



THE ARCHAEOLOGY CO.

Duke of York, Burnley
Historic Building Survey

June 2018

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NON-TECHNICAL SUMMARY

An archaeological building survey was required prior to alterations at the “Duke of York”. Burnley. The work was carried out on behalf of Lee McGregor of LMC Architecture Ltd, by The Archaeology Co. The building was found to be a purpose built hotel dating from c. 1882, although heavily altered on several of the floors.

ACKNOWLEDGEMENTS

Thanks are due to Lee McGregor of LMC Architecture Ltd who commissioned the survey, and to the staff of Lancashire Records Office and Lancashire Archaeological Advisory Service.

1. INTRODUCTION

- 1.1 Steven Price of The Archaeology Co. has been commissioned to prepare a level 3 historic building survey of the Duke of York, Colne Rd, Burnley BB10 1DT. Planning condition 4 of application APP/2017/0140 states that:

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

Reason: To ensure and safeguard the recording and inspection of matters of archaeological/ historical importance associated with the building / site having regard to Policy E19 of the Burnley Local Plan Second Review.

- 1.2 This procedure followed the advice previously given by central government as set out in *Planning Policy Guidance: Planning and the Historic Environment* (PPG15) and *Planning Policy Guidance on Archaeology and Planning* (PPG16) which has now been superseded by Section 12 of the National Planning Policy Framework. This came into effect in March 2012 and requires that “Local planning authorities should make information about the significance of the historic environment gathered as part of plan-making or development management publicly accessible. They should also require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible” (NPPF 2012, 141).
- 1.3 Lee McGregor of LMC Architecture Ltd commissioned Mr. Steven Price BA (Hons), MA, MPhil, PCIfA of The Archaeology Co., to carry out the historic building recording. Steven Price is a Practitioner of the Chartered Institute for Archaeologists with over 15 years’ experience of surveying and recording buildings of many types. He has carried out numerous standard Level 2 & 3 surveys for various types of property.

- 1.4 No previous historic, archaeological or architectural study is known to have been made of the buildings prior to the completion of this report.

2. SITE LOCATION

- 2.1 The site lies at the junction of Colne Road with Briercliffe Road, to the north of Burnley town centre. The postal Address is Colne Rd, Burnley BB10 1DT and the National Grid Reference is SD 84555 33927. The building is Grade II listed and the building description reads as follows:

Hotel, now public house. Dated 1888 at 1st floor of west side; altered. Coursed sandstone rubble with freestone dressings, Cumberland slate roof. Jacobean style. Triangular plan on acutely-angled corner site at junction of Colne Road and Briercliffe Road. EXTERIOR: 3 and 2 storeys over cellars, 6:3 windows respectively plus a canted bay at the angled south end of the 2-storey portion; with a plinth, moulded sillband and impost band to 1st floor, plain frieze, moulded cornice and plain parapet (except the 2-storey portion which has no parapet). The 5th bay of the main range has a large doorway in an architrave composed of coupled pilasters with tall moulded consoles and a dentilled cornice, above this a sunk panel with raised lettering "DUKE OF YORK", a cross-window at 1st floor with an enriched pilastered architrave and panelled crest inscribed "1888", and a sashed window at 2nd floor breaking the cornice; the 2nd bay has a shallow 3-light oriel at 1st floor; most other windows are 2-light sashes with moulded surrounds and mullions, those at ground floor with shouldered lights and simplified cornices on consoles, those at 1st floor with stilted heads and moulded cornices and those at 2nd floor with raised sills on moulded brackets. Ridge chimney and gable chimneys. The 2-storey 3-window portion to the right has a large tripartite architrave to windows of 2, 2 and one light at ground floor, with pilasters and elongated consoles to a cornice; at 1st floor an oriel with a moulded corbel, flanked by single-light sashes; and at the south end a 2-storey canted bay which has a clockface in a carved surround set in the upper half of the central 1st-floor window. All these sashed windows have square upper leaves, mostly retaining intricate geometrical stained glass. Rear (to Briercliffe Road) similar but simpler, including doorways to both portions and staggered stair windows. INTERIOR altered. Forms a striking feature of the streetscape at this junction, and groups with Church of St Andrew to the north (qv)



2.2 The underlying solid geology of the area consists of coal measures of the Carboniferous era. The drift cover consists primarily of Pennine drift with fine textured alluvium in the valley of the Calder. These are derived almost wholly from Carboniferous rocks and contain abundant sandstone and shale fragment (BBC 2004)

3. AIMS AND OBJECTIVES

- 3.1 Buildings are an important part of the historic environment as they provide information on historical technology, social structure and lifestyles. The alteration of such buildings may remove evidence of their past uses and occupation and make it more difficult for future historians to understand and interpret them. The aim of the survey was to preserve 'by record' the information that may be lost as a result of demolition or alteration. This was achieved by recording and analysing the plan form, function, age and development of the building and by the provision of a written, drawn and photographic archive for future reference.

- 3.2 The purpose of an Historic Building Recording, according to the ClfA (2014) is to "examine a specified building, structure or complex, and its setting, in order to inform a) the formulation of a strategy for the conservation, alteration, demolition, repair or management of a building, or structure, or complex and its setting or b) to seek a better understanding, compile a lasting record, analyse the findings/record, and then disseminate the results".

- 3.3 The objective for this project was to seek a better understanding, compile a lasting record, analyse the findings/record, and then disseminate the results.

4. METHODOLOGY

- 4.1 An appropriate record has been made of the building. Floor plans and a section are required. The floor plans have been modified from those supplied by the architect after being checked on site. The section and basement plan were drawn on site using permatrace. The drawn record shows all features of interest that have been recorded photographically, as well as showing other features of historical significance that may not be directly affected by the proposal but which are necessary to put those features in context.
- 4.2 Construction techniques and sequences were appropriately illustrated or described, if visible.
- 4.3 The archaeologist on site identified and noted:
- Truss positions and form;
 - Any significant changes in construction material – this is intended to include significant changes in stone/brick type and size, coursing, etc.
 - All blocked, altered or introduced openings;
 - Evidence for phasing, and for historical additions or alterations to the building.
- 4.4 Drawing conventions conform to Historic England guidelines as laid out in *Understanding Historic Buildings – A guide to good recording practice*, Historic England 2016.
- 4.5 Photographs were taken with a 35mm camera. All record photographs are black and white, using conventional silver-based film only. All detailed photographs and general shots contain a 2-metre ranging-rod, discretely positioned, sufficient to independently establish the scale of all elements of the building and its structure.
- 4.6 The photographic coverage includes:
- General photographs of the interior and exterior of the building/complex, along with photographs of the site/setting of the building.
 - The overall appearance of principal rooms and circulation areas.

- Detailed coverage of the building's external appearance. In the case of a building designed by an architect, or intended to be seen from a certain point of view, it is important to have regard to the builder's intentions and to record the effect of the design or of the building's placing.
 - Any external detail, structural or decorative, which is relevant to the building's design, development and use and which does not show adequately on general photographs.
 - The building's relationship to its setting, and to significant viewpoints.
 - Internal detail, structural and decorative which is relevant to the building's design, development and use and which does not show adequately on general photographs. Elements for which multiple examples exist (e.g. each type of roof truss, column or window frame) have been recorded by means of a single representative illustration.
- 4.7 For the purposes of the report only, high quality digital images have been produced using an Olympus E-600 DSLR (12.3 megapixels).
- 4.8 Record photographs have been printed at a minimum of 5" x 7".
- 4.9 A plan showing the location from which the photographs have been taken has been produced.
- 4.10 A photographic register listing all photographs taken has been produced. For ease of use each set of photographs have been numbered sequentially 1, 2, 3, etc.
- 4.11 A site visit was made on 21st May 2018 when detailed notes were made of the structural details of the buildings and photographs taken. Measurements were taken with hand held and electronic 'tapes' which enabled the floor plans and section to be produced.
- 4.12 Historical research, including a full map regression, was carried at Lancashire Records Office.



4.13 The project was carried out in accordance with the recommendations of *The Management of Archaeological Projects* 2nd ed. 1991 and the Chartered Institute for Archaeologists' *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings and Structures* 2014.

5. HISTORICAL BACKGROUND

- 5.1 Prehistoric evidence around Burnley is fairly scant, with a few finds of scrapers and blades of a Mesolithic date found on the moors around Burnley (Bennett 1969). Bronze age burial mounds have also been found in the surrounding area (Hall 1993). There is also little evidence for Roman occupation in the area, although by the 8th century Burnley was a small hamlet, along with several others making up the Manor of Blackburn. Each hamlet had its own ploughland and shared use of the commons with the other hamlets. The head of each household paid rent for a share of the ploughland in the hamlet and did work on the farm of the Kings bailiff (Burnley O.G. nd).
- 5.2 After the conquest of 1066 a large part of North East Lancashire was subdivided into different manors, one being the Manor of Ightenhill, which included Burnley. The erection of St. Peters Church in 1122 elevated Burnleys status, and it was considered to be more important than the other surrounding towns. Burnley is named in the grant of free warren to Edmund de Lacy in 1251 and in 1258 it was found that Edmund held Burnley in demesne (Farrer & Brownbill 1911). A fulling mill was erected in Burnley in 1296 and Henry de Lacy was granted permission for a weekly market and an annual fair. This market and fair gradually became the centre for trading of woolen cloths and fine fabrics and tradesmen began to settle in the town (Burnley O.G. nd).
- 5.3 By the time of the 16th century Burnley was a small but prosperous market town, with new houses being built and many people involved in the woolen industry. The town was doing so well that in 1552 St. Peters Church was rebuilt at the sole cost of the parishioners. However, Burnley was also caught up in the civil war, when the puritans sought to destroy all Catholic influence in the town. Many local skirmishes between the parliamentarians and the royalists were fought (Burnley O.G. nd).
5. An agreement in 1617 allowed for the existing landowners to enclose the commons. This created nearly 2,000 more acres available for new farms. The increasing population and trade in Burnley saw the roads becoming unmanageable. They were often unpaved and covered with mud, so much so that

people would fit irons to their boots to raise them out of the dirt (Burnley O.G. nd). Turnpike Trust Roads began to be constructed under private Acts of Parliament by companies which bought the necessary land, paid surveyors, engineers and workmen. The companies charged a toll on such roads, allowing them to recoup the money spent. In 1754 such an Act of Parliament permitted the building of a new road to connect Blackburn, Burnley, Colne, Addingham and Cocking End, passing through Duke Bar in Burnley (Bennett 1971). The textile industry began to take off in Burnley during this time, with a cloth-mill, dye-house and fulling mill erected between 1736 and 1741. Alongside this the coal industry grew, due to the increasing demands brought by the industrial revolution (Hall 1993).

5.4 The tithe map of Burnley from 1845 shows the site was built on by this time, although the building is not recorded in the schedule. The building lay at southern corner of "Three Nooked Field", a meadow owned by Rev. Robert Townley, but occupied by Law Brown. The OS map for 1850 shows a similar situation, although the building is shown as 'Hebrew Hall T.P.', a toll bar. The location was good for this, being at the junction of Colne Road and Briercliffe Road. The countless toll bars were considered a nuisance by many, although often the toll keeper had the gate open, knowing the time of the coaches. The guard would throw the money to the keeper, so as not to delay the coach (Crossley and Ainsworth nd). The rise of railway transport largely halted the improving schemes of the turnpike trusts. The system was never properly reformed, although from the 1870s Parliament stopped renewing the acts. Roads began to revert to local authorities with the last trust vanishing in 1895 (Pawson 1977).

5.5 The Duke of York Hotel was built c.1882 and the census returns for 1891 record that Samuel Elsworth was running the business, listed as a hotel proprietor. He lived there with his wife Sarah and his 8 year old daughter, Florence. Also recorded were Edna Sutcliffe, the barmaid and Kate Murray, a waitress, along with Alice Barnes, a domestic servant and William Hughes, a 'servant of books'. The hotel likely had around 12 - 14 rooms, having 6 or 7 rooms on the first and second floors. The ground floor was likely used as a bar and dining area, with the family likely living in the southern two story section. The hotel was well placed, for the same reasons as the toll bar; it was at the junction of two main roads into Burnley.

- 5.6 Over the 19th century more mills were erected, along with housing to accommodate the growing work force. The OS map of 1893 shows a stark change to the surrounding area, with the fields gone and terrace housing dominating the locality. The site is shown for the first time as a triangular building labelled 'HOTEL', with houses to the north between the hotel and the school.
- 5.7 S. Elsworth is recorded in the trade directory of 1899 at the Duke of York although by 1901 the census records Thomas Stuttard at the property, listed as a licensed victualler. He lived there with his wife Gertrude and his son George. His aunt, Anne Tweed is also recorded, along with a single visitor, the 82 year old Dinah Towler, born in Duns Kirk Scotland. Four members of staff were recorded; Sophia Woodward, a domestic housemaid; Rosina Davis, a barmaid; May J Williams, a domestic cook, and; Bessie Harris, a 17 year old housemaid. The 1911 census returns show that the Stuttards remained at the property, with Thomas' son George recorded as a surveyor. No visitors are recorded although there were now five domestic servants; Annie Coulton; Minnie Adams; Lily Watson; Lena Ellis, and; Annie McCumbly. The OS map for the following year shows no changes to the building, and few changes to the surrounding area.
- 5.8 Trade directories of the time also place Mr Stuttard at the property, although by the time of the 1914 directory, Mrs S. M Stuttard is listed as the proprietor. The OS map for 1932 again shown no changes to the building and the following year J. Emmett was listed as the proprietor with W, Emmett listed by 1941. The property remained a public house throughout the latter half of the 20th century and in 2001 it was badly damaged when it was firebombed during riots. The landlady at the time was Marie Coulston who spoke at the time saying "It's gutted. We've nothing left, not even the kids' toys" (The Telegraph 26/06/2001). The building remained empty although was raided by police in 2008 when it was found that the first floor was being used to grow cannabis (Burnley Express 11/08/2008).

6. PHYSICAL DESCRIPTION

General Description

6.1 The building is constructed of rock pitched face coursed sandstone blocks and built into a triangular shape in order to fit into the plot. It is three stories (although the southern end is two) over a basement and with a converted attic. Internally the first and second floors have been heavily altered, converted into flats. The attic has likewise been converted and a new roof installed. The basement, however, has been relatively untouched, and some parts of the ground floor also retain historical features.

Exterior

6.2 West elevation (Plates 1 & 2). This forms the elevation forming Colne Road and is 10 bays across. Bay 1, to the north has a pair of two light timber framed sash windows (the upper lights boarded over) in a sandstone surround, separated by a sandstone mullion. The cill is likewise sandstone and the lintel is a projecting decorative sandstone feature. Above is a matching window, although the upper lights are present to the southern still retaining the stained glass. The cill is formed of the sandstone string course running along the building face and the lintel is similar but more ornate than the window below it. A further sandstone string course runs across the face at first floor level, cut by the window jambs. The lintel of the window extends up to meet the cill of the second floor window, which, although similar to those below it, is much smaller. A sandstone coping lies above and runs across the face. To the south, bay two is similar, although has a bay window at first floor level, each of the three casements retaining their stained glass. The second floor window is a single timber framed portrait window. Bay 3 matches bay 1, except the ground and first floor windows are single portraits, rather than a pair. Bay 4 matches the first bay and a sign reading "DUKE OF YORK" lies above the ground floor window. Bay 5 contains the main entrance to the building. The timber panelled door is set within a sandstone surround with columns to each side with dog tooth capitals. The lintel above is a large sandstone block with the raised works "DUKE OF YORK HOTEL" within it. Above this the sandstone columns continue to rise, flanking the timber framed portrait windows

above. These are separated by a sandstone mullion and cross beam. The lintel is likewise sandstone and above this is a single timber framed portrait window. Bay 6 matches that of bay 3, and marks the end of the three story section. Bay 7 has a timber framed portrait window at first floor level with simple lintel and bay 8 has a more ornate bay, similar to that in bay 2 and also having stained glass upper lights. Bay 9 matches that of bay 7. Running across the face at ground floor level are 5 timber framed sashes, arranged in pairs with a single window to the south. The whole is flanked by sandstone columns with a dogtooth lintel running across. The windows are separated into pairs by matching, although narrower, columns. Across the whole of the face, below each of the ground floor windows are areas of blocking, containing air bricks. To the south is the curved 'point' of the building. This has three timber framed sashes windows at both ground and first floor levels set within sandstone surrounds. The central window at first floor level contains a clock instead of the upper light.

- 6.3 Southeast elevation (Plates 3 & 4). Bays 1 to 3 of this elevation, facing Briercliffe Road, constitute the two story section of the building. Bay 1 contains a timber framed sash window at both first and floor levels, each with a simple sandstone lintel. The ground floor also has a simple sandstone cill, whereas the cill for the first floor windows is formed by the sandstone string course. Bay 2 is featureless at first floor level but contains an entrance doorway at ground floor level. The timber panelled door is flanked by a pair of simple sandstone columns and matching lintel. Above this is a light, now blocked. The surround is similar to the doorway, although the base of the columns is scrolled and the lintel contains a sandstone pediment. Bay 3 matches bay 1, although has a pair of timber framed sash windows at ground floor level, rather than one, the single first floor window located centrally above them. Bay 4 marks the start of the three story section of the building. This matches bay 1, with the exception of having a small timber framed casement window at second floor level. Bay 5 contains the rear entrance to the staircase. The doorway is set within a moulded sandstone surround with projecting sandstone lintel with pediment above. Each level contains a pair of staggered timber framed sashes, marking the staircase location. An additional light lies to the south of the doorway, which lies partially below ground level and lights the steps to the basement. Bay 6 contains a pair of timber framed sash windows at

each level, each pair separated by a sandstone mullion. These windows are shorter than the others on the face, the cills raised, including the string course of the first floor window. To the north, bay 7 is similar, although having the standard sized windows and only a single window at each floor, rather than a pair. Bay 8 has a pair of windows at each floor once again, matching bay 6 although again with the standard sized windows. Finally, below each set of windows, at pavement level are blocked windows, fitted with air vents.

- 6.4 North elevation (Plates 5 & 6). This is the short end of the building, facing onto the new road between Colne Road and Briercliffe Road. The elevation is featureless, although the outline of the former terrace houses has been rendered on the face, showing its former location and height. Above this the sandstone construction is visible. To the east the face is set back with the wrought iron fire escape visible.

Interior

Ground floor

- 6.5 The ground floor is divided into seven areas. At the southern end is room 1, a triangular room at the southern end of the building (plates 7 – 10). This has been completely refurbished in the early 200's, after the firebomb attack. The timber panelling along the walls hides the external door visible externally at the southern end of the Southeast elevation onto Briercliffe Road. The windows have likewise been replaced along with the floor and ceiling.
- 6.9 North of room 1 is room 2 (plates 11 – 15), the large (former) dining area. Accessed from the southern room via a large opening in the wall the, the main entrance to the building is also located along the west side. This was inaccessible due to the presence of asbestos however. The whole room had been modernised although a plaster cornice ran around the room between the beams and denote 5 separate areas. At the east end of the north wall to the room is a cast iron fireplace with tiled surround. Opposite this is the entrance to the main staircase, room 3. To the west of the fireplace is a large opening in the wall leading through to the lounge (room 4) and the northern corridor (room 5), with access to the kitchen (room 6) further to the west via an inserted opening.

- 6.10 Room 3 (plate 16) is the main staircase and also the rear entrance to the building, from Briercliffe Road. The staircase has a moulded timber handrail and carved timber balusters with a simple square newel post. A timber staircase to the basement is also accessed here.
- 6.11 Room 4 (plates 17 – 20) is the lounge, with a tiled fireplace with timber surround set in the southern wall, backing onto the fireplace or room 2. Built in seating lines the west, north and south walls, with decorative timber panelling above. The wall above this is plastered with moulded timber 'frames' across. A picture rail runs around the room at a high level, as a part of a cornice, which is different to the cornice found in the rest of the ground floor.
- 6.12 Room 5 (plate 21) is the northern corridor. This 'L' shaped, running north before turning east to run behind the lounge to the fire exit door. The walls are plastered and a picture rail runs around the walls, along with a cornice which continues from room 2. At the northern end of the west wall an inserted doorway leads through to the northern end of the kitchen (room 6) and a doorway in the west end of the north wall leads into the disabled toilet (room 7).
- 6.13 Room 6 (Plates 22 & 23) is the kitchen, accessed via room 2 through an inserted opening through a former fireplace. The room is divided into a southern and northern area, with a wide inserted opening in the adjoin wall. In the southern part, a doorway in the northern end of the east wall leads through to the northern corridor, with a similar although inserted, doorway at the southern end of the same wall in the northern section. The room has no skirting, cornice or picture rail and been completely stripped. A doorway in the north end of the east wall gives access to the stone staircase to the basement.
- 6.14 Room 7 (plate 24) is the former disabled toilet, accessed via the northern corridor. The room has been stripped and re-plastered, although the remains of a fireplace are in the west end of the north wall.

First and second floors

6.15 (Plates 25 – 65) Both of these have been extensively modified and altered to create a series of 4 flats at each floor. Little has been retained, with fireplaces blocked and any skirting, rails or cornicing having been removed. However, a few of the windows still retain the decorative moulded timber surround and panelling (Plates 42 – 43).

Third floor

6.16 (Plates 66 – 73) Much as the first and second floors, this has been altered to create upstairs rooms for the second floor flats below. As such the former double pitched roof structure has been altered. No trusses remain visible, although machine cut timber purlins are still present.

Basement

6.17 This area has been relatively untouched, although some walls and doorways have still been inserted. At the southern end is a large open space (room 1 : plates 74 – 78) with bare brick walls and a concrete roof. Along the east and west walls blocked windows are evident. RSJ beams have been inserted and are supported on brick columns.

6.18 North of this area pair of rooms, both featureless with bare brick walls. That to the west (room 2 : Plate 79) gives access to the southern end of the basement (room 1). Room 3 (plate 80), to the east has an angled wall in the southeast corner and a blocked window in the east wall. Both rooms are accessed via doorways in their north wall which leads to room 4.

6.19 Room 4 (plates 81 – 87) is formed of the long north – south corridor which runs down the centre of the building, before opening out at its southern end to fill the width of the building and give access to the staircase. The whole has bare brick walls with a concrete floor and timber ceiling, the majority of the timber beams having been replaced. The corridor shows signs of having been altered with sections added and openings blocked. At the northern end are a set of stone steps leading to ground floor level.

- 6.20 Rooms 5, 6 and 7 all lie to the east side of the corridor, accessed via doorways off it. At the southern end room 5 (plate 88) is small, with an angled wall in the south west corner. North of this is room 6 (plates 89 & 90). This has a pair of brick piers along the north wall, supporting a hearth stone above. This is matched in the south wall of room 7 (plates 91 – 93). Each of the three rooms has a blocked window in the east wall.
- 6.21 Room 8 (plate 94) lies at the northern end of the central corridor (room 4). This has a blocked window in the east wall and a pair of brick piers in the north, supporting a hearth stone.
- 6.22 Rooms 9 (plates 95 & 96) and 10 (plate 97) lie at the western side of the central corridor. Room 9, the most northerly, has a pair of brick piers in the north wall supporting a hearth stone, as does the southern wall of room 10. Both have blocked windows in the western wall. To the east of the brick piers in room 10 a doorway has been inserted leading to room 11 (plates 98 – 100). A matching set of brick piers lie in the north wall of this room and to the south a wall has been removed to enlarge the room. The removed wall is still present to the west side, where a further pair of brick piers is present. In the east wall a blocked doorway is evident with a pair of blocked windows in the west wall.

7. ANALYSIS AND PHASING

- 7.1 The building appears to have been erected around 1882, replacing the earlier toll gate which lay on the site. No evidence of the former building was present. Unfortunately, the modification of the first and second floors removed most of the internal details at this level, as well as the attic conversion. However, the basement did show how the original layout may have been. This would have consisted of the central corridor running down the centre of the building, giving access to rooms to either side. This would have had 4 rooms to the west side and 3, possibly 4, on the east, judging by the hearth locations. The southern end does not appear to have had a hearth, although this was extensively remodelled in the early 21st century and may have been where the owners lived.
- 7.2 The ground floor did retain several features of significance, such as the tiled fireplace and the plaster cornices in rooms 2 and 4. Also of note, throughout the building, were original sash windows, several of which retained the stained glass features.
- 7.3 The stained glass windows along with the ornate façade to Colne Road would have marked the building out and was likely a well-respected hotel in the late 19th and early 20th centuries. The census returns only record a single 'visitor'. This is more likely due to the visitors being out on business when the returns were recorded, rather than reflecting a general lack of business. The building was situated in a good location for a hotel; on the edge of town, easily accessible at the junction of two main roads, but close enough to town for access to not be a problem.

8. CONCLUSIONS

- 8.1 The building showed no signs of the earlier toll gate building and was erected in the 1880's a purpose built hotel. Extensive damage and remodelling during the early 21st century has altered the upper floors significantly, though some original features were still retained.

9. ARCHIVE

- 9.1 The archive resulting from the building recording will be deposited with the Lancashire County Record Office in a format to be agreed with the Archives Officer and within a timescale to be agreed with the Specialist Archaeological Advisor or the Planning Officer. It will be held under the catalogue reference DDX 3172.
- 9.2 The site archive shall be prepared and stored according to the UKIC Guidelines for the preparation of excavation archives for long term- storage (1990) and the Museum and Galleries Commission Standards in the Museum Care of Archaeological collections (1992) 'Standards for the preparation and transfer of archaeological archives'.
- 9.3 A copy of this report will be supplied to the Lancashire Historic Environment Record in Adobe Acrobat 'pdf.' format on the understanding that it will become a public document after an appropriate period (six months after completion of the field work unless another date is agreed). A copy of the report will also be supplied to the Local Planning Authority responsible for the planning decision.
- 9.4 The archaeological contractor will complete the Online Access to Index of Archaeological Investigations (OASIS) form. Once a report has become a public document by submission into the Lancashire Historic Environment Record (HER) LCCAS may place the information on a web-site. Unless we hear to the contrary it will be assumed that our client is agreeable to this. Provision and agreement will be made for the appropriate academic publication of any results that are not to form part of further work.

10. COPYRIGHT

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

BIBLIOGRAPHY

Abbreviations

CIfA	Chartered Institute for archaeologists
LRO	Lancashire Record Office
NPPF	National Planning Policy Framework
OS	Ordnance Survey

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Barrett's Directory of Burnley and District 1899

Barrett's Directory of Burnley and District 1902

Barrett's Directory of Burnley and District 1914

Barrett's Directory of Burnley and District 1923

Barrett's Directory of Burnley and District 1927-28

Barrett's Directory of Burnley and District 1933

Barrett's Directory of Burnley and District 1937

Barrett's Directory of Burnley and District 1941

Barrett's Directory of Burnley and District 1945

Barrett's Directory of Burnley and District 1949

Census Returns

Census returns for Burnley 1891

Census returns for Burnley 1901

Census returns for Burnley 1911

Maps

Burnley Tithe Plan 1845

1848 OS Map Lancashire Sheet LVI

1893 OS Map Lancashire Sheet LVI.14

1912 OS Map Lancashire Sheet LVI.14

1932 OS Map Lancashire Sheet LVI.14

Appendix 1: Figures

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- Figure 2: Burnley Tithe Plan 1845
- Figure 3: 1848 OS Map Lancashire Sheet LVI
- Figure 4: 1893 OS Map Lancashire Sheet LVI.14
- Figure 5: 1912 OS Map Lancashire Sheet LVI.14
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- Figure 7: Photograph from c. 1906 showing 'The Duke' (Bolton 2002).
- Figure 8: Photograph c.1910 (Makepeace 2000)
- Figure 9: Photograph of 'Duke Bar' c.1913 (Frost & Thompson 2000)
- Figure 10: Ground floor plan
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- Figure 12: Second floor plan
- Figure 13: Third floor plan
- Figure 14: Basement floor plan
- Figure 15: Section and cornice profiles
- Figure 16: Ground floor photo location plan
- Figure 17: First floor photo location plan
- Figure 18: Second floor photo location plan
- Figure 19: Third floor photo location plan
- Figure 20: Basement photo location plan
- Figure 21: Photographic Register

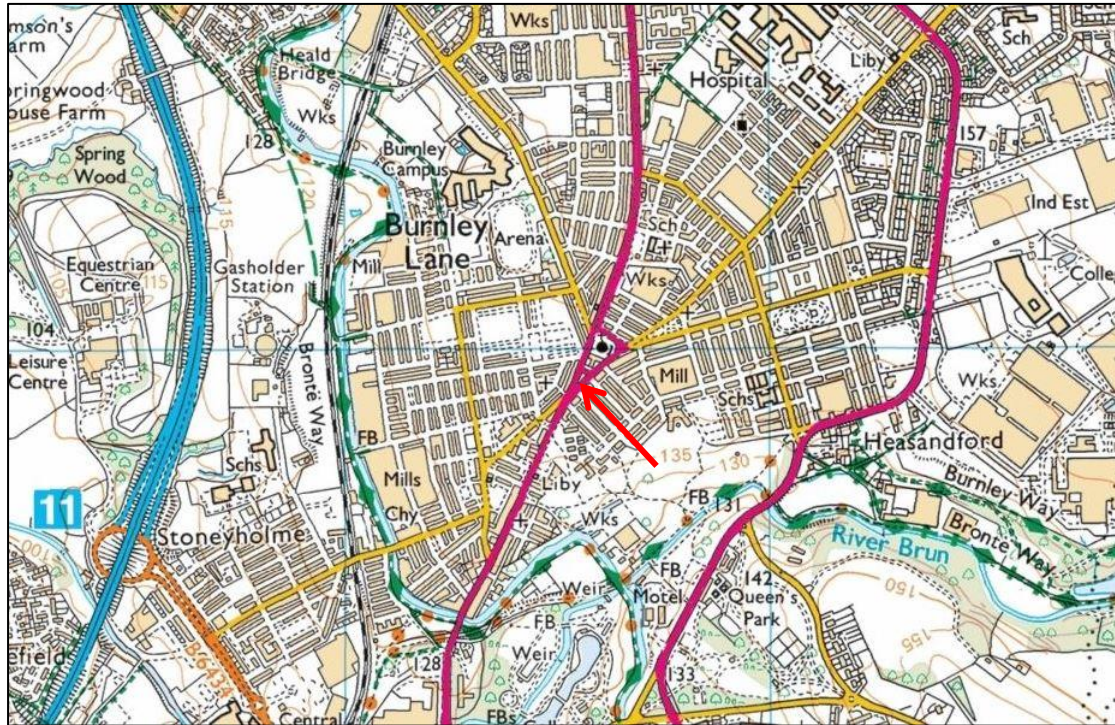


Figure 1: Location Plan (OS Licence Number: 100057911)



Figure 2: Burnley Tithe Plan



Figure 3: 1848 OS Map Lancashire Sheet LVI



Figure 4: 1893 OS Map Lancashire Sheet LVI.14



Figure 5: 1912 OS Map Lancashire Sheet LVI.14



Figure 6: 1932 OS Map Lancashire Sheet LVI.14



Figure 7: Photograph from c. 1906 showing 'The Duke' (Bolton 2002).



Figure 7a: Detail of above



Figure 8: Photograph c.1910 (Makepeace 2000)



Figure 8a: Detail of above



Figure 9: Photograph of 'Duke Bar' c.1913 (Frost & Thompson 2000)



Figure 9a: Detail of above



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Figure 10: Ground floor plan

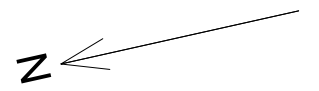
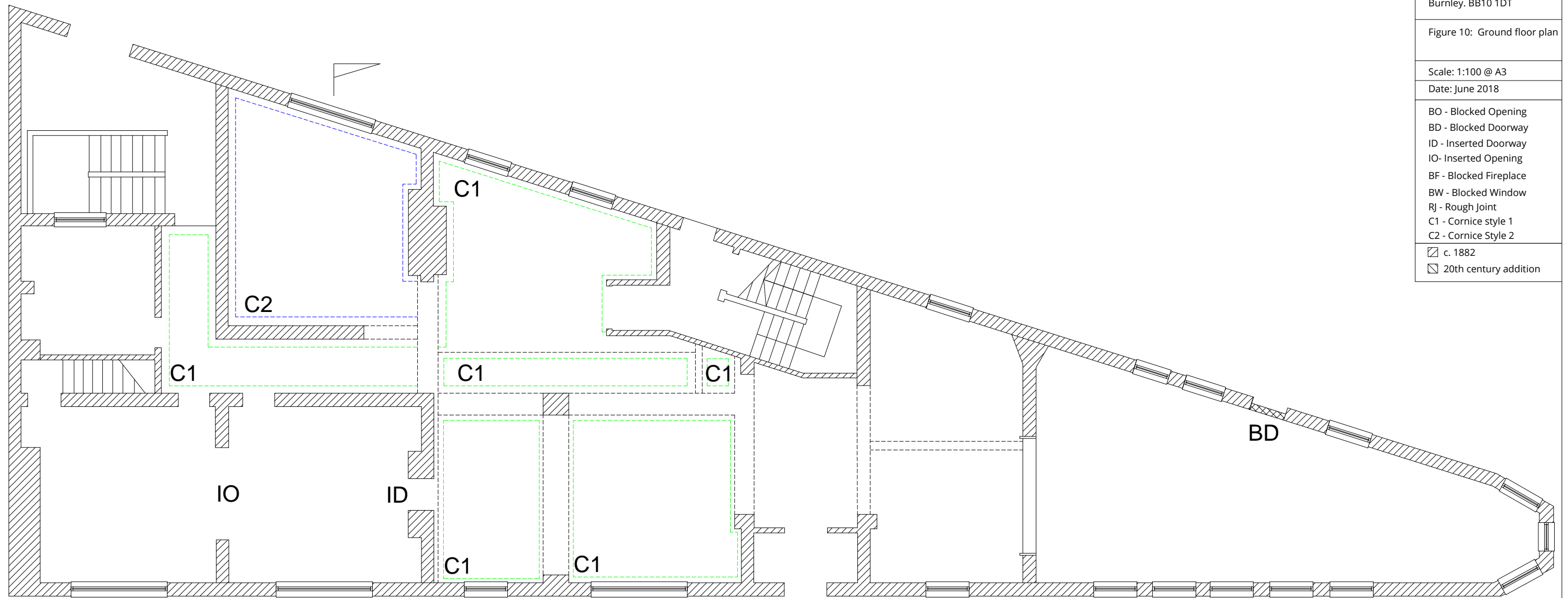
Scale: 1:100 @ A3

Date: June 2018

BO - Blocked Opening
BD - Blocked Doorway
ID - Inserted Doorway
IO - Inserted Opening
BF - Blocked Fireplace
BW - Blocked Window
RJ - Rough Joint
C1 - Cornice style 1
C2 - Cornice Style 2

▨ c. 1882

▨ 20th century addition





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Figure 11: First floor plan

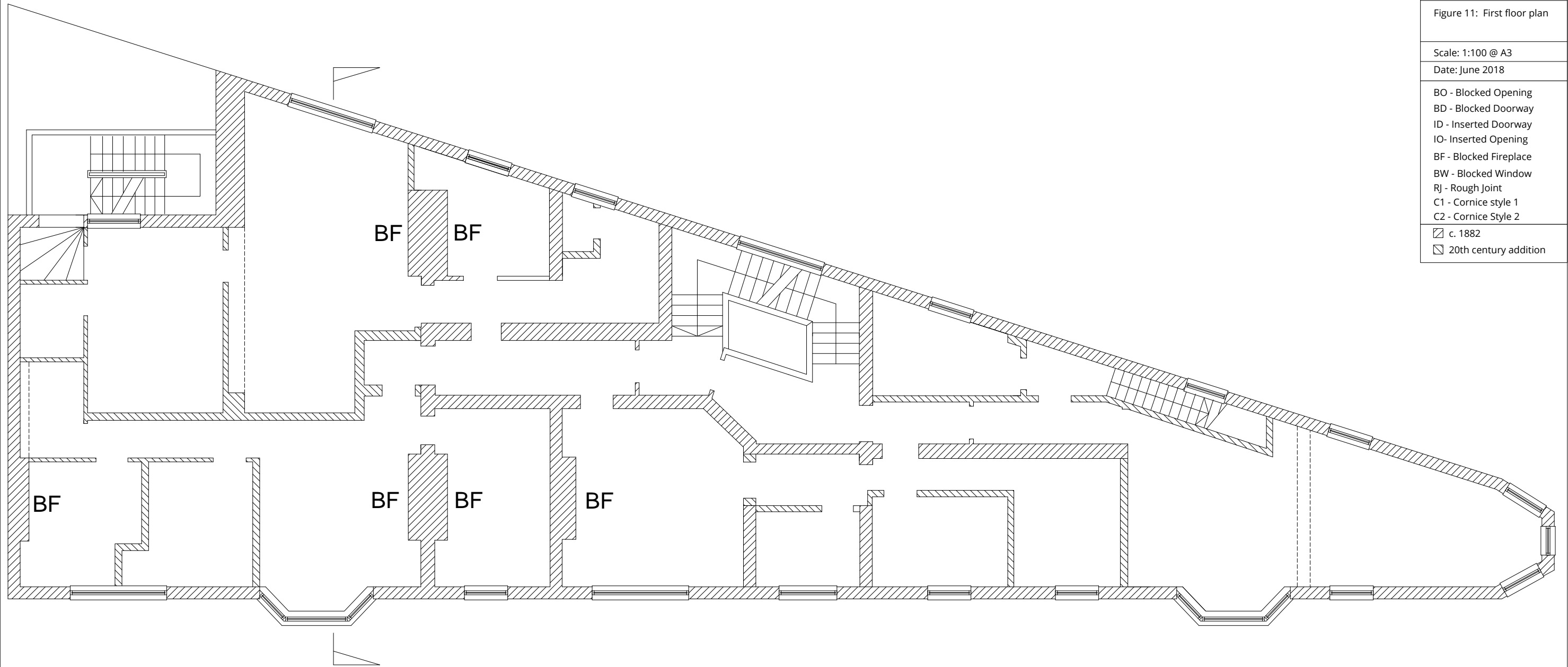
Scale: 1:100 @ A3

Date: June 2018

BO - Blocked Opening
BD - Blocked Doorway
ID - Inserted Doorway
IO - Inserted Opening
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BW - Blocked Window
RJ - Rough Joint
C1 - Cornice style 1
C2 - Cornice Style 2

▨ c. 1882

▨ 20th century addition





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Figure 12: Second floor plan

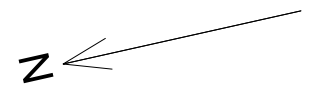
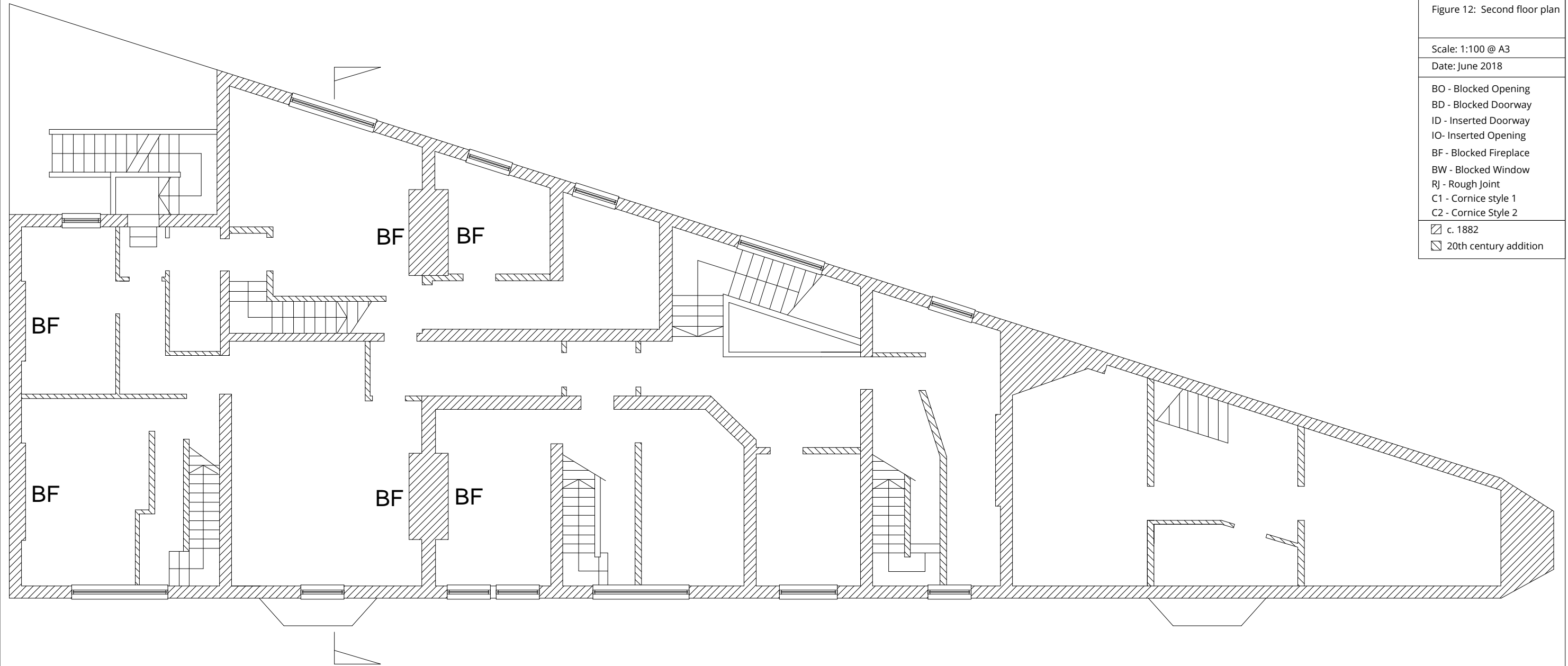
Scale: 1:100 @ A3

Date: June 2018

BO - Blocked Opening
BD - Blocked Doorway
ID - Inserted Doorway
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BF - Blocked Fireplace
BW - Blocked Window
RJ - Rough Joint
C1 - Cornice style 1
C2 - Cornice Style 2

▨ c. 1882

▨ 20th century addition





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Figure 13: Third floor plan

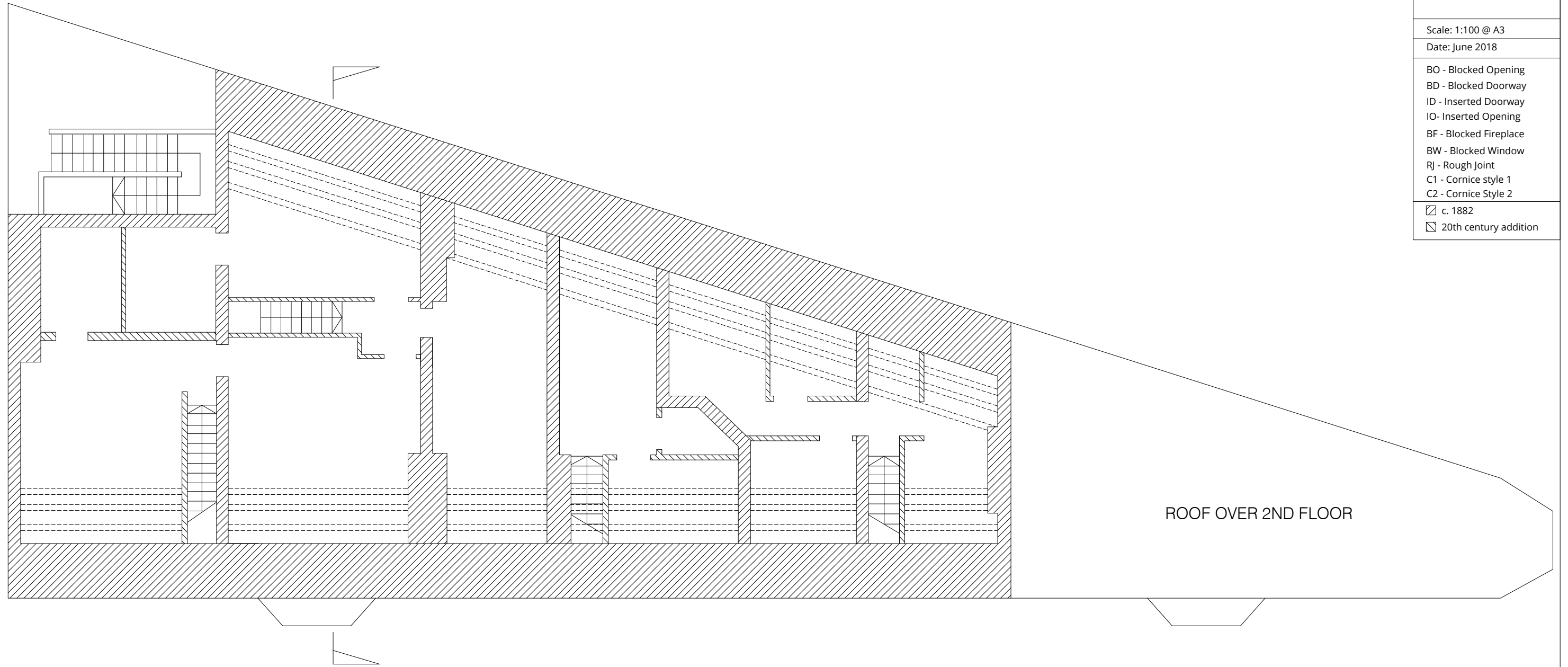
Scale: 1:100 @ A3

Date: June 2018

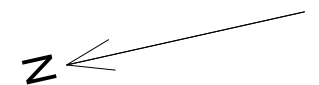
BO - Blocked Opening
BD - Blocked Doorway
ID - Inserted Doorway
IO - Inserted Opening
BF - Blocked Fireplace
BW - Blocked Window
RJ - Rough Joint
C1 - Cornice style 1
C2 - Cornice Style 2

▨ c. 1882

▨ 20th century addition



ROOF OVER 2ND FLOOR





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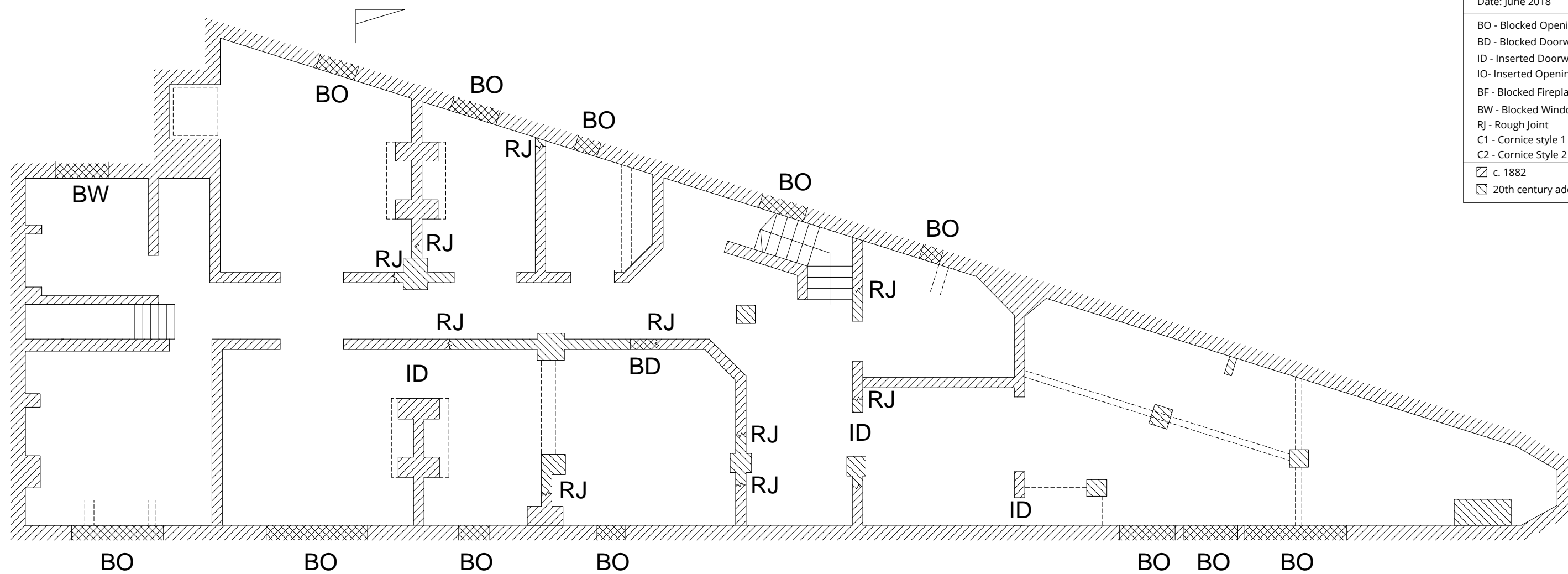
Figure 14: Basement floor plan

Scale: 1:100 @ A3

Date: June 2018

BO - Blocked Opening
BD - Blocked Doorway
ID - Inserted Doorway
IO - Inserted Opening
BF - Blocked Fireplace
BW - Blocked Window
RJ - Rough Joint
C1 - Cornice style 1
C2 - Cornice Style 2

▨ c. 1882
▩ 20th century addition





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Figure 15: Section and Cornice Profiles

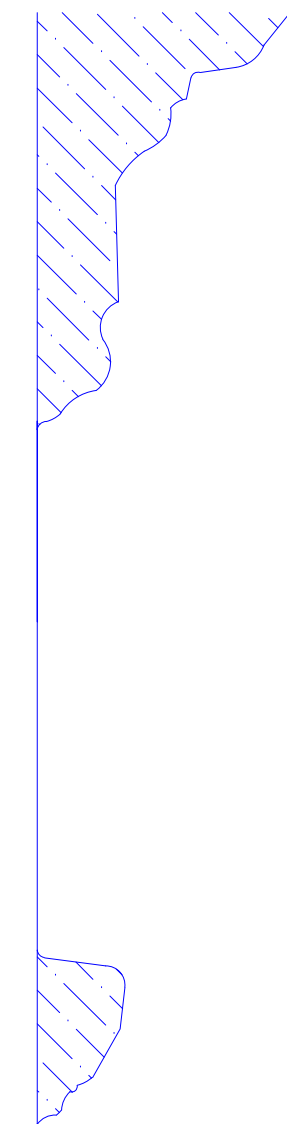
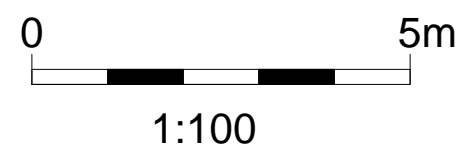
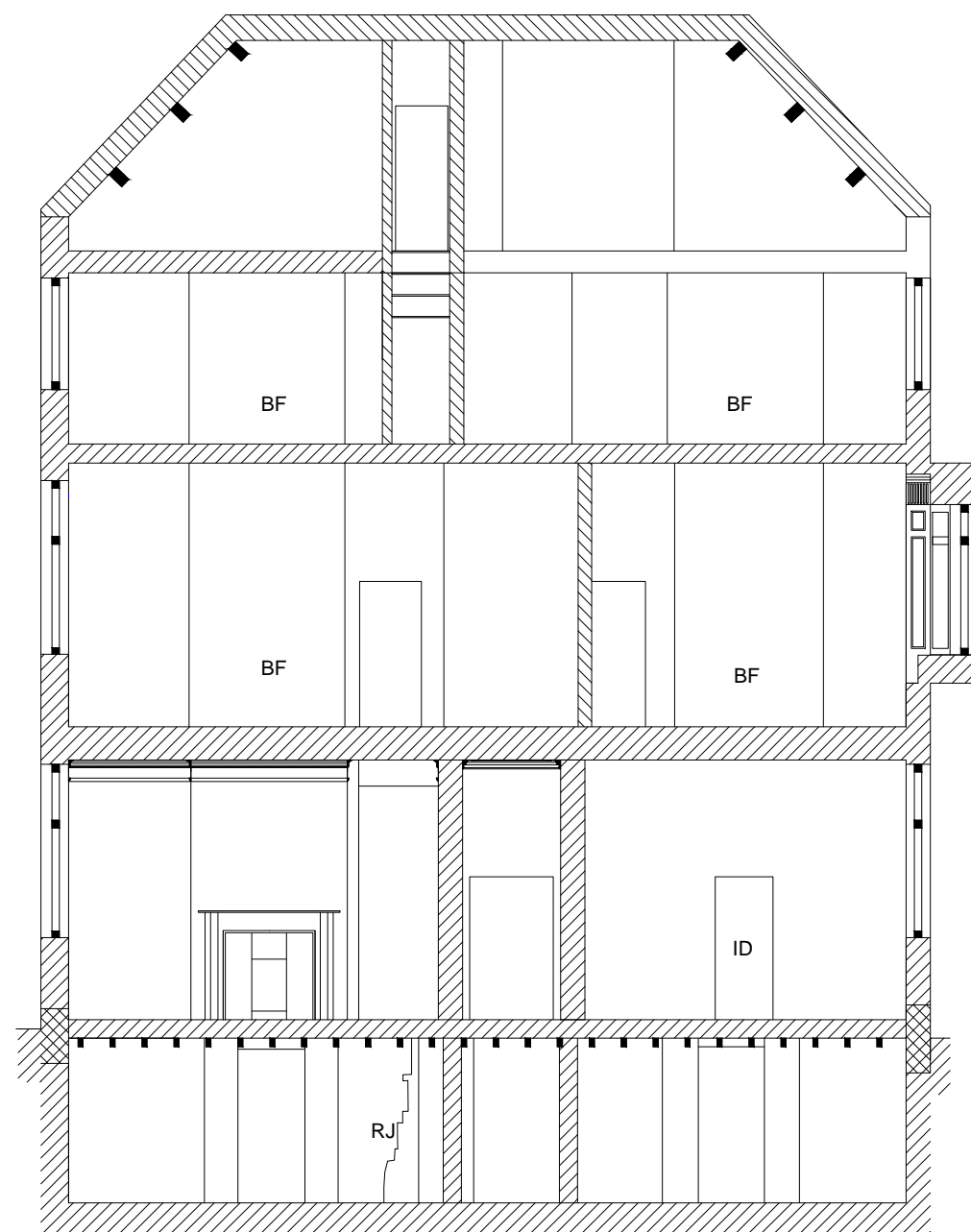
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Date: June 2018

BO - Blocked Opening
 BD - Blocked Doorway
 ID - Inserted Doorway
 IO - Inserted Opening
 BF - Blocked Fireplace
 BW - Blocked Window
 RJ - Rough Joint
 C1 - Cornice style 1
 C2 - Cornice Style 2

▨ c. 1882

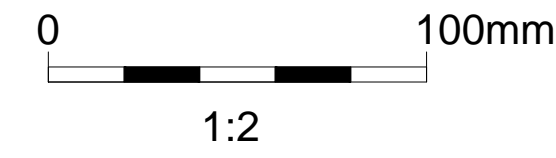
▨ 20th century addition



C2



C1





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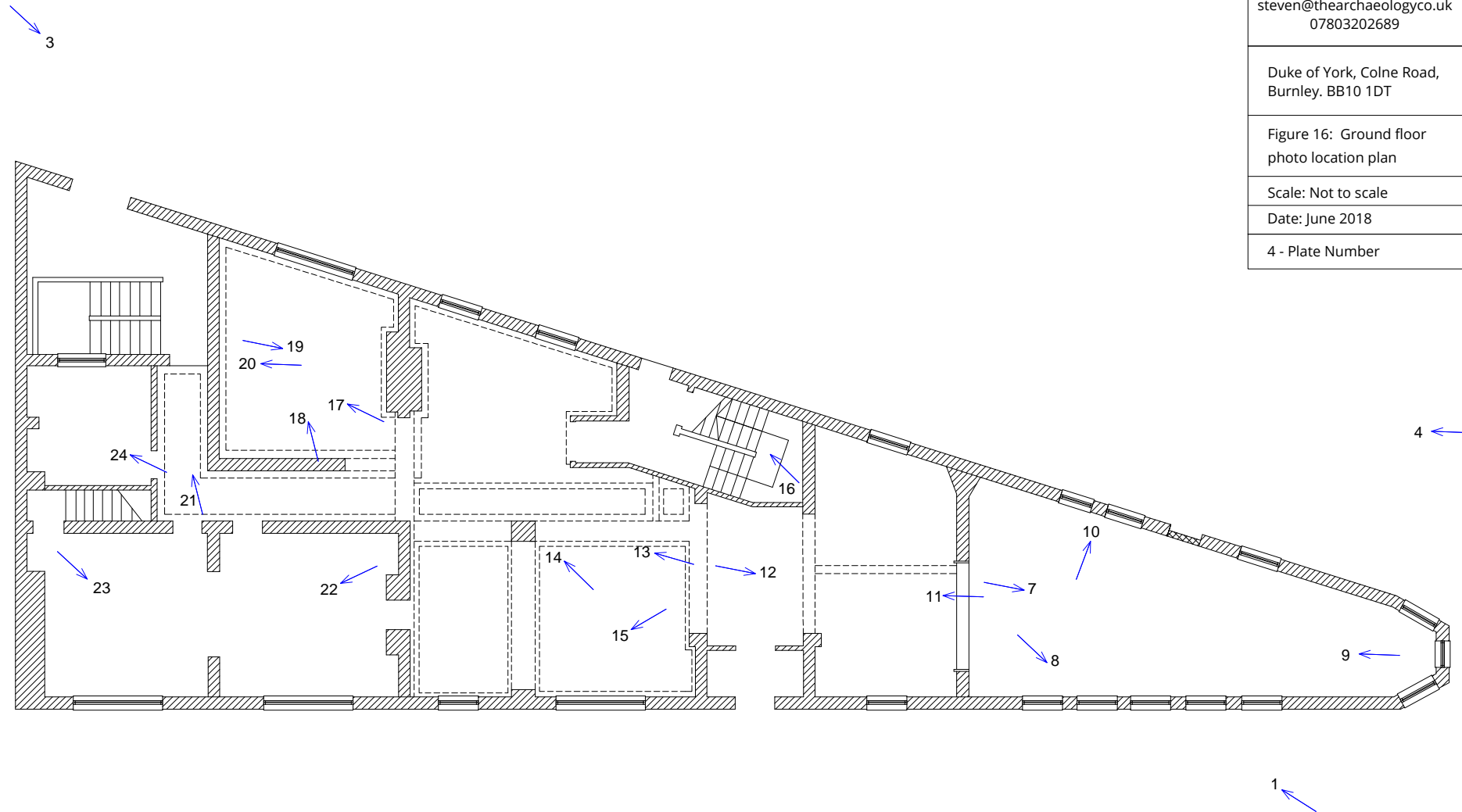
Duke of York, Colne Road,
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Figure 16: Ground floor
photo location plan

Scale: Not to scale

Date: June 2018

4 - Plate Number





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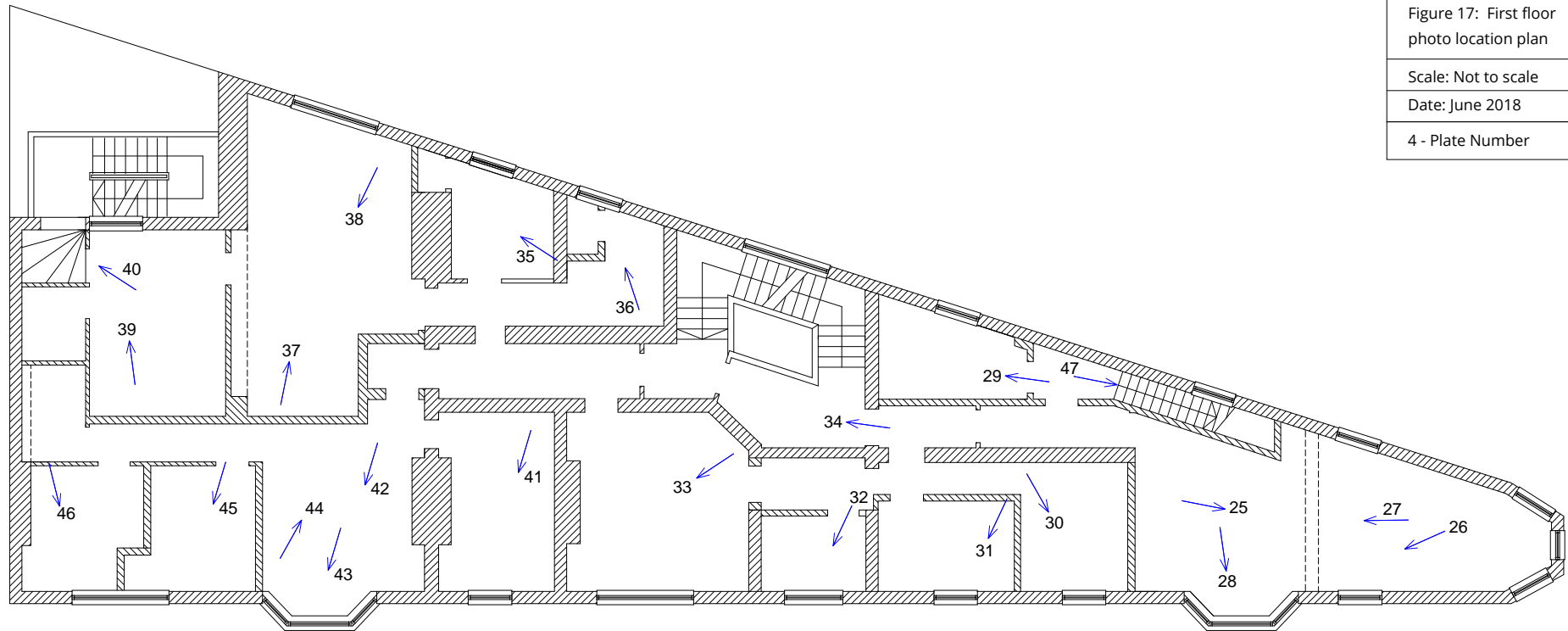
Duke of York, Colne Road,
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Figure 17: First floor
photo location plan

Scale: Not to scale

Date: June 2018

4 - Plate Number





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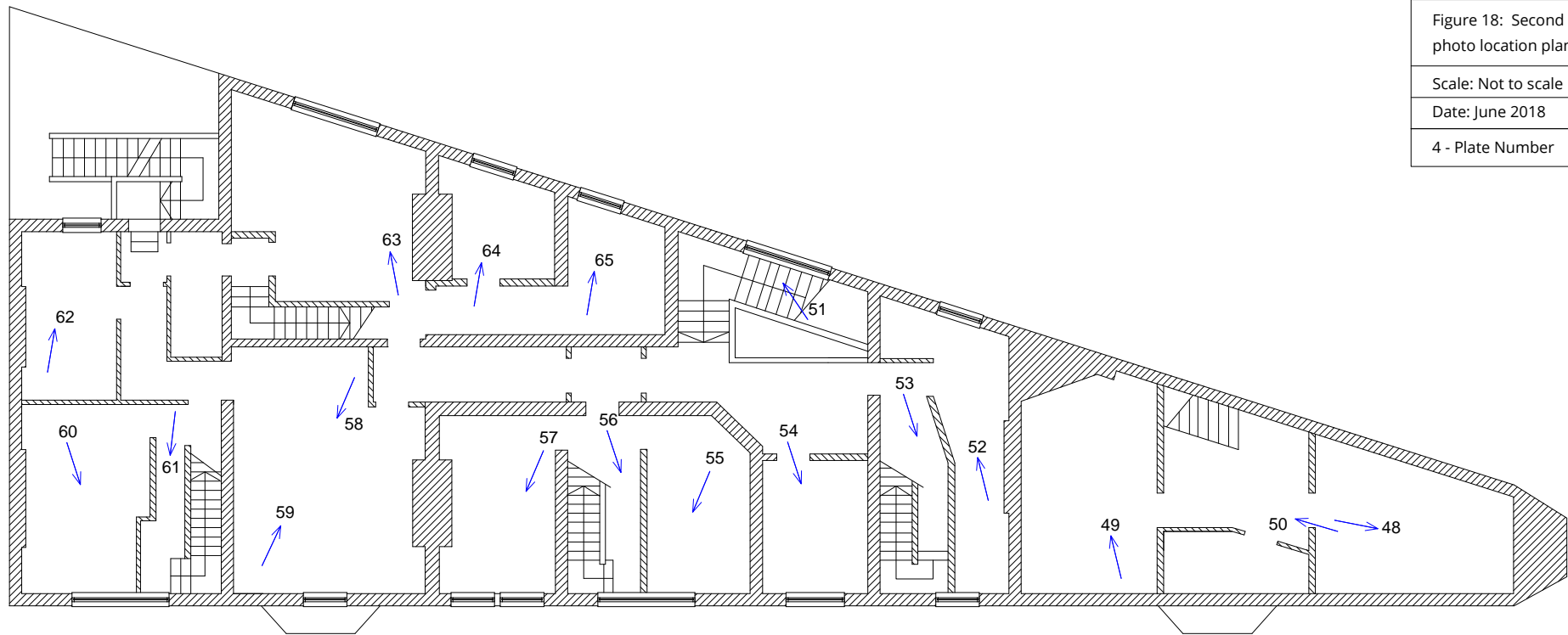
Duke of York, Colne Road,
Burnley. BB10 1DT

Figure 18: Second floor
photo location plan

Scale: Not to scale

Date: June 2018

4 - Plate Number





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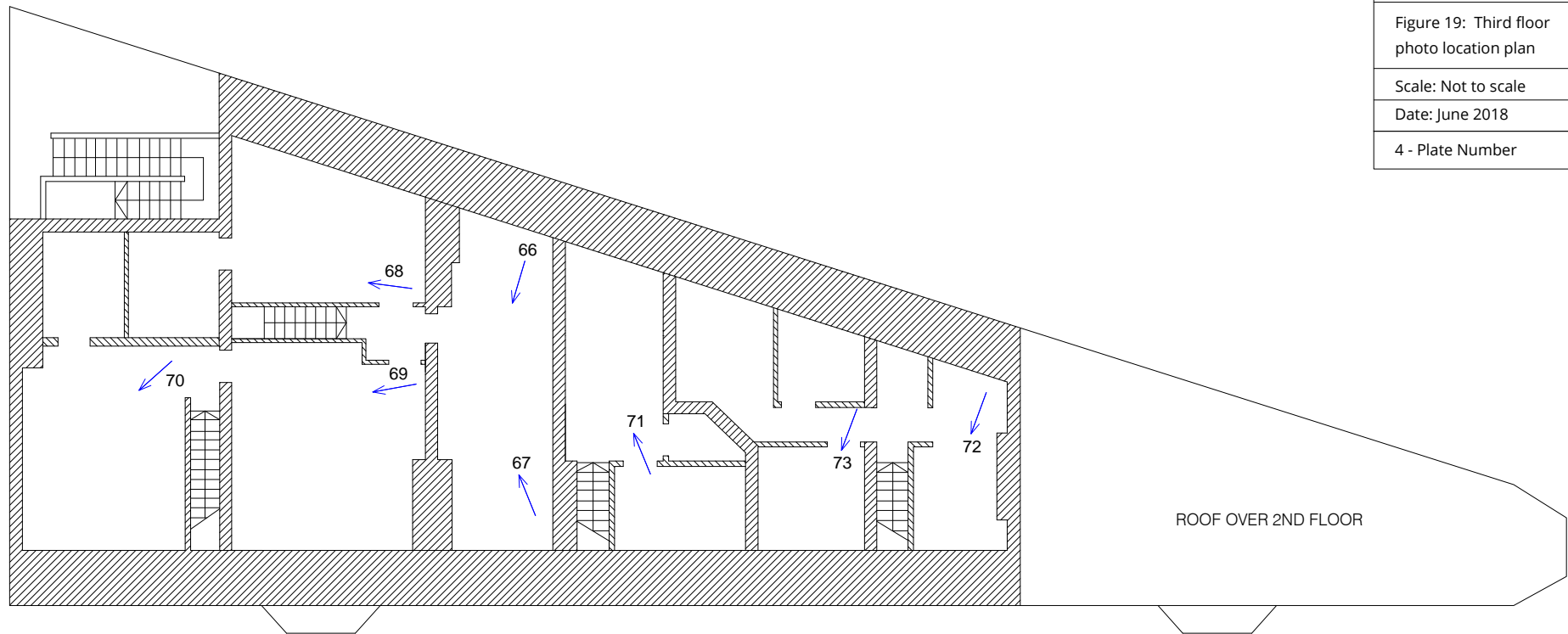
Duke of York, Colne Road,
Burnley. BB10 1DT

Figure 19: Third floor
photo location plan

Scale: Not to scale

Date: June 2018

4 - Plate Number



THIRD FLOOR PLAN



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Figure 20: Basement
photo location plan

Scale: Not to scale

Date: June 2018

4 - Plate Number

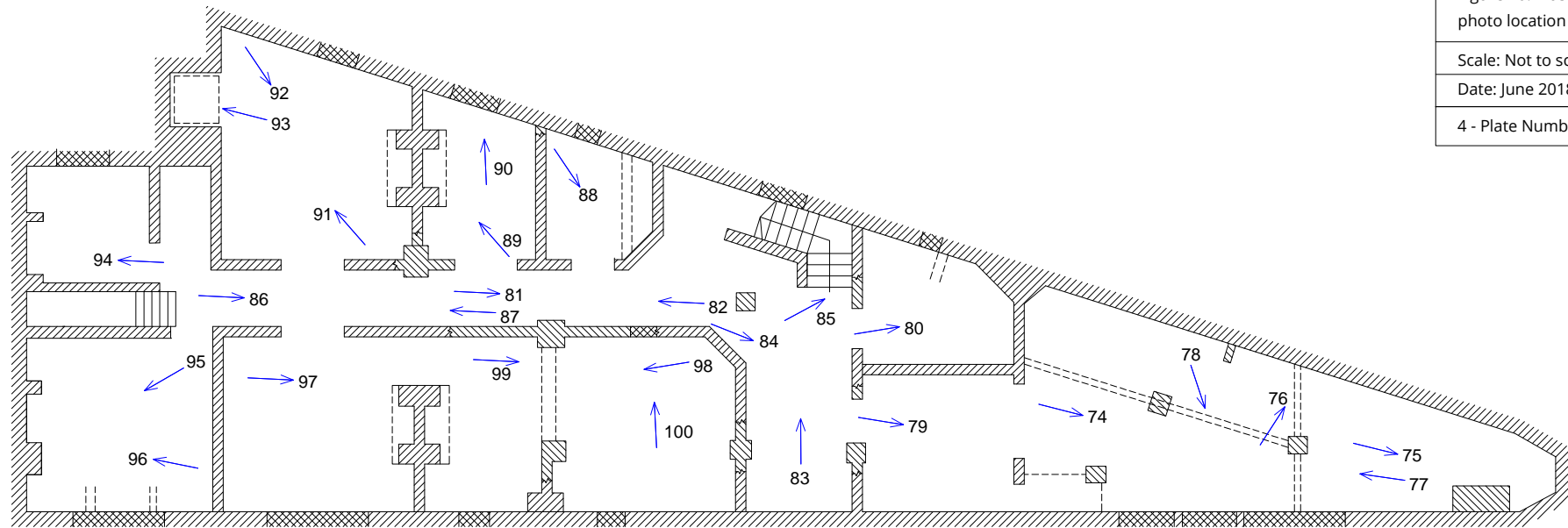


Figure 21: Photograph Register

Plate No.	Digital No.	Film/Frame	Description	View to
1	P5153498	2/34	West elevation	NE
2	P5153500	2/35	West elevation	S
3	P5153496	2/32	Southeast elevation	SW
4	P5153497	2/33	Southeast elevation	N
5	P5153501	2/36	North elevation	S
6	P5153502	3/1	North elevation	S
7	P5153423	1/1	Ground floor room 1	S
8	P5153424	1/2	Ground floor room 1	SW
9	P5153425	1/3	Ground floor room 1	N
10	P5153427	1/4	Ground floor room 1 windows	E
11	P5153428	1/5	Ground floor room 2	N
12	P5153429	1/6	Ground floor room 2	S
13	P5153430	1/7	Ground floor room 2	N
14	P5153431	1/8	Detail of cornice	NE
15	P5153432	1/9	Ground floor room 2	NW
16	P5153441	1/18	Ground floor room 3	NE
17	P5153433	1/10	Ground floor room 4	NE
18	P5153434	1/11	Ground floor room 4	E
19	P5153435	1/12	Ground floor room 4 fireplace	S
20	P5153436	1/13	Detail of panelling	N
21	P5153440	1/17	Ground floor room 5	E
22	P5153437	1/14	Ground floor room 6	N
23	P5153438	1/15	Ground floor room 6	SW
24	P5153439	1/16	Ground floor room 7	NE
25	P5153442	1/19	First floor southern end	S
26	P5153443	1/20	First floor southern end	NW
27	P5153444	1/21	First floor southern end	N
28	P5153446	1/22	First floor southern end showing bay window	W
29	P5153447	1/23	First floor bathroom	N
30	P5153448	1/24	First floor window	W
31	P5153449	1/25	First floor room	NW
32	P5153451	1/26	First floor room	NW
33	P5153452	1/27	First floor room	NW
34	P5153453	1/28	First floor staircase corridor	N
35	P5153454	1/29	First floor room	NE
36	P5153456	1/30	First floor window cut by inserted wall	E
37	P5153457	1/31	First floor room	E
38	P5153458	1/32	First floor room	W
39	P5153459	1/33	First floor window cut by inserted wall	E
40	P5153460	1/34	First floor door to fire escape	NE
41	P5153461	1/35	First floor sash window	W
42	P5153462	1/36	First floor bay window showing stained glass	W
43	P5153463	2/1	Detail of panelling of above	W

44	P5153464	2/2	First floor room	SE
45	P5153465	2/3	First floor stained glass window cut by inserted wall	W
46	P5153466	2/4	Other side of above	W
47	P5153467	2/5	Staircase at southern end to second floor	S
48	P5153468	2/6	Second floor of southern end flat	S
49	P5153469	2/7	Second floor of southern end flat	E
50	P5153470	2/8	Second floor of southern end flat	N
51	P5153471	2/9	Main staircase to second floor	NE
52	P5153472	2/10	Second floor room	E
53	P5153473	2/11	Second floor room	W
54	P5153475	2/12	Second floor room	W
55	P5153476	2/13	Second floor room showing window cut by inserted wall	W
56	P5153477	2/14	Other side of above	W
57	P5153478	2/15	Second floor room	W
58	P5153479	2/16	Second floor room	W
59	P5153480	2/17	Second floor room	SE
60	P5153481	2/18	Second floor room	W
61	P5153482	2/19	Second floor room	W
62	P5153483	2/20	Second floor room	E
63	P5153484	2/21	Second floor room	E
64	P5153485	2/22	Second floor room	E
65	P5153486	2/23	Second floor room	E
66	P5153487	2/24	Converted attic space	W
67	P5153489	2/25	Converted attic space	E
68	P5153490	2/26	Converted attic space	N
69	P5153491	2/27	Converted attic space showing purlins	N
70	P5153492	2/28	Converted attic space showing purlins	NW
71	P5153493	2/29	Converted attic space showing purlins	E
72	P5153494	2/30	Converted attic space showing purlins	W
73	P5153495	2/31	Converted attic space showing purlins	W
74	P5153526	3/24	Basement room 1	S
75	P5153527	3/25	Basement room 1	S
76	P5153528	3/26	Basement room 1	SE
77	P5153529	3/27	Basement room 1	N
78	P5153530	3/28	Basement room 1	W
79	P5153525	3/23	Basement room 2	S
80	P5153524	3/22	Basement room 3	S
81	P5153518	3/17	Basement room 4 southern end	S
82	P5153519	3/18	Basement room 4 southern end	N
83	P5153520	3/19	Basement room 4 southern end showing main staircase	E
84	P5153521	3/20	Basement room 4 southern end	S
85	P5153523	3/21	Basement room 4 main staircase	SE
86	P5153506	3/5	Basement room 4 northern end	S
87	P5153507	3/6	Basement room 4 northern end	N
88	P5153517	3/16	Basement room 5	SW
89	P5153515	3/14	Basement room 6	NE



90	P5153516	3/15	Basement room 6 blocked opening	E
91	P5153512	3/11	Basement room 7	NE
92	P5153513	3/12	Basement room 7	SW
93	P5153514	3/13	Basement room 7	NE
94	P5153505	3/4	Basement room 8	N
95	P5153503	3/2	Basement room 9	NW
96	P5153504	3/3	Basement room 9 detail	N
97	P5153508	3/7	Basement room 10	S
98	P5153509	3/8	Basement room 11	N
99	P5153510	3/9	Basement room 11	S
100	P5153511	3/10	Basement room 11	E

Appendix 2: Plates



Plate 1: West elevation



Plate 2: West elevation



Plate 3: Southeast elevation



Plate 4: Southeast elevation



Plate 5: North elevation



Plate 6: North elevation



Plate 7: Ground floor room 1



Plate 8; Ground floor room 1



Plate 9: Ground floor room 1



Plate 10: Ground floor room 1 windows



Plate 11: Ground floor room 2



Plate 12: Ground floor room 2



Plate 13: Ground floor room 2



Plate 14: Detail of cornice C1



Plate 15: Ground floor room 2

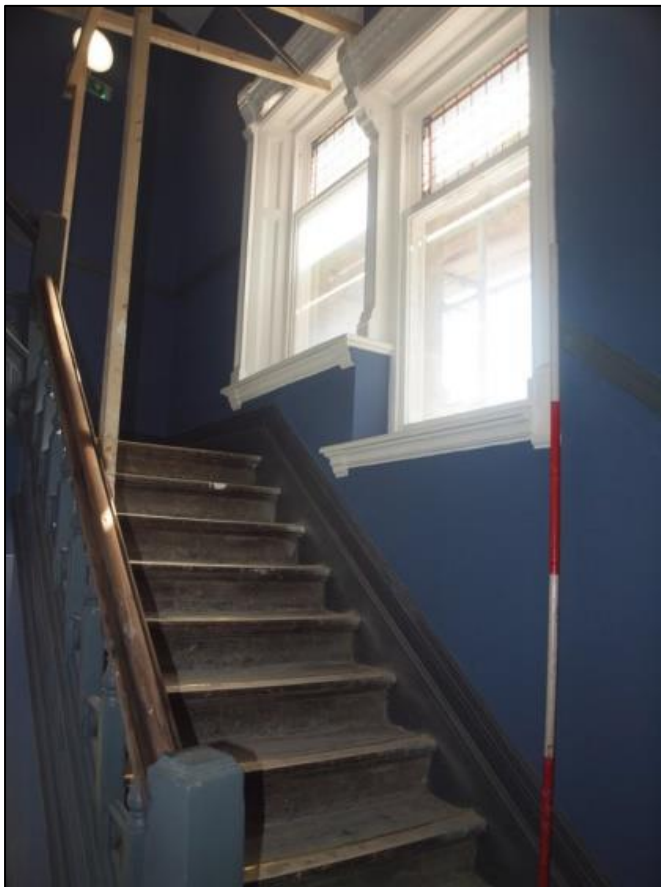


Plate 16: Ground floor room 3 - Main staircase



Plate 17: Ground floor room 4



Plate 18: Ground floor room 4



Plate 19: Ground floor room 4 fireplace



Plate 20: Detail of panelling



Plate 21: Ground floor room 5



Plate 22: Ground floor room 6



Plate 23: Ground floor room 6



Plate 24: Ground floor room 7



Plate 25: First floor southern end



Plate 26: First floor southern end



Plate 27: First floor southern end



Plate 28: First floor southern end showing bay window

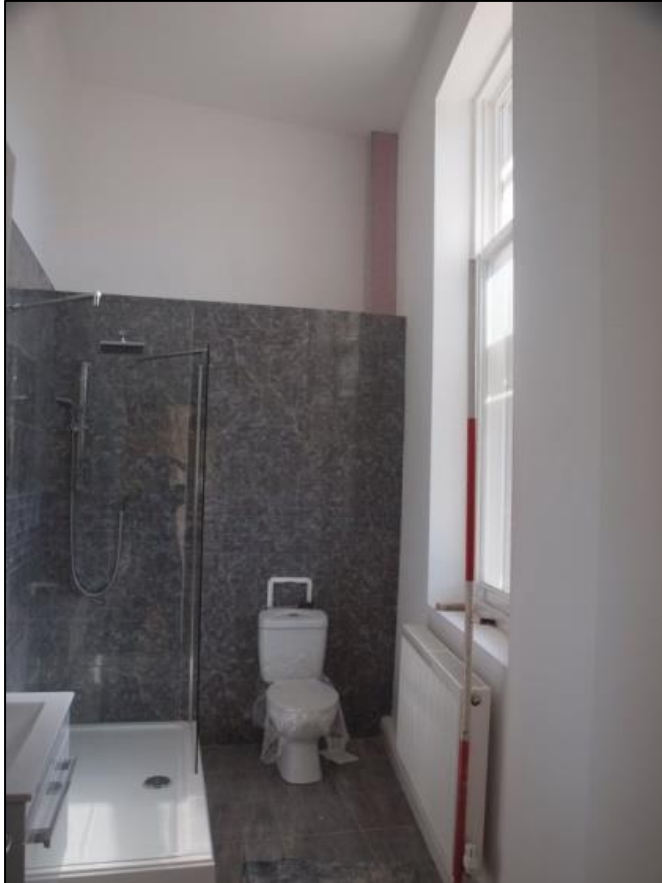


Plate 29: First floor bathroom



Plate 30: First floor window



Plate 31: First floor room



Plate 32: First floor room



Plate 33: First floor room



Plate 34: First floor staircase corridor



Plate 35: First floor room

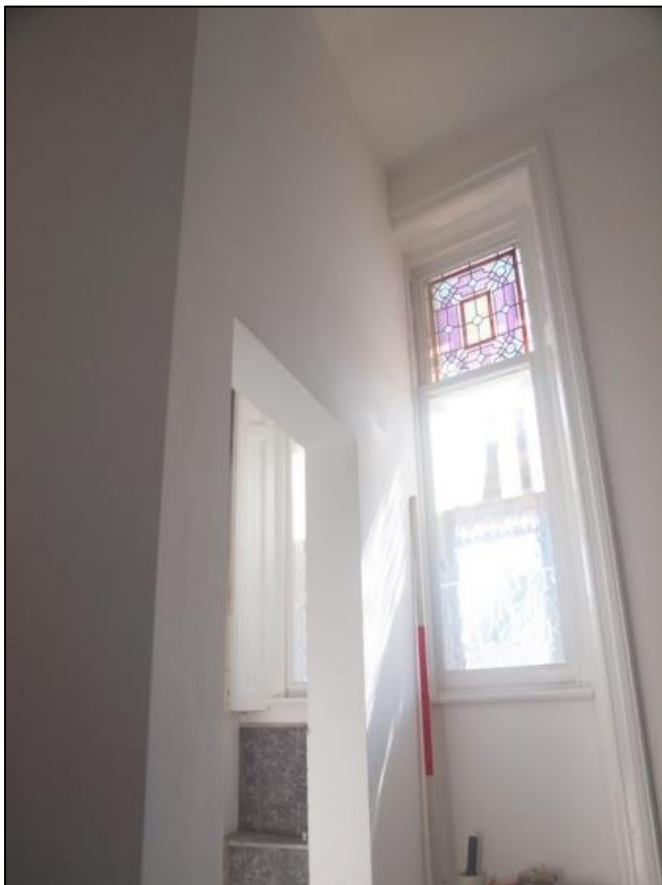


Plate 36: First floor window cut by inserted wall



Plate 37; First floor room



Plate 38: First floor room



Plate 39: First floor window cut by inserted wall



Plate 40: First floor door to fire escape



Plate 41: First floor sash window

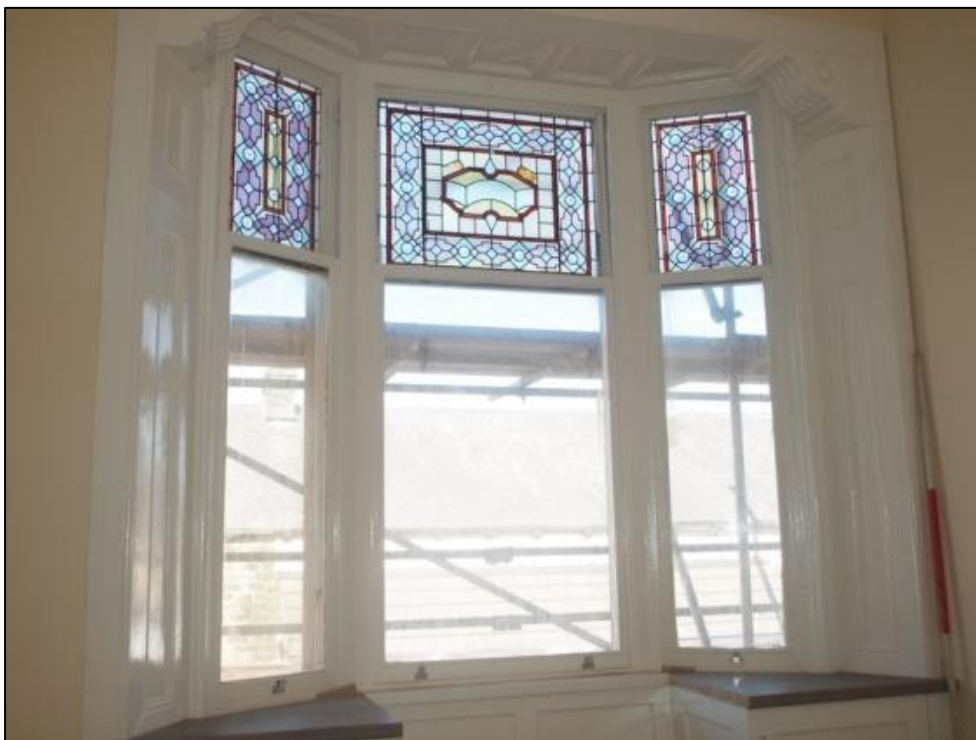


Plate 42: First floor bay window showing stained glass



Plate 43: Detail of panelling of above



Plate 44: First floor room

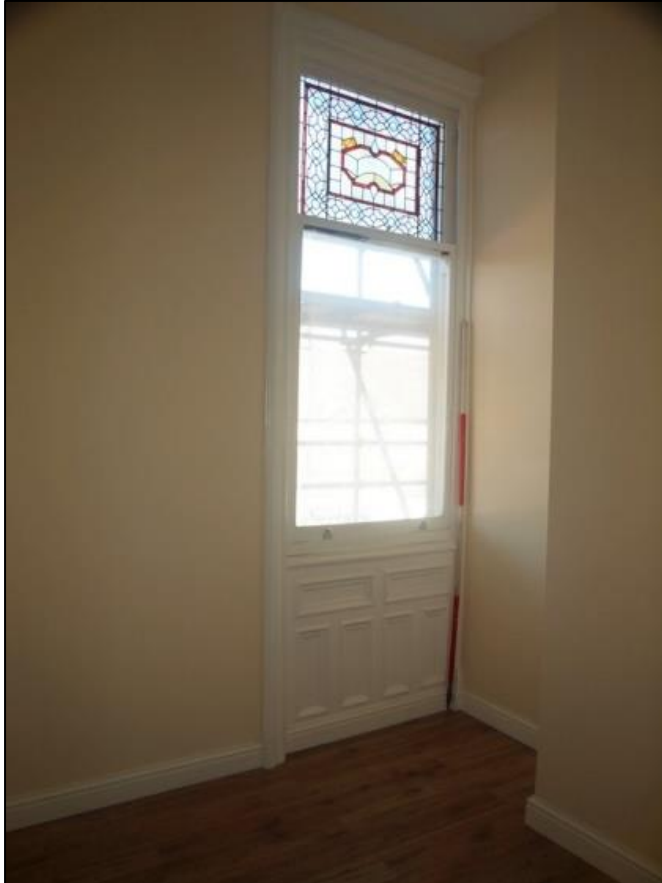


Plate 45: First floor stained glass window cut by inserted wall



Plate 46: Other side of above



Plate 47: Staircase at southern end to second floor



Plate 48: Second floor of southern end flat



Plate 49: Second floor of southern end flat



Plate 50: Second floor of southern end flat



Plate 51: Main staircase to second floor



Plate 52: Second floor room



Plate 53: Second floor room

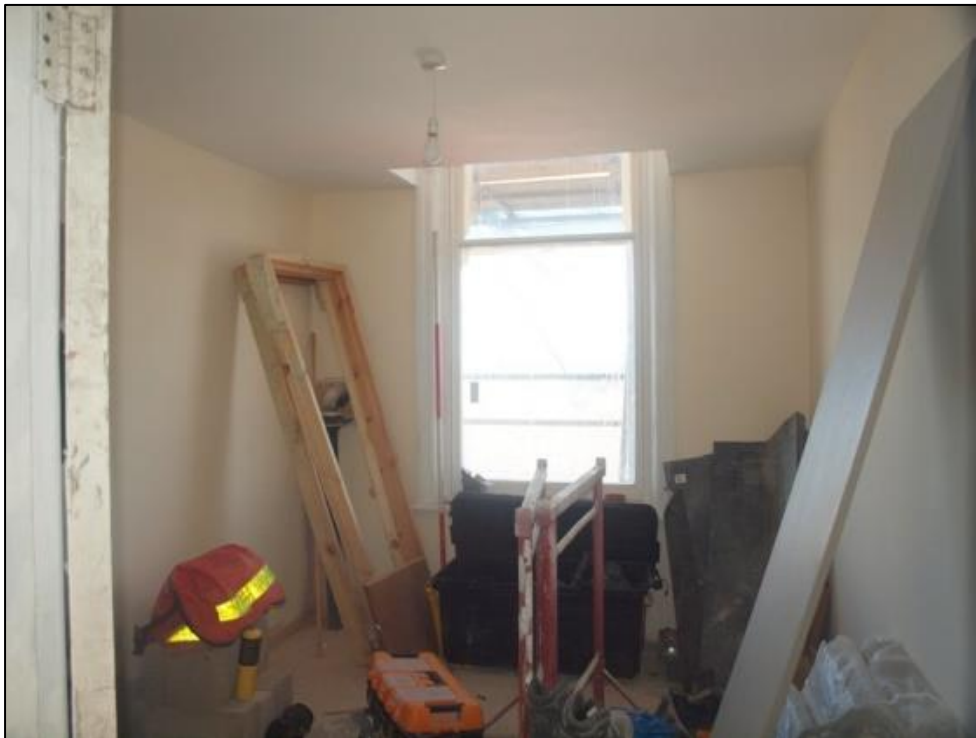


Plate 54: Second floor room



Plate 55: Second floor room showing window cut by inserted wall



Plate 56: Other side of above



Plate 57: Second floor room



Plate 58: Second floor room



Plate 59: Second floor room



Plate 60: Second floor room



Plate 61: Second floor room



Plate 62: Second floor room



Plate 63: Second floor room



Plate 64: Second floor room



Plate 65: Second floor room



Plate 66: Converted attic space



Plate 67: Converted attic space



Plate 68: Converted attic space



Plate 69: Converted attic space showing purlins



Plate 70: Converted attic space showing purlins



Plate 71: Converted attic space showing purlins



Plate 72: Converted attic space showing purlins



Plate 73: Converted attic space showing purlins



Plate 74: Basement room 1



Plate 75: Basement room 1



Plate 76: Ceiling of basement room 1



Plate 77: Basement room 1



Plate 78: Blocked openings in basement room 1



Plate 79: Basement room 2



Plate 80: Basement room 3



Plate 81: Basement room 4 southern end



Plate 82: Basement room 4 southern end



Plate 83: Basement room 4 southern end showing main staircase



Plate 84: Basement room 4 southern end



Plate 85: Basement room 4 main staircase



Plate 86: Basement room 4 northern end



Plate 87: Basement room 4 northern end



Plate 88: Basement room 5



Plate 89: Basement room 6



Plate 90: Basement room 6 blocked opening



Plate 91: Basement room 7



Plate 92: Basement room 7



Plate 93: Basement room 7



Plate 94: Basement room 8



Plate 95: Basement room 9



Plate 96: Basement room 9 detail



Plate 97: Basement room 10



Plate 98: Basement room 11



Plate 99: Basement room 11



Plate 100: Basement room 11



THE ARCHAEOLOGY CO.

The Duke of York, Colne Road, Burnley
Written Scheme of Investigation

May 2018

1: Introduction

Steven Price of The Archaeology Co. has been commissioned to prepare a WSI for a Level 3 historic building survey of the Duke of York, Colne Road, Burnley. Planning condition 4 of application APP/2017/0140 states that:

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

Reason: To ensure and safeguard the recording and inspection of matters of archaeological/ historical importance associated with the building / site having regard to Policy E19 of the Burnley Local Plan Second Review.

This document forms the Written Scheme of Investigation (WSI) which outlines the programme of work required to undertake this survey.

2: Site Location

The site lies at the junction of Colne Road with Briercliffe Road to the north of Burnley town centre. The postal Address is Colne Rd, Burnley BB10 1DT and the National Grid Reference is SD 84555 33927. The building is Grade II listed and the building description reads as follows:

Hotel, now public house. Dated 1888 at 1st floor of west side; altered. Coursed sandstone rubble with freestone dressings, Cumberland slate roof. Jacobean style. Triangular plan on acutely-angled corner site at junction of Colne Road and Briercliffe Road. EXTERIOR: 3 and 2 storeys over cellars, 6:3 windows respectively plus a canted bay at the angled south end of the 2-storey portion; with a plinth, moulded sillband and impost band to 1st floor, plain frieze, moulded cornice and plain parapet (except the 2-storey portion which has no parapet). The 5th bay of the

main range has a large doorway in an architrave composed of coupled pilasters with tall moulded consoles and a dentilled cornice, above this a sunk panel with raised lettering "DUKE OF YORK", a cross-window at 1st floor with an enriched pilastered architrave and panelled crest inscribed "1888", and a sashed window at 2nd floor breaking the cornice; the 2nd bay has a shallow 3-light oriel at 1st floor; most other windows are 2-light sashes with moulded surrounds and mullions, those at ground floor with shouldered lights and simplified cornices on consoles, those at 1st floor with stilted heads and moulded cornices and those at 2nd floor with raised sills on moulded brackets. Ridge chimney and gable chimneys. The 2-storey 3-window portion to the right has a large tripartite architrave to windows of 2, 2 and one light at ground floor, with pilasters and elongated consoles to a cornice; at 1st floor an oriel with a moulded corbel, flanked by single-light sashes; and at the south end a 2-storey canted bay which has a clockface in a carved surround set in the upper half of the central 1st-floor window. All these sashed windows have square upper leaves, mostly retaining intricate geometrical stained glass. Rear (to Briercliffe Road) similar but simpler, including doorways to both portions and staggered stair windows. INTERIOR altered. Forms a striking feature of the streetscape at this junction, and groups with Church of St Andrew to the north (qv)

3: Historical Background

A building is shown in the location on the 1848 OS map, labelled as 'HEWBREW HALL T.P.' and the surrounding area is rural, with rectangular fields surround the site. By the time of the 1893 a triangular building is shown on the site, labelled as a hotel. The surrounding area had developed substantially by this time, with terrace housing dominating the area. The OS maps of the early 20th century show little change to the site or the surrounding area.

4: Historic Building Survey

Aims

Buildings are an important part of the historic environment as they provide information on historical technology, social structure and lifestyles. The alteration of buildings may remove evidence of their past uses and occupation and make it more difficult for future historians to understand and interpret them. The aim of the survey is to preserve 'by record' the information that may be lost as a result of demolition or alteration. This will be achieved by recording and analysing the plan form, function, age and development of the building and by the preparation of a written, drawn and photographic archive for future reference.

Method

This shall comprise a field survey recording of the building. The survey shall be performed to level 3 of Historic England's 2016 "Understanding Historic Buildings, a guide to good recording practice". This is an analytical record which "will comprise an introductory description followed by a systematic account of the building's origins, development and use. The record will include an account of the evidence on which the analysis has been based, allowing the validity of the record to be re-examined in detail. It will also include all drawn and photographic records that may be required to illustrate the building's appearance and structure and to support an historical analysis" (ibid., 26).

The building survey will therefore include:

- The form and fabric of the building, along with a measured survey, with a view to producing plans at each level of the building and one representative cross section. These shall be produced at 1:50 scale at least;
- Architects plans are to be supplied and, after checking their accuracy using hand tapes and hand held electronic distometers, they shall be used as the base for archaeological details to be added;
- A photographic survey of the building's external appearance and internal rooms, as well as detailed photographs and/or drawings of key architectural features or features evident of past function. Photographs

will be taken on 35mm black and white film for archive purposes duplicated with high resolution digital photography of at least 12 megapixels and saved as TIF files. All photographs will contain an appropriate photographic scale and the locations and direction will be marked on a photograph location plan.

- An historic map regression will be undertaken along with historical research into the site, with a view to producing a short account of the history of the building as well as putting the building into its surrounding context;
- Areas which may hold key information to the understanding of the buildings development, but are currently obscured, will be identified to inform where an archaeological watching brief should be undertaken during stripping out/demolition;
- The building will be formally described internally and externally.

The assessment will be carried out in accordance with the guidelines laid out by the “Standard and Guidance for Historic Building Surveys” (Chartered Institute for Archaeologists 2014) to Historic England level 3 standards as stated above.

Reporting and Publication

Following the building survey, the results will be described within a fully illustrated report, which shall include the following:

- A summary of the survey’s findings;
- The background to the survey, which will include an outline of the planning context, the survey dates and location details;
- An outline of the survey methodology;
- A summary of the sites history, development and importance, including a discussion of the building(s) in its local and regional context;
- A formal and descriptive account of the buildings, with reference to plans, elevations and photographs;
- A set of measured scaled drawings showing plans and at least one representative cross section;
- Plan or plans showing the location and direction of the photographs;

- The identification of currently obscured areas of historic fabric which will be exposed by the development works that should be subject to a watching brief;
- A complete bibliography of all reference materials including those consulted but not referenced in the text
- A copy of the report will be sent to the client, Lancashire Archaeological Advisory Service (LAAS) and Lancashire Historic Environment Record (archaeology@lancashire.gov.uk)
- Should a publication be required, an updated Written Scheme of Investigation will be produced, which will define in detail the nature the form of the proposed publication. A separate costing will be required for this, in agreement with the client and LAAS
- The contents and location of the archive

5: Archive

The site archive will conform to the guidelines set down in Appendix 3 of the Management of Archaeology Projects (Historic England 1991). The written, drawn and photographic archive will be placed with Lancashire Record Office within a reasonable time of completion of the project. This shall comprise a bound copy of the report as well as a PDF/A copy on CD and the black and white photographs. The OASIS record shall be completed, including an upload of the report. LAAS will be notified by email once deposition has taken place.

6: Staff

Steven Price of the Archaeology Co. is nominated to carry out the works. All fieldwork will be undertaken by Steven Price BA (Hons.) MA, MPhil, PCIfA as well as other trained staff under his guidance.

7: Timetable

It is anticipated that the historic building assessment will be undertaken over a period of one week, and a report will be produced within four weeks of commencement.

8: Health & Safety

All project staff will adhere to the Code of Conduct of the Chartered Institute for Archaeologists. The project will follow the requirements set down in the appropriate Standard and Guidance notes prepared by the Chartered Institute for Archaeologists. Staff will comply with the Health and Safety at Work Act 1974 and risk assessments will be undertaken prior to any fieldwork taking place.

9: Monitoring

Lancashire Archaeological Advisory Service will be notified in advancement of the commencement of the works. LAAS will be kept informed of developments during the scheme and it is recognised they may visit the site during the fieldwork element to monitor the archaeological work.

10: Insurance

The Archaeology Co. maintains Professional Indemnity Insurance to £1,000,000

Bibliography

- CIfA (2014) "Code of Conduct and Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings and Structures"
- English Heritage (2006) "Management of Research Projects in the Historic Environment" (MoRPH)
- Historic England (1991) "Management of Archaeological Projects"
- Historic England (2016) "Understanding Historic Buildings: A Guide to Good Recording Practice"
- NPPF (2012) "National Planning Policy Framework"

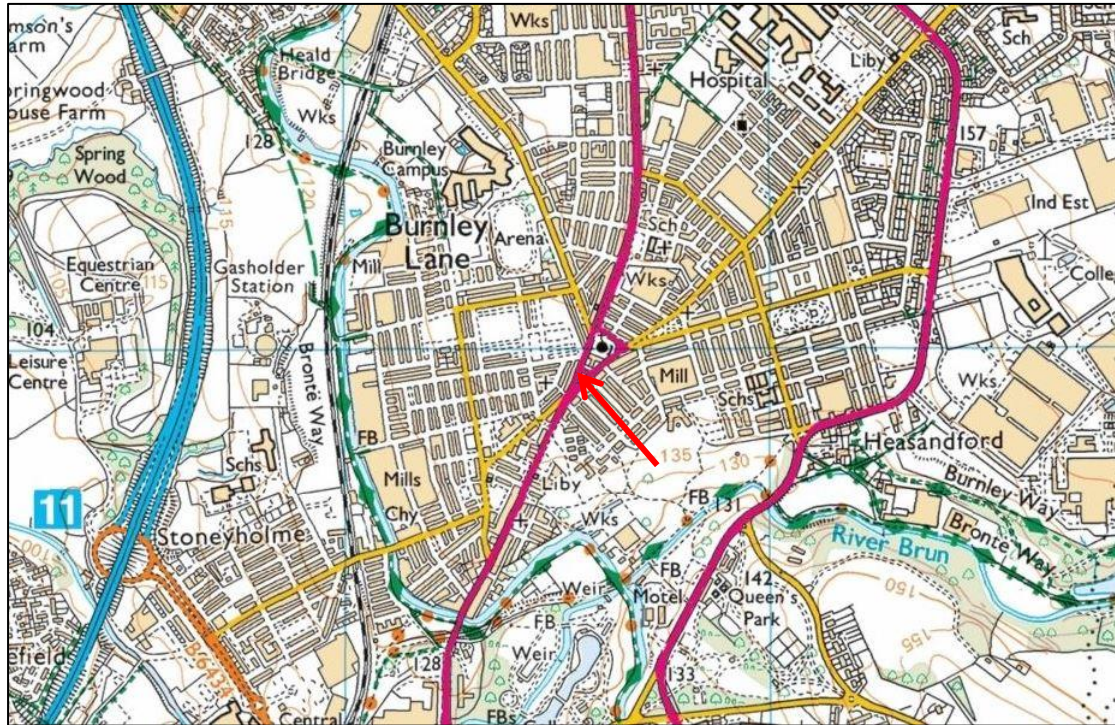


Figure 1: Location Plan (OS Licence Number: 100057911)



Figure 2: 1848 OS Map Lancashire Sheet LVI



Figure 3: 1893 OS Map Lancashire Sheet LVI.14



Figure 4: 1912 OS Map Lancashire Sheet LVI.14

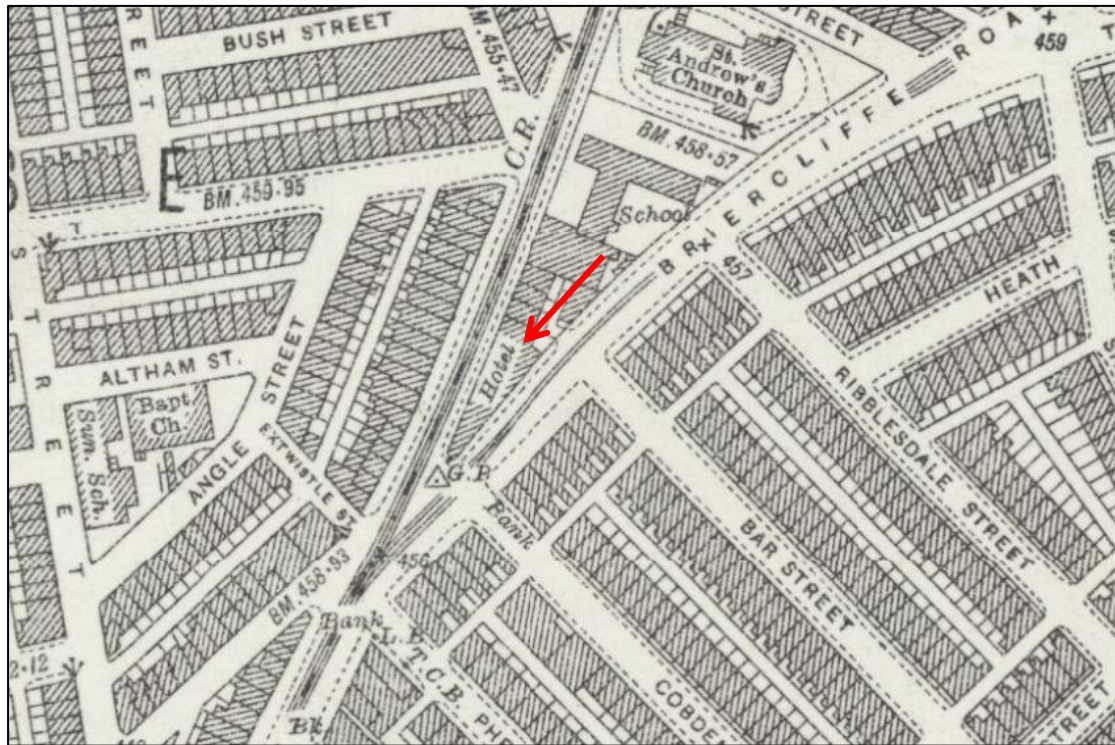


Figure 5: 1932 OS Map Lancashire Sheet LVI.14