location plan at 1:50 scale

Fig. 4: Ditch 5 in section at 1:20 scale

Fig. 5: Context index

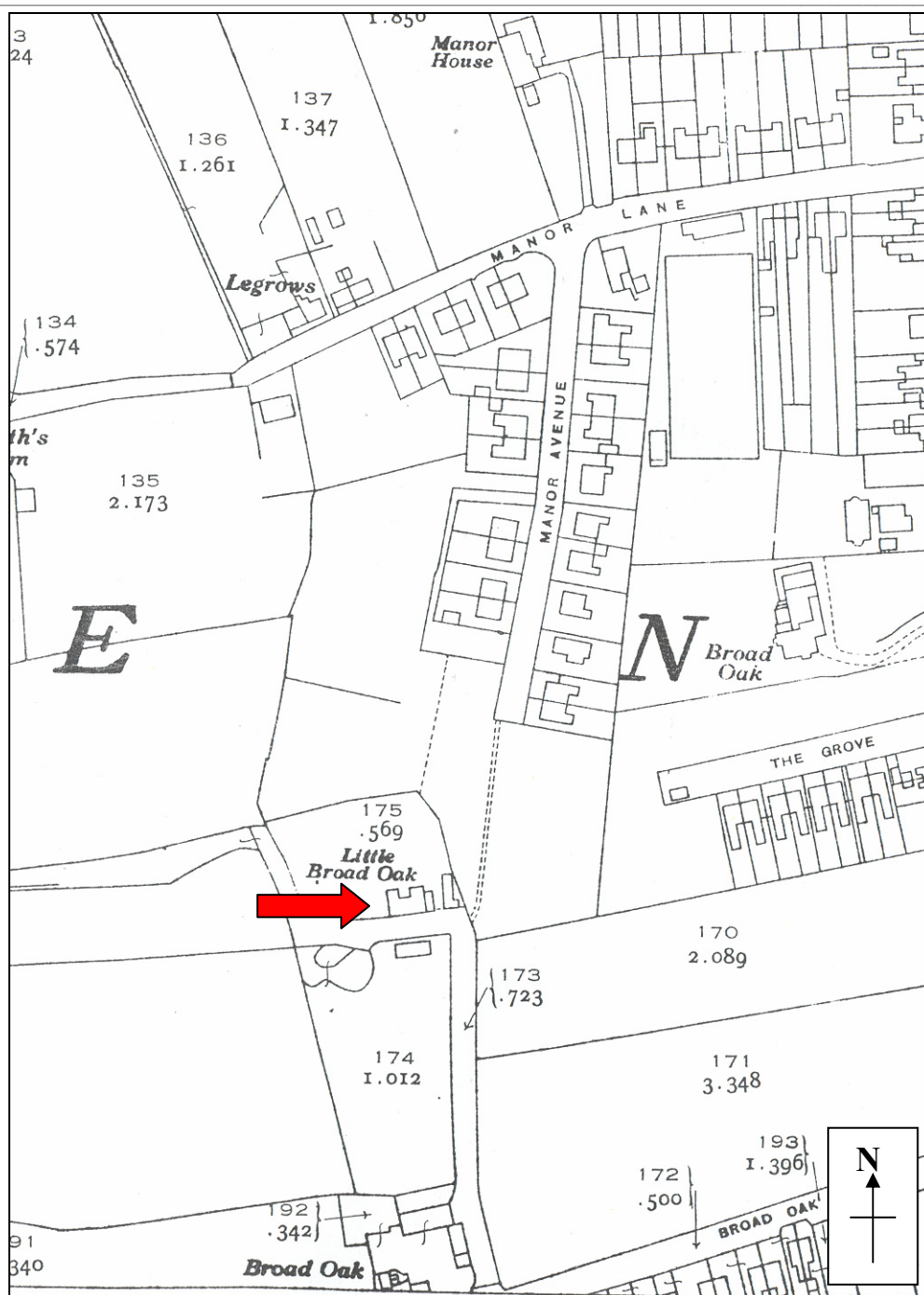
Fig. 6: Schedule of levels

Fig. 7: Photographic register

Fig. 8: Photo location plan

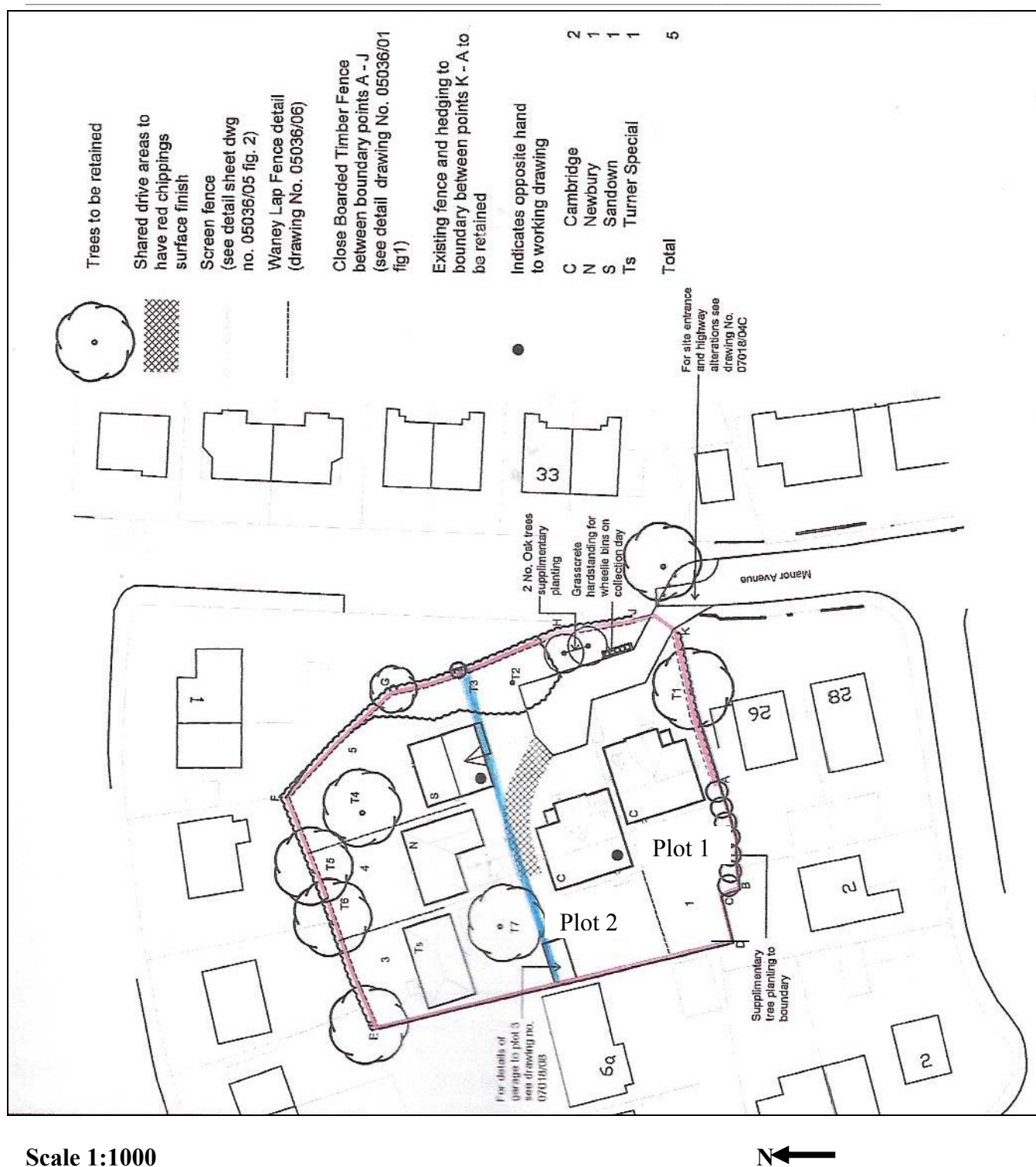
Fig. 9: OS, 1848, *1:10560 scale Lancashire sheet 69*

Fig. 10: OS, 1891, *1: 2500 scale Lancashire sheet 69.1*



Reproduced from OS Sheet LXIX.1, 1:12500 scale, 1938, with permission
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Fig. 1: Location Map



Reproduced from Drawing No 070187/07 provided by REFA Design Consultants
for Wainhomes Developments Ltd.

J.M.Trippier Archaeological and Surveying Consultancy: November 2008

Topsoil Moved Prior to Development

0 1 2 3 4 5m

1 2

(5)

[6]

Disturbed Topsoil and Clay

0 1m

1:20 @ A4

S

J.M. Trippier Archaeological and Surveying Consultancy: November 2008

Context No	Type	Description	Plot
1	Layer	Disturbed Topsoil	2
2	Layer	Orange brown clay	2
3	Fill	Silage	2
4	Cut	Silage pit	2
5	Fill	Dark grey silty ditch fill	2
6	Cut	Ditch	2
7	Fill	Dark grey ditch fill, similar to (5)	2
8	Cut	Ditch	2
9	Layer	Handmade brick footings	2

Fig. 5: Context Index

Level No.	AOD	Location	Relevant Figure in Report
1	23.6m	Ground Surface	4
2	23.6m	Ground Surface	4
3	23.1m	Bottom of Cut [6]	4
4	23.1m	Bedding face of Bricks	3

Fig. 6: ODM Levels

Fig. 7: Photographic Register

Date	Digital File No.	Taken By	Plate No. in report	Description	View - From
13-5-08	Jpg 001	JT		Farmhouse	SE
13-5-08	Jpg 002	JT	9	Farmhouse	SE
13-5-08	Jpg 003	JT	10	Farmhouse	SW
13-5-08	Jpg 004	JT	11	Farmhouse	NW
13-5-08	Jpg 005	JT	12	Farmhouse	N
13-5-08	Jpg 006	JT		Roadway to south of farmhouse	W
13-5-08	Jpg 007	JT		Close –up of above	W
1-9-08	Jpg 009	SB		Ditch [6] in plan	E
1-9-08	Jpg 010	SB	4	Ditch [6] in plan	NE
1-9-08	Jpg 011	SB		Working shot of site	E
1-9-08	Jpg 012	SB		Working shot of ditch [8]	E
1-9-08	Jpg 013	SB	5	Ditch[6] in section	E
1-9-08	Jpg 014	SB		North section of ditch [8]	NE
1-9-08	Jpg 015	SB		Trench containing ditch [8]	S
1-9-08	Jpg 016	SB		Ditch[6] in section	E
1-9-08	Jpg 017	SB	6	Ditch[8] in section modern drain pipe visible to south	E
1-9-08	Jpg 018	SB	8	C17/18 brick footings in plan and section	SW
1-9-08	Jpg 019	SB		As above	W
1-9-08	Jpg 020	SB	Front cover	Working shot	S
1-9-08	Jpg 021	SB	1	Working shot – plots 1 & 2	W
1-9-08	Jpg 022	SB	7	Rear of plot 2 silage pit visible in centre f section	W
1-9-08	Jpg 023	SB	2	Trenches of plot 2	W
1-9-08	Jpg 024	SB		South foundation trench on plot 2 with plot 1 beyond	NE
1-9-08	Jpg 025	SB	3	Soil stratification at south west corner of plot 2 section of foundation trench	NW

*An archaeological watching brief at Little Broad Oak Farm, Manor Avenue,
Penwortham*

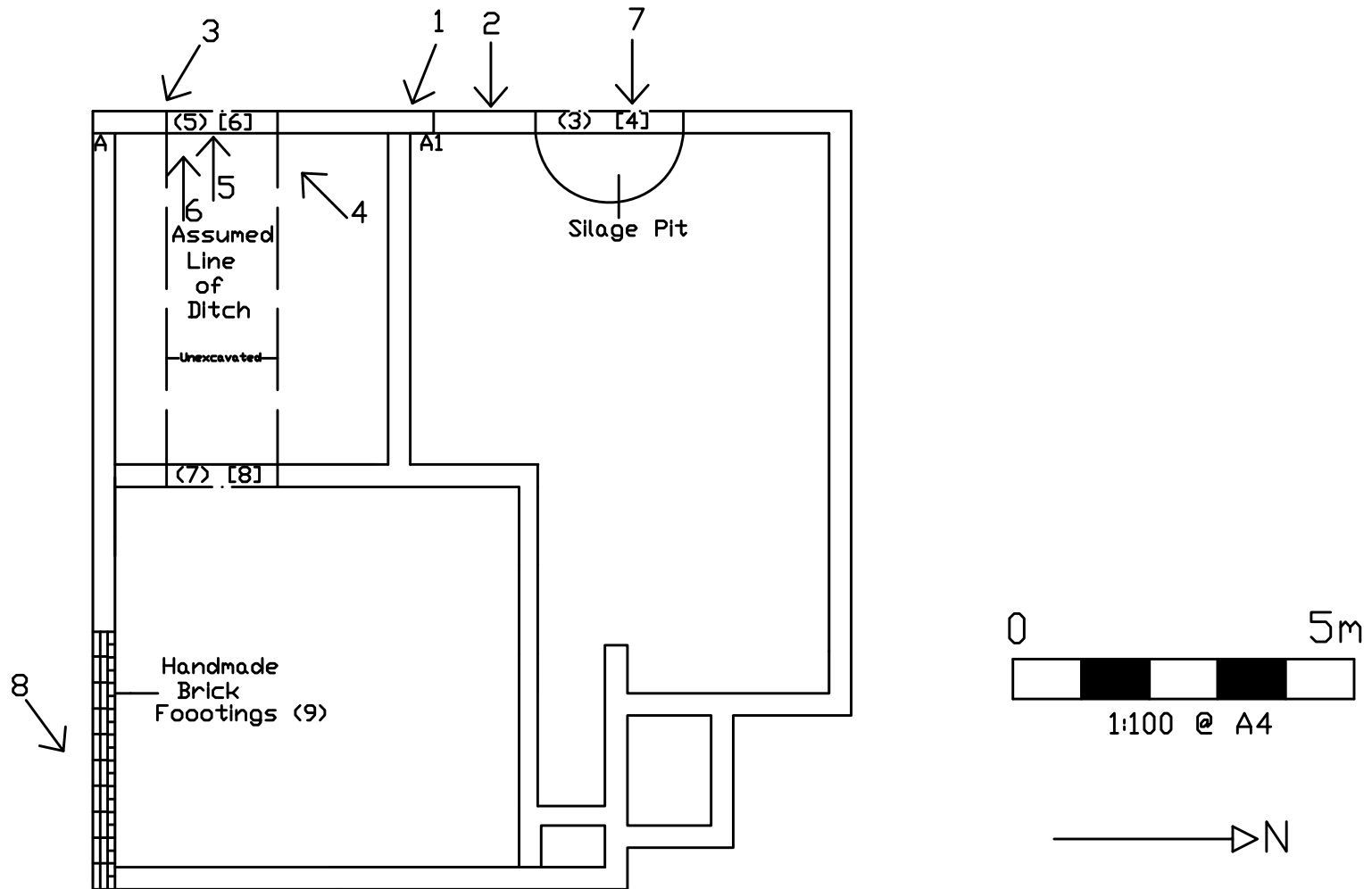
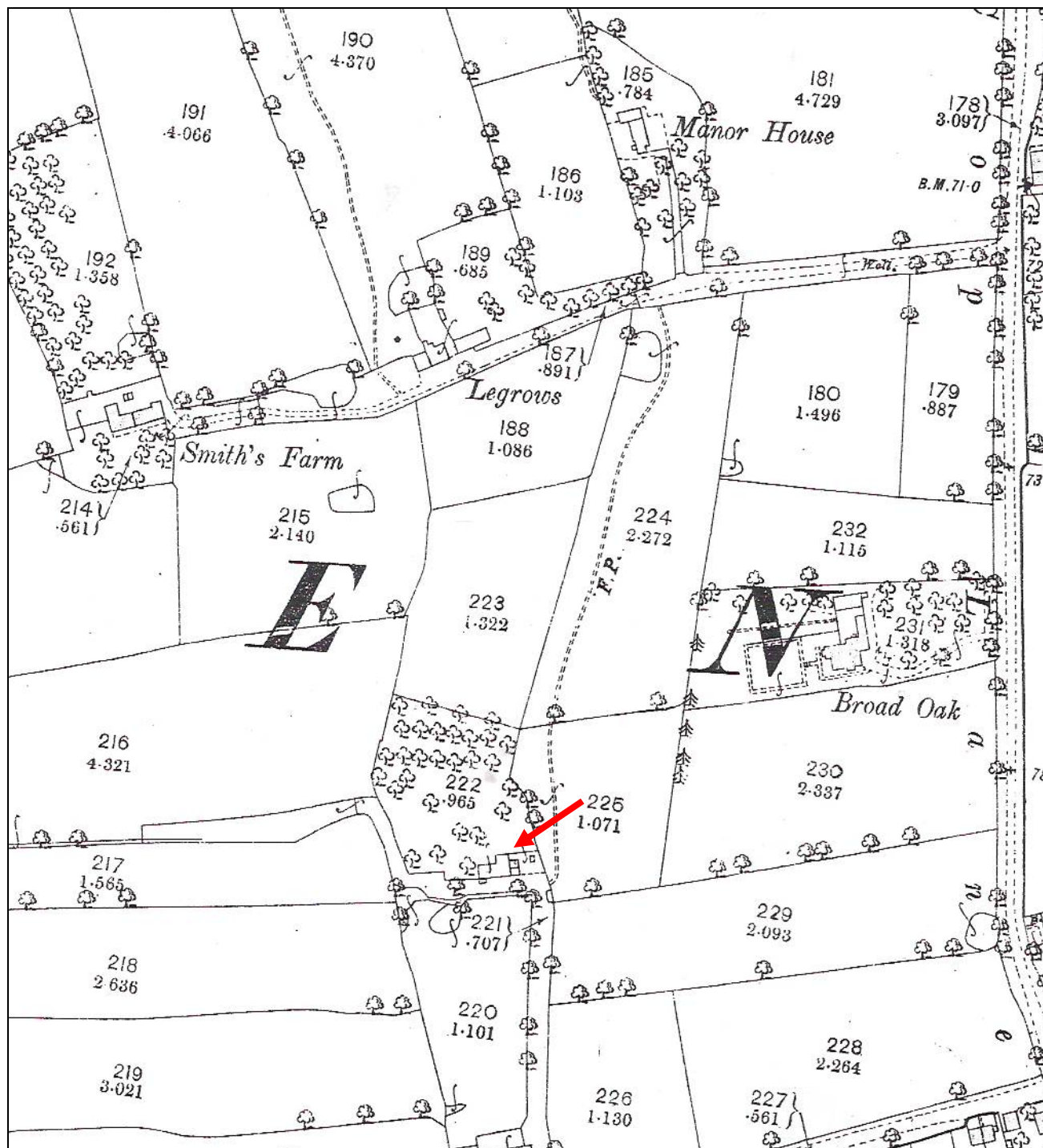


Figure 8: Photo Location Plan Watching Brief Only

J.M. Trippier Archaeological and Surveying Consultancy: November 2008





APPENDIX 3: PLATES

Plate 1: Plot 1 (with footings in place) and plot 2 from the north-west

Plate 2: Trenches of plot 2 looking east

Plate 3: Soil stratification at south-west corner of plot 2

Plate 4: Plan of ditch fill (5) and cut [6] in west section of westerly trench of plot 2

Plate 5: Section of ditch fill (5) and cut [6] in west section of westerly trench of plot 2

Plate 6: Clay field pipe drain at south end of ditch fill (5) in west section of westerly trench of plot 2

Plate 7: Cut for silage pit in east section of westerly trench of plot 2

Plate 8: 17/18th century brick footings at east end of southerly trench of plot 2

Plate 9: South elevation of farmhouse from southeast

Plate 10: South and west elevations of farmhouse from southwest

Plate 11: West elevation of farmhouse from northwest

Plate 12: North elevation of farmhouse from north



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