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BAY PROPERTIES LTD

29-31 EDWARD STREET, MORECAMBE, LANCASHIRE

HERITAGE IMPACT ASSESSMENT

January 2016

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BAY PROPERTIES LTD

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HERITAGE IMPACT ASSESSMENT

January 2016

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SUMMARY

Wardell Armstrong Archaeology was commissioned by Bay Properties Ltd to prepare a Heritage Impact Assessment for 29-31 Edward Street, Morecambe (NGR: SD 43292 64265) in support of a planning application for a demolition and redevelopment of the site for residential use. The statement consists of a desk-based consultation of sources relating to the historic town development and its architectural history and a site visit.

This Heritage Impact Statement is designed to show the impact on the heritage significance of upstanding heritage assets, but especially of 29-31 Edward Street and the Lancaster Conservation Area. More specifically, it considers the direct and indirect impacts on 29-31 Edward Street, the direct impacts on the quality of the Morecambe Conservation Area.

It has been found that the impact on the heritage significance of the heritage asset would be limited. The impact on the Morecambe Conservation Area is considered to be neutral.

The overall heritage impact of the redevelopment on the Edwardian former British Legion Club of 29-31 Edward Street, is considered to be limited even though the current historic fabric will be lost.

ACKNOWLEDGEMENTS

Wardell Armstrong Archaeology thanks Harry Agar of Bay Properties Ltd who commissioned the project and Russ Wheatman who arranged the project.

The site visit was undertaken by Ariane Buschmann, and the documentary research was undertaken by Ariane Buschmann.

The report was written by Ariane Buschmann and the figures were produced by Adrian Bailey and Helen Phillips. Richard Newman managed the project and edited the report.

1 INTRODUCTION

1.1 Circumstances of Project

1.1.1 WAA was commissioned by Bay Properties Ltd to prepare a Heritage Impact Assessment for 29-31 Edward Street, Lancaster, in support of a planning application and the proposed demolition of 29-31 Edward Street and a redevelopment of the site for residential use (15/01541/FUL). The site was used for many years as a British Legion Club. 29-31 Edward Street was built in 1893 as Sunday school belonging to St Lawrence Church, and is situated at the southern outskirts of the Morecambe Conservation Area. The Lancaster Historic Environment Record (HER) was contacted, however, it holds no information on this building. They commented that since the building was first shown on the OS 1913 25 inch map as a Sunday School, the building is probably of little historic interest; however, it does fall within a conservation area and therefore Lancaster City Council's Conservation Officers may have an interest.

1.2 The purpose of the Heritage Impact Assessment

1.2.1 This Heritage Impact Assessment is designed to show the impact on the heritage significance of upstanding heritage assets, but especially of 29-31 Edward Street and the Morecambe Conservation Area. More specifically, it will look at the direct impacts on the building, and the direct impacts on the quality of the Conservation Area.

1.2.2 The Heritage Impact Assessment seeks to address in detail the issues of impacts on heritage significance and to do this it both seeks to understand the significance of the assets before evaluating the impact of the development proposals upon the assets.

1.3 National Planning Policy and Legislative Framework

1.3.1 National planning policies on the conservation of the historic environment are set out in the *National Planning Policy Framework* (NPPF), which was published by the Department of Communities and Local Government in March 2012. This is supported by *National Planning Practice Guidance* (NPPG) which was published in March 2014.

1.3.2 The NPPF draws a distinction between designated heritage assets and other remains considered to be of lesser significance; 'great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be; substantial harm to or loss of a Grade II Listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, including scheduled monuments, protected wreck sites, battlefields, Grade I and II* Listed Buildings and Grade I and II* Registered Parks and Gardens and

World Heritage Sites, should be wholly exceptional’ (NPPF, para 132). Therefore, preservation in-situ is the preferred course in relation to such sites unless exceptional circumstances exist.

- 1.3.3 The NPPF advises that local planning authorities should look for opportunities for new development within Conservation Areas and within the setting of heritage assets in order to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably (NPPF, para 137).

1.4 Local Planning Policies

- 1.4.1 The Morecambe Area Action Plan (MAAP) follow closely the Lancaster District Local Plan, with supplementary plans. The MAAP identifies the main development opportunities within central Morecambe and suggests specific policy proposals for these. The ‘Morecambe Townscape Heritage Initiative (THI): A View for Eric’ is a five year initiative for part of the Morecambe Conservation Area in the heart of the town. The main element is the availability of grant assistance for eligible projects to put into sound repair the structure and external envelope of buildings that make a positive contribution to the character and appearance of the conservation area. Other elements include direct investment in improved streets and spaces and to increase understanding and awareness of Morecambe’s built heritage through various means, including guidance and training opportunities.

- 1.4.2 There are two Article 4(2) directions under the *General Permitted Development Order 1995* in Morecambe, affecting several properties. Since February 2005, Edward Street falls under one of the directions, the site is however excluded from the conservation area.

- 1.4.3 The Lancaster Local Plan Includes the Morecambe district. Relevant Local Plan policies are Policies DM30 and DM31. Under Policy DM30, when determining any development proposals affecting a Conservation Area, the council takes into account the impact on views into and across the area, important open spaces either within or near to the area and its wider landscape setting. Additionally, the council takes into account any Conservation Area Appraisal or Management Plan which is relevant to the locality.

- 1.4.4 Policy DM31 addresses development within a conservation area as follows: “Proposals which involve the loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area will not be permitted unless

it can be demonstrated that the substantial loss or harm is necessary to achieve substantial public benefits that outweigh that harm or loss, or that all the criteria which are set out within paragraph 133 of the National Planning Policy Framework are met.”

3 METHODOLOGY

3.1 Introduction

3.1.1 The preparation of the Heritage Impact Assessment has been undertaken in accordance with guidance recommended by English Heritage and prepared by Bassetlaw District Council (2011). Note is also taken of the English Heritage guidance on understanding place (2010 and 2011) and on the setting of heritage assets (2012).

3.1.2 The data underlying the Heritage Impact Statement was gathered through desk-based study of documentary sources and via a site visit. The impact of the development on the heritage assets of 29-31 Edward Street and Morecambe Conservation Area.

3.2 Documentary sources

2.2.1 The primary and secondary sources were used to provide the background to the historical character of the Edward Street of the Morecambe Conservation Area. Much of the information in the Archaeological Assessment was derived from literature resources and historic maps.

2.2.2 Historic England's guidance on historic area assessments, conservation areas and heritage asset setting was used to establish the compliance of the development scheme proposals with best practice planning guidance.

3.3 Site Visit

2.3.1 The site and its environs were visited on the 12th January 2016. Access was unrestricted.

2.3.2 The study area was inspected to:

- examine the impact on the setting of 29-31 Edward Street of the development proposals for a residential use redevelopment
- consider the impact of the demolition and development proposals for a residential redevelopment on the heritage significance of Morecambe Conservation Area.

2.4 Impact assessment tables

2.4.1 The assessment of the impact of development proposals is undertaken using a series of heritage impact tables (appendix 2). These tables use standard assessment methods as used by Government agencies, as for example those used in the Highway Agency's *Design Manual for Roads and Bridges* (2007). These tables first establish the

significance of the heritage asset against set criteria, secondly they estimate the magnitude of impact and, taking the results of these two together, allow a calculation of impact on overall heritage significance.

2.5 Reporting

2.5.1 A final bound copy of the report will be deposited with the HER at Lancashire County Council's offices in Preston, where viewing will be made available on request.

2.5.2 Wardell Armstrong Archaeology support the Online Access to the Index of archaeological investigations (OASIS) project. This project aims to provide an online index and access to the extensive and expanding body of grey literature created as a result of developer-funded archaeological work. As a result, details of the results of this study will be made available by Wardell Armstrong Archaeology, as a part of this national scheme.

2.6 Glossary

2.6.1 The following standard terms for compiling a Heritage Impact Assessment are used throughout the report:

- Designation – the process that acknowledges the significance of a heritage asset and thus advances its level of consideration/protection within the planning process. Designated assets can either be statutory, like listed buildings, or non-statutory such as registered parks and gardens or conservation areas.
- Heritage Asset – a building, monument, site, place, area or defined landscape positively identified as having a degree of heritage significance that merits consideration in planning decisions.
- Historic Environment Record – an information service, usually utilising a database that provides public access to up-to-date and dynamic resources relating to the historic environment of a defined geographic area.
- Mitigation – action taken to reduce potential adverse impacts on the heritage significance of a place.
- Setting – the surroundings in which a heritage asset is experienced. The extent is not fixed and will vary according to the historic character of the asset and the evolution of its surroundings.

- Significance – the value of a heritage asset to present and future generations attributable of its heritage interest. That interest may be archaeological, architectural, artistic or historic (including historical associations).

4 DESCRIPTION

4.1 Site evolution and its historic character

- 4.1.1 Edward Street is situated just on the outskirts of the Morecambe Conservation area. It developed, as the majority of Morecambe, in the late 19th century as a solely residential area with curved terraces (Wade nd, 9) to meet the demand of the growing population of the once small fishing village of Poulton (also Poulton-le-Sands). There are no pre-historic, Roman or early medieval sites know for the closer search area of the site (Lancaster City Council 2006, 12).
- 4.1.2 The building of 29-31 Edward Street is situated opposite to the grade II listed St. Lawrence Church and central to two terraces of residential dwellings covered by article 4 (2) Directions (Lancaster City Council 2008). It had a diverse use over the last century. It is predominantly knows as a former British Legion Club, it was however not purpose built as such. The Ordnance Survey map coverage indicated that the space of 29-31 Edward Street remained empty until at least 1891 (Figure 3), but was developed by 1911 (Figure 4). The stone inscription “MDCCCXCIII (1893) St Lawrence Sunday Schools” at the front of the building (Plate 2) indicates that the structure was erected in 1893 and was closely associated with the St. Lawrence Church, built earlier in 1878, situated opposite to the building. The church, built in a Victorian Gothic Revival style, was designed by Hubert Austin. The Grade II listed building is now standing redundant. Sunday schools, run by the local church, were a common concept at this time, giving free basic education and bible study to all children, some of whom may not have been able to attend a week day school.
- 4.1.3 The building is now known as being a former British Legion Club. When the British Legion Club on Sun Street was demolished in the early 1960s, the branch obtained the former St Lawrence Church Hall on Edward Street, where a Royal British Legion Club Ltd was established. This also included the acquisition of the house next door, where they based the Morecambe Branch Headquarters alongside two flats which were rented separately. The branch sold their properties on Edward Street in the 1990s (<http://branches.britishlegion.org.uk/branches/morecambe/branch-information/history>).
- 4.1.4 In the last two decades the building of 29-31 Edward Street has been used as a nightclub (Millennium Club), martial arts centre and storage unit. This possibly caused

a higher loss of the buildings historical fabric, with the removal of partition walls and structural changes.

4.2 Significance of the building

4.2.1 29-31 Edward Street is not protected by any form of designation. It is not listed nor does it form part of the Conservation Area. The building is not locally listed nor is it referred in the Lancashire Historic Environment Record. The building originated as a Sunday School and as such is associated with St Lawrence Church, a grade II listed building. St Lawrence is primarily listed because of its architecture, which is an example of the Paley and Austin architectural practice work. 29-31 Edward Street was not built by this practice, however, and the former Sunday School does not physically form a group with St Lawrence church. The significance of the structure is not enhanced by its association with the church.

4.3 Morecambe Conservation Area

4.3.1 A conservation area is an area which has been designated because of its special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance (NPPG 2014, para 23). The NPPF emphasises that not all elements of a conservation area contribute to its significance (2012, para 138), and while 29-31 Edward Street has been excepted (Article 4(2) directions) as part of the conservation area, it still contributes some historic and aesthetic value to the area.

4.3.2 The Morecambe conservation area comprises the historic town centre and large parts of the 19th century town. Its connection to the bay, and its development from the small fishing village of Poulton to a thriving holiday resort within not even a century. However, its decline over the last century has been detrimental to its historic fabric. The Morecambe conservation area aims to protect this area, but also bring forward its economy and development.

4.4 The character of the redevelopment

4.4.1 The redevelopment will broadly comprise the demolition of all structures on site and its conversion through new build into a residential use with three terraced three-storey high buildings. This approach acknowledges the historic character of the area from the 19th century as residential area, and as such, produces a development that does not greatly intervene with the historic architecture of its surroundings making a neutral contribution to the conservation significance of the area.

4.4.2 Such a redevelopment will have an impact on the Conservation Area, in that it will be intervisible. The view, however, is limited. Given that the development of buildings will acknowledge the historical nature of their surroundings, and follow the 19th century terraced style of the neighbouring properties. The development will have a neutral impact upon the Lancaster Conservation Area.

5 SITE VISIT

- 5.1.1 A site visit was undertaken on the 12th January 2016. All spaces of the site were accessible. The site is situated in a residential area facing Edward Street to the north, with terraced houses abutting to the east, a public parking area to the south with a pedestrian walkway connecting it to Edward Street to the west. Some shrubbery and trees are located to the west and south. The building was in a mediocre state, intense dampness in the interior causing high mould infestation and rot.
- 5.1.2 The two storey building is rectangular, with modern extensions to the south-east and south-west corner. The front four-bay façade (Plate 1) to the north is made of light yellow sandstone, which has been painted over in a beige colour. The ground and first floors are visually separated by two string courses, giving the appearance of a very narrow ground floor and a first floor of nearly double size. The windows of the ground floor are a modern replacement. On the first floor all lead glazed windows are blocked from the interior. They have a slight church-like character with their stone mullions and transoms with arches at the top. On the protruding middle section is a stone panel with Roman numerals and a removed text segment, reading: “1893, St Laurence Sunday Schools” (Plate 2). The east and west elevations are brick built (Plate 3 and Plate 5), the south facing elevation is modern rendered with ‘modern dancing’ advertising (Plate 4). The majority of the windows are boarded up, with the windows at the western elevation bricked up. Despite the slightly ecclesiastical character there is very little surviving evidence of the buildings original use as a Sunday School.
- 5.1.3 The building is accessible from the main entrance at the north facing elevation. It leads to a narrow entrance way with an Edwardian staircase to the south (Plate 10). A narrow cupboard room has been built at the north east corner, intersecting an early 20th century cast iron radiator.
- 5.1.4 The ground floor, accessible via one descending flight of stairs from the entrance hall, contains several original fittings and features. Behind gypsum walling at the east elevation of the main room is a built in cupboard and remains of a chimneypiece. Some panelling is present (Plate 7 to Plate 9). At the northern area of the room is a parquet floor.
- 5.1.5 Two flights of stairs with a mezzanine ascend to the first floor. To the north is a modern inserted cupboard room with a blocked up window (Plate 11). The large main room contains remains of classical coving and possible original wallpaper (Plate 12). To the

west are two bricked up windows and remains of panelling underneath modern gypsum walling. A modern fire escape door has been inserted in the west elevation.



Plate 1: Front Elevation



Plate 2: Detail Inscription "MDCCCXCM St Laurence Sunday School"



Plate 3: West Elevation, with modern fire escape



Plate 4: South Elevation, modern rendered



Plate 5: East Elevation, with modern extension buildings



Plate 6: Main Room of Ground Floor



Plate 7: Detail East Elevation of Main Room



Plate 8: Detail East Elevation Main Room, original fittings



Plate 9: Partitioned off Room on Ground Floor, panelling and original window



Plate 10: Main staircase, from mezzanine floor



Plate 11: Hall on First Floor, with modern fire escape door and bricked up windows



Plate 12: Detail ceiling of Hall

6 DISCUSSION

6.1 Heritage Statement

6.1.1 29-31 Edward Street is a heritage asset of local significance (appendix 1, table 1) only. The evidential value of the building relates to its historic fabric and setting, in that it is related closely to development of Morecambe as a growing port and resort in the late 19th. This rise in population was followed by a rising demand for larger church buildings and associated schooling at the end of the 19th century (Wade nd, 9). The building developed from a church run Sunday school into a private and later public club within a century. It retained some original features, but the changes for several redevelopments are apparent and cause visible damage to the historic fabric. Its aesthetic significance, within the Morecambe conservation area, is limited. While it is of aesthetic value, its setting within the constricted space of Edward Street, and its quite dissimilar appearance in regard to the foremost residential setting of the street, diminishes its aesthetic significance overall.

6.1.2 Morecambe Conservation Area is a heritage asset of district or county (higher) significance (appendix 1, table 1). While the town Morecambe did not exist before the 19th century, the planned development of Morecambe in the second half of the 19th century, led to the development of areas with architectural value with regard to 19th century urban development, and this is reflected in the heritage significance of the Morecambe Conservation Area. Edward Street, however, while part of the conservation area, only contributes a limited significance to the overall value of it.

6.2 Magnitude of impact on heritage assets

6.2.1 The impact of the redevelopment proposals on the Morecambe Conservation Area will be direct, in that Edward Street lies within the Conservation Area and slightly contributes to it. This magnitude of impact will be less than substantial (appendix 1, table 2), as it will involve the demolition the structures of 29-31 Edward Street, but they represent only a small part of the conservation area. The overall significance of this development will however be only limited, as the building has been excluded from the conservation area and brings only limited aesthetic significance to the area. There will only be limited intervisibility of the new development, with the exception of the grade II listed St Lawrence Church, which will have direct intervisibility. The proposed new buildings will form a new feature in the rather constricted space of Edward Street.

6.2.2 The impact of the redevelopment proposals on the heritage asset of 29-31 Edward Street will be direct, as they will result in its removal. The impact will be a loss of the asset. The magnitude of impact will be substantial (appendix 1, table 2).

6.3 **Assessment of impact**

6.3.1 For Morecambe Conservation Area, a substantial magnitude of impact on a heritage asset of local significance equates with no or limited impact on heritage significance (appendix 1, table 3). Whilst the new build will be prominent it will not diminish the value of the Victorian street frontage of Edward Street. Consequently, the impact on the heritage significance of Morecambe Conservation Area may be seen as neutral.

4.4 **Mitigation strategy**

4.4.1 As the overall effect of the redevelopment proposals on the heritage asset of Morecambe Conservation Area is neutral no/limited general mitigation will be necessary.

4.4.2 The limited impact on overall heritage significance caused by the loss of a heritage asset of local significance has in this case been mitigated through the site recording undertaken during the site visit as part of this heritage assessment. The building has been described in writing and a digital photographic record has been compiled of both external and internal views. This forms sufficient mitigation for a building of local significance which retains only limited features relating to its original use.

7 BIBLIOGRAPHY

7.1 Primary Sources

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1911 Third Edition Ordnance Survey Map

7.2 Secondary Sources

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APPENDIX 1: HERITAGE IMPACT ASSESSMENT TABLES

Table 1 Measuring Significance

Significance	Designation	Asset types and justification	Preferred response to negative impact
International	Non-statutorily designated heritage assets.	World Heritage Site (NPPF s132).	Avoid negative impact where asset contributes to the WHS's defined outstanding universal values (NPPF s138).
National	Statutorily designated heritage assets.	Scheduled monuments, Grade I and II* Listed Buildings (NPPF s132).	Avoid negative impact.
National	Non-statutorily designated heritage assets.	Registered Battlefields, Grade I and II* Registered Parks and Gardens (NPPF s132).	Avoid negative impact.
National	Non-designated heritage assets of demonstrable equivalence to a scheduled monument (NPPF s138).	Assets where assessment for designation is pending, assets that have been assessed as being capable of designation but have not been designated at the SoS discretion, assets worthy of designation but which are outside the scope of the 1979 Act (NPPF s139).	Avoid negative impact.
District or County (Higher)	Statutorily designated heritage assets.	Grade II Listed Buildings (NPPF s132).	Limit negative impact (avoid substantial harm) and mitigate.
District or County (Higher)	Non-statutorily designated heritage assets.	Conservation area (NPPF s127), Grade II Registered Park and Garden (NPPF s132).	Limit negative impact (avoid substantial harm) and mitigate.
District or County (Lesser)	Non-designated heritage assets within a national park or AONB.	Any extant heritage assets (NPPF s115).	Limit negative impact and mitigate.
District or County (Lesser)	Non-designated heritage assets.	Heritage assets placed on a local planning authority list (NPPG).	Limit negative impact and mitigate.
District or County (Lesser)	Non-designated heritage assets.	Any area of potential listed in a local plan (NPPG).	Limit negative impact and mitigate.
Local	Non-designated heritage assets.	Any extant heritage assets outside of a national park or AONB.	Mitigate.
Negligible	Non-designated heritage assets.	Heritage assets recorded in the HER that are no longer extant, individual findspots or structures of no heritage value.	No action.

Table 2: Establishing the magnitude of impact

Magnitude of Impact	Heritage Asset		
	Archaeological Remains (Archaeological Interest)	Historic Buildings (Architectural/Artistic Interest and/or Historic Interest)	Historic Landscapes (Historic Interest)
Loss	<ul style="list-style-type: none"> Change to most or all key archaeological materials, such that the resource is totally altered Comprehensive changes to setting 	<ul style="list-style-type: none"> Change to key historic building elements, such that the resource is totally altered Comprehensive changes to setting 	<p>Major change to historic landscape character resulting from:</p> <ul style="list-style-type: none"> Changes to most key historic landscape elements, parcels or components Extreme visual effects Major change to noise or change to sound quality Major changes to use or access
Substantial	<ul style="list-style-type: none"> Changes to many key archaeological materials, such that the resource is clearly modified Considerable changes to setting that affect the character of the asset 	<ul style="list-style-type: none"> Changes to many key historic building elements, such that the resource is significantly modified Changes to setting of an historic building such that it is significantly modified 	<p>Moderate change to historic landscape character resulting from:</p> <ul style="list-style-type: none"> Changes to many key historic landscape elements, parcels or components Visual change to many key aspects of the historic landscape Noticeable differences in noise or sound quality Considerable changes to use or access
Less than substantial	<ul style="list-style-type: none"> Changes to key archaeological materials, such that the asset is slightly altered Slight changes to setting 	<ul style="list-style-type: none"> Change to key historic building elements, such that the asset is slightly different Changes to setting of an historic building such that it is noticeably changed 	<p>Limited change to historic landscape character resulting from:</p> <ul style="list-style-type: none"> Changes to few key historic landscape elements, parcels or components Slight visual changes to few key aspects of the historic landscape Limited changes to noise levels or sound quality Slight changes to use or access
Minor	<ul style="list-style-type: none"> Very minor changes to archaeological materials 	<ul style="list-style-type: none"> Slight changes to historic buildings elements or setting that hardly affect it 	<p>Very small change to historic landscape character resulting from:</p> <ul style="list-style-type: none"> Very minor changes to key historic landscape elements, parcels or components Virtually unchanged visual effects Very slight changes to noise levels or sound quality Very slight changes to use or access
No change	No change		

Table 3 Impact on Heritage Significance

Assessment Matrix to define the degree of impact on heritage asset significance		Magnitude of impact				
		No change	Minor alteration with no reduction in significance	Less than substantial	Substantial	Loss
Significance of Heritage Asset	National	Blue	Yellow	Dark Green	Red	Red
	District/County (Higher)	Blue	Yellow	Light Green	Dark Green	Red
	District/County (Lesser)	Blue	Yellow	Light Green	Light Green	Dark Green
	Local	Blue	Blue	Yellow	Light Green	Light Green
	Negligible	Blue	Blue	Blue	Blue	Blue

Blue (no appreciable impact) = no mitigation necessary
 Yellow (very limited impact) = low level mitigation eg photographic record/watching brief etc
 Light green (limited impact) = may need evaluation to establish appropriate mitigation which may include site survey/excavation etc
 Dark green (major impact) = may not be agreed and then only with significant justification, may require evaluation and will require significant mitigation such as excavation, detailed building survey, visual restoration, some in-situ preservation and on-site interpretation
 Red (very major impact) = unlikely to be agreed except in exceptional circumstances and only with a high level of mitigation

APPENDIX 2: FIGURES






 <p>Wardell Armstrong Archaeology 2016</p>	<p>PROJECT: 29-31 Edward Street, Morecambe, Lancashire</p> <p>SCALE: 1:25,000 at A4</p> <p>REPORT No: CP11643</p> <p>CLIENT: Bay Properties Ltd</p> <p>DRAWN BY: HP</p> <p>DATE: January 2016</p> <p>FIGURE: 1</p>	<p>KEY:</p> <p> Site location</p>	 <p>Reproduced by permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationery Office. © Crown copyright. All rights reserved. Licence number 100019512</p>
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Figure 1: Site location.






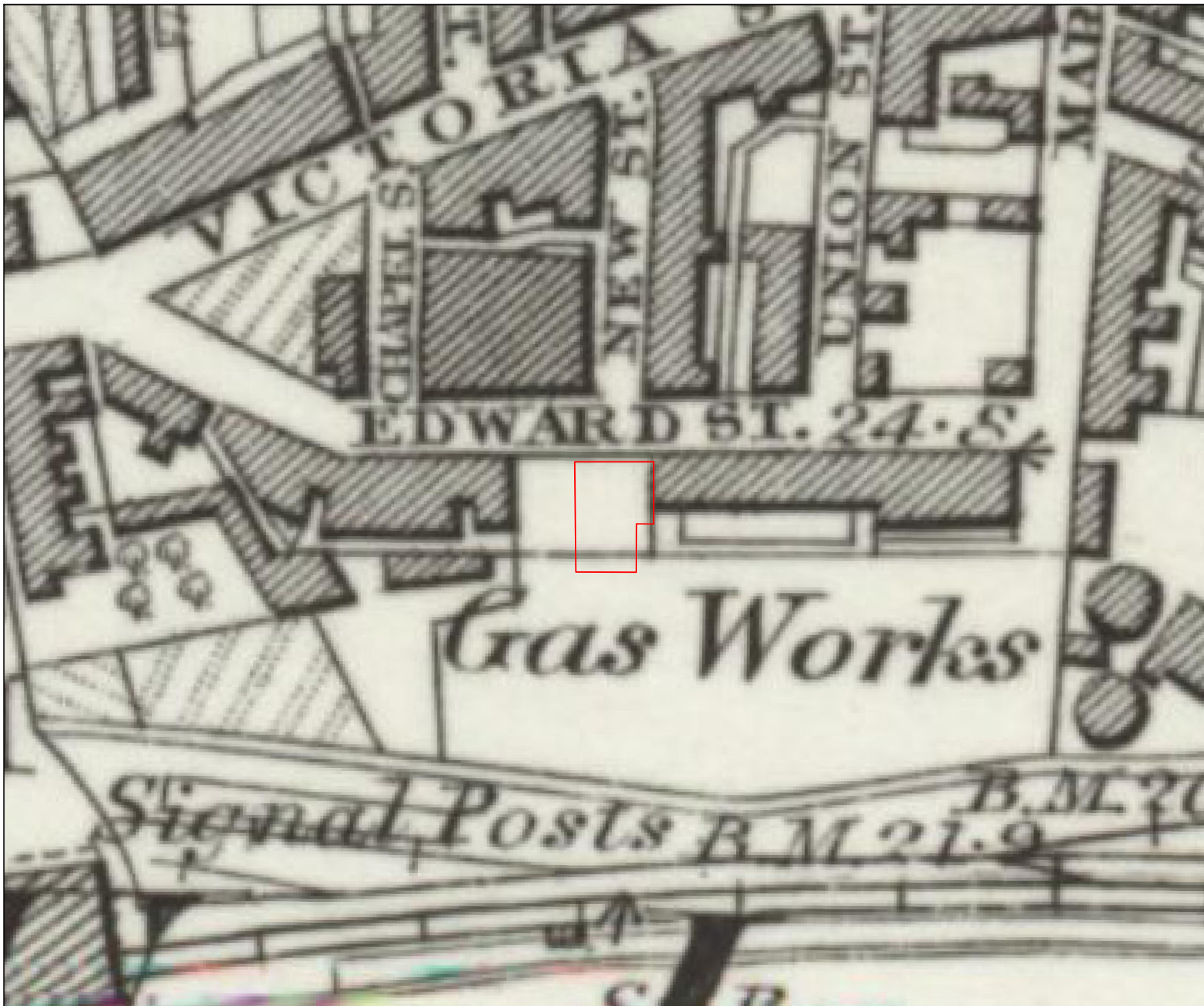
 <p>Wardell Armstrong Archaeology 2016</p>	<p>PROJECT: 29-31 Edward Street, Morcambe, Lancashire</p> <p>SCALE: 1:2,000 at A4</p> <p>REPORT No: CP11614</p> <p>CLIENT: Bay Properties Ltd</p> <p>DRAWN BY: HP</p> <p>DATE: January 2016</p> <p>FIGURE: 2</p>	<p>KEY:</p>  <p>Site boundary</p>	 <p>Reproduced by permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationery Office. © Crown copyright. All rights reserved. Licence number 100019512</p>
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Figure 2: Detailed site location.




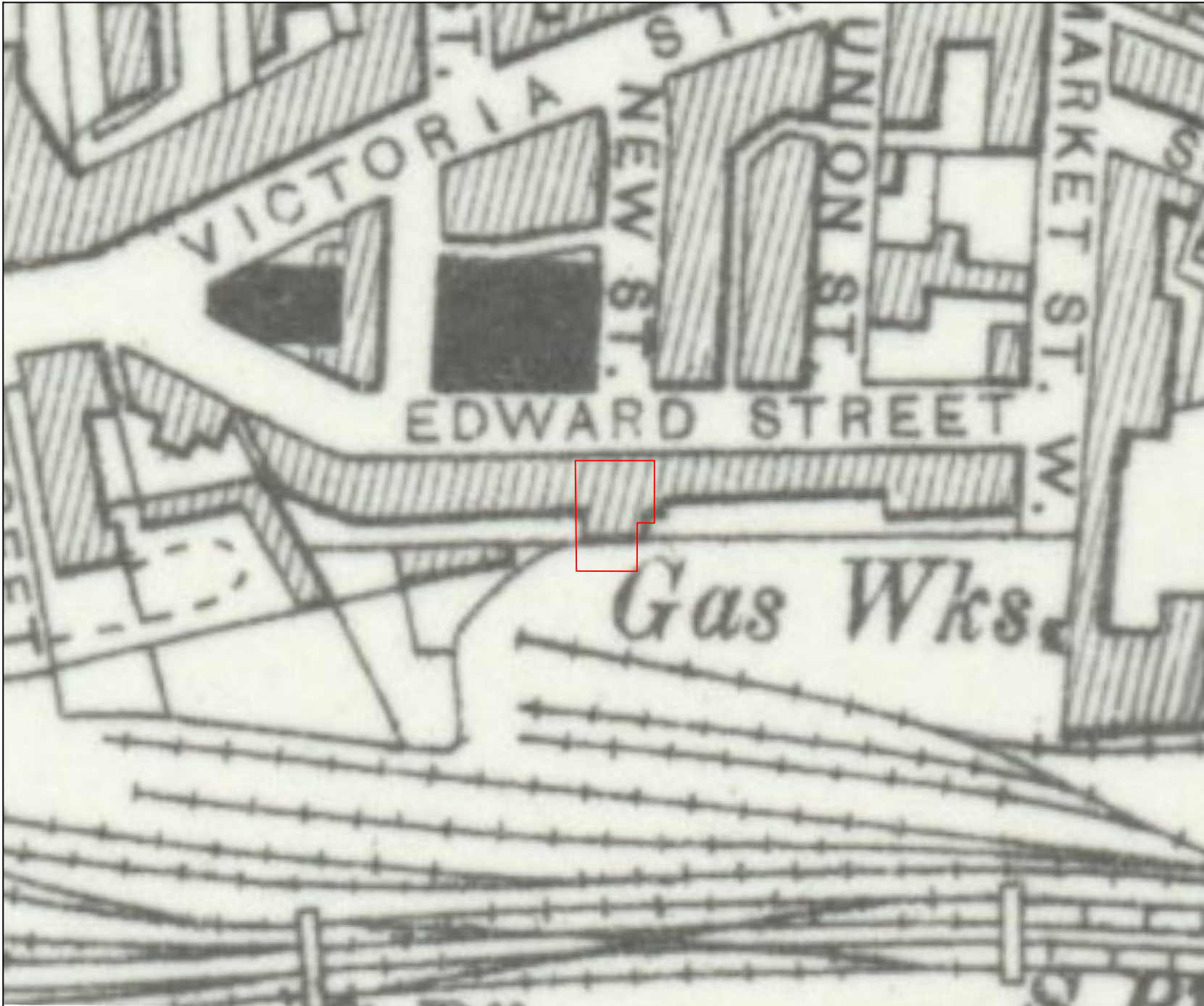
PROJECT:	29-31 Edward Street, Morcambe, Lancashire
CLIENT:	Bay Properties Ltd
SCALE:	1:1000 at A4
DRAWN BY:	HP
DATE:	January 2016
KEY:	 Site boundary
REPORT No:	CP11643
FIGURE:	3

Figure 3: Second Edition Ordnance Survey Map, 1891 (6" to 1 mile scale).



Wardell Armstrong
Archaeology
2016

PROJECT:

29-31 Edward Street,
Morpambe, Lancashire

CLIENT:

Bay Properties Ltd

SCALE: 1:1000 at A4

DRAWN BY: HP

DATE: January 2016

KEY:



Site boundary

REPORT No:

CP11643

FIGURE:

4

Figure 4: Third Edition Ordnance Survey Map, 1911 (6" to 1 mile scale).

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Sir Henry Doulton House
Forge Lane
Etruria
Stoke-on-Trent
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Cardiff
CF10 3BY
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