

BHCR20



THE BROOKE HOTEL, BROOKE ROAD WEST, CROSBY, SEFTON, MERSEYSIDE

ARCHAEOLOGICAL EVALUATION & BUILDING RECORDING

PLANNING REF. DC/2020/02174 & DC/2020/01396

commissioned by SEP Construction Ltd

January 2021

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PROJECT INFO:

HA Project Code **BHCR20** / NGR **SJ 31350 98773** / Parish **Crosby** / Local Authority **Sefton Metropolitan Borough Council** / OASIS Ref. **headland6-406935** / ArchiveRepository **Museum of Liverpool**

PROJECT TEAM:

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part of the **RSK** Group



PROJECT SUMMARY

This report describes the results of a programme of archaeological evaluation and building recording at The Brooke Hotel, Crosby, Merseyside.

Map evidence suggested that prior to the construction of the Brooke Hotel in the 1920s the site was occupied by small structures likely to be domestic houses, and by 'Heath Villa', a large domestic dwelling probably similar to the 19th century 'merchant houses' still standing in the Waterloo area to the south.

The building recording found that the Brooke Hotel was constructed during the period 1909–1927: the architectural style suggests a date after WWI (1918). The building had been heavily modified in the late 20th century and retained no significant original internal features.

The trial trenches found limited evidence for the buildings pre-dating the construction of the Brooke Hotel, though an area of insubstantial brick paving in the western trench may relate to Heath Villa or associated outbuildings. Brick foundations in the eastern trench probably relate to the cottages which occupied the site prior to the 1920s.

The report recommends no further archaeological investigations are necessary to satisfy the planning condition.

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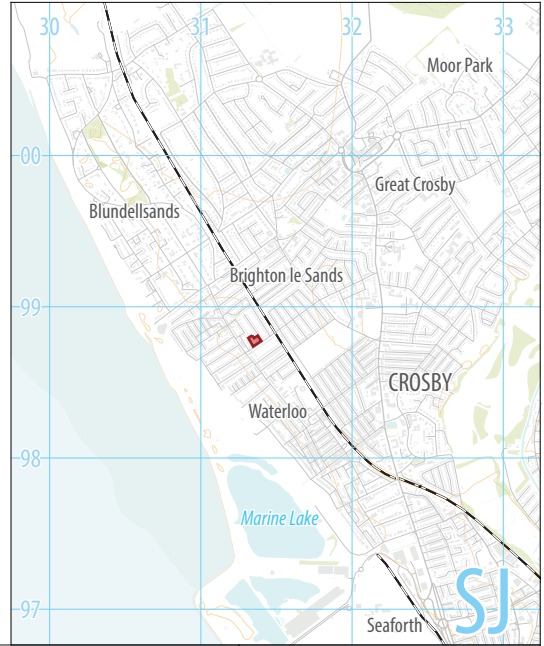
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The Brooke Hotel
 Brooke Road West
 Crosby, Sefton
 Merseyside



0 200km
 1:12,500,000 @ A4



0 20m
 1:1,000 @ A4

development boundary
 archaeological feature
 trench location



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ILLUS 1 Site location

THE BROOKE HOTEL, BROOKE ROAD WEST, CROSBY, SEFTON, MERSEYSIDE

ARCHAEOLOGICAL EVALUATION & BUILDING RECORDING

1 INTRODUCTION

This report was produced by Headland Archaeology (UK) Ltd for the client SEP Construction Ltd and describes the results of a programme of archaeological evaluation and Level 1 building recording.

The site was being redeveloped for housing by the client and the fieldwork was commissioned as a result of a planning condition imposed by Sefton Metropolitan Borough Council (Planning ref DC/2020/02174 & DC/2020/01396).

The project was undertaken in accordance with a Written Scheme of Investigation supplied by the client (Burns 2020).

1.1 SITE LOCATION AND DESCRIPTION

The site is situated on the northern side of Brooke Road West, Crosby, Merseyside at NGR SJ 31350 98773 (Illus 1). Prior to redevelopment it was occupied by the Brooke Hotel and its associated grounds including a bowling green.

The site lies c 1.3 km to the south of the historic core of Crosby village, in an area now largely occupied by domestic housing. It is bounded to the south by Brooke Road West, to the east by Rosebery Avenue and to the north and west by domestic properties and gardens.

The total site area is 0.33 ha.

The underlying solid geology consists of sandstones of Triassic red sandstones of the Helsby Formation (Sellafeld Member), These are overlain by superficial deposits of Quaternary Blown Sand (<https://mapapps.bgs.ac.uk/geologyofbritain/home.html> consulted 2/11/20)

1.2 ARCHAEOLOGICAL BACKGROUND

The site lies outside the historic core of the village of Crosby and although the Merseyside Historic Environment Record has not been consulted the site's present urban character suggests that it has little or no potential for the presence of remains pre-dating the medieval period.

Although prehistoric sites are documented in Sefton, and some have been excavated, these are generally identified by fieldwalking and consist of shallow, badly truncated features associated with small quantities of stone tools unlikely to have survived the 19th and 20th century development of the site described below.

Although Roman sites are known from Sefton, none have been excavated, the closest to Brooke Road West is a rectangular cropmark to the south of Ince Blundell, c 2km to the north-west. Analogy with other excavated Romano-British settlement sites on Merseyside suggests that it is a small farmstead or similar site. Although the possibility of Roman deposits within the site cannot be eliminated, the later development of the site for housing and the Brooke Hotel suggests that any present would have been extensively disturbed.

The placename 'Crosby' is of Norse origin and suggests the presence of a Norse speaking population from the early 10th century. The nature of Norse settlement in North-West England remains poorly understood, the period is perhaps the least well represented in the region's archaeological record, but on present evidence it is likely that any settlement was concentrated in the village core and the present site is of low potential.

There is better evidence for the medieval and early post-medieval periods, though in this part of Sefton it remains heavily reliant upon documentary and map evidence.

The earliest survey of Great Crosby is held by Lancashire Archives and was produced for the Molyneux family in 1769 (Lancs Archives Ref DDM/14/12) though this couldn't be accessed due to Covid-19 restrictions and no copy was available via the Merseyside Historic Environment Record.

William Yates' Map of Lancashire was published in 1786 (Illus 2). It showed the site as lying to the south-east of a racecourse in use from the late 16th to the early 19th century (Cochrane 2005). No buildings were shown on the site and the stippling suggests that it was occupied by sand dunes.

The earliest detailed map of Crosby is the 1844 Tithe Map which shows the site of the Brooke Hotel lying within a largely agricultural landscape of small enclosed fields (Illus 3). The site of the Brooke Hotel was occupied by a cluster of small structures (Plots 223b–236b) which on the accompanying apportionment were identified as houses and cottages, most owned by William Holden and let to a range of tenants. Holden occupied 231b which was identified as a 'Beer House', a form of public house licensed under the Beer House Acts of 1830 and 1840. The western half of the Brooke's site was occupied by two larger structures. Plot 227b was a house and garden owned by the Reverend Formby and occupied by Joseph Meacock, Plot 228b was described as 'outbuildings', also owned by Formby but occupied by John Bradley. In the wider area Marine Terrace, which survives to the present, was shown to the west.

The 1850 First Edition OS survey (based upon surveys of 1845–8) showed the wider hinterland around the Brooke as unchanged; the Liverpool to Southport railway, opened in 1848 was not indicated, but would have been under construction (Illus 4). Brooke Road West was labelled 'Brighton Road' and the associated cluster of houses labelled 'Brighton'. The site of the Brooke Hotel was occupied by what appear to be two structures, one apparently labelled 'Heath Villa'. However, a close inspection suggests that these were the cottages depicted on the Tithe Map and that perhaps 'Heath Villa' referred to Joseph Meacock's house to the west, ie Plot 227b on the Tithe Map. What appears to be a single building was shown at the latter location, suggesting that plots 227b and 228b had been redeveloped. The use of the term 'villa' may imply that this was a 'merchant's house' of a type commonly constructed in Liverpool's suburbs during the 19th century and still a common house type in Waterloo to the south. The Brighton placename suggests that this was perhaps a speculative development related to the construction of the railway, though Cochrane (2005, 80) dates the name to c 1840, so it may pre-date the railway.

The 1857 Waterloo and Seaforth Sewer Map (Illus 5) showed the site's layout unchanged since the 1840s, though 'Heath House' was unambiguously associated with the cottages.

The 1893 25 inch edition (Illus 6) showed the site unchanged from the 1850s, as does the 1909 edition (Illus 7), though a smithy is labelled to the west of the site boundary.

The Brooke Hotel was first shown on the 1927 OS edition (Illus 8) and remains unchanged in layout to the present day.

An undated photograph in Sefton Archives (Illus 9) is described in the catalogue entry as being of the 'Brooke Hotel', Brooke Road'. The form of the building is however quite different to that of the hotel constructed in the 1920s and currently standing on the site. It was a two storey building of two bays with a low, single pitch, roof. The frontage was pierced by two entrances which perhaps equate to the gap between the two blocks depicted on historic mapping. A large sign read 'Brooke Hotel Threlfall's Liverpool and Salford A[obscured]'. The people stood in front of the hotel are dressed in clothing typical of the late 19th or early 20th century. In the absence of other identifying features it is possible that the image is of a different location, though the building is consistent in size with that shown on 19th and early 20th century mapping and the surrounding landscape of fields visible in the background is consistent with the landscape depicted on contemporary mapping, so it is considered likely that this is an image of the predecessor to the pub constructed in the 1920s.

1.3 AIMS AND OBJECTIVES

The objective of the evaluation trenching and Level 1 Building Record were defined in the WSI as being to provide sufficient information for informed decisions to be made regarding:

- › The presence or absence of archaeological features;
- › An assessment of their significance and importance in line with the NPPF;
- › The likely impact of the development upon any such features;
- › The appropriate mitigation of the development's impact upon those remains;
- › A basic photographic record of the existing building through an image bank.

2 METHODOLOGY

2.1 SITE WORKS

The evaluation excavation was conducted according to the methodology described in the WSI (Burns 2020) and in accordance with the following documents:

- › Code of Conduct (Chartered Institute for Archaeologists, 2019)
- › Standards and Guidance for Archaeological Field Evaluations (Chartered Institute for Archaeologists, 2020)

Trenches were excavated using a 13t, 360°, tracked mechanical excavator fitted with a bladed bucket, to depths where archaeological features were identified, or geological deposits encountered.

Level 1 Building Recording was conducted in accordance with the following documents:

- › Standard and guidance for the archaeological investigation and recording of standing buildings or structures (Chartered Institute for Archaeologists, 2020).
- › Understanding Historic Buildings: A Guide to Good Recording Practice (Historic England 2016)

2.2 RECORDING

Exposed archaeological remains were recorded on Headland Archaeology evaluation trench sheets and a representative sample of features identified were subsequently excavated by hand to determine form, function and retrieve dateable material.

Drawings of significant archaeological remains and the general stratigraphy of the site were produced at a scale of 1:10 or 1:20 where appropriate or digitally surveyed.

All recording followed standard archaeological guidelines as set out by the Chartered Institute for Archaeologists (CIfA). The recorded contexts were assigned unique numbers and recording was undertaken on Headland Archaeology pro forma context record sheets.

Context numbers followed a two-digit format (eg 01, 02 etc) prefixed by the Trench number. Digital photographs were taken of all trenches and identified features, with a graduated metric scale clearly visible.

An overall site plan of the trenches and recorded features was digitally produced.

Building Recording consisted of a photographic survey and inspection of the interior. Because the roofing materials had been removed and the front elevations obscured by hoarding, photographs of the exterior supplied by the client have been used in this report.

2.3 REPORTING AND ARCHIVES

It is proposed to deposit the project archive with Museum of Liverpool.

distance of 4.00m. This was constructed in hand-made unfrosted brick on a bed of lime mortar and was perhaps a yard surface associated with one of the outbuildings depicted on the 1844 Tithe Map. It had formerly extended to the west but had been removed during construction of a piling mat in that area prior to receipt of the condition (communication from client). Following recording this was excavated by machine which exposed underlying deposits of windblown sand.

Trench 2 measured 5x10m and was situated to the east of the Brooke Hotel (Illus 10). The earliest deposits were two walls, Context 4 was aligned north-south and was bonded at its mid-point by Context 5 which was aligned east-west and truncated at its western end by the east wall of the Brooke Hotel (Illus 12). Both walls were constructed in locally produced hand-made unfrosted red-brick and bonded with lime mortar. Both consisted of a single skin of bricks and survived to a depth of 2-3 courses (c 210mm). Two short sections excavated across the walls found a single fragment of clay tobacco pipe stem and a fragment of transfer printed earthenware dating to the 19th century.

No internal or external surfaces associated with these walls survived, small areas of darker material within the footprint of the structure were rapidly excavated by hand and shown to contain fragments of brick, lime mortar and Welsh roofing slate. These deposits are not described in detail but are considered to be related to demolition of the structure in the 1920s.

Contexts 4 and 5 are interpreted as the foundations to the cottages depicted on the 1844 Tithe Map.

The walls described above were sealed by a c 100mm thick layer of black, sandy topsoil containing frequent brick, tile and mortar fragments.

In addition to the trenches described here, an area measuring c 15 x 20m at the north end of the site which had been stripped of top soil prior to the start of the evaluation was inspected. This area broadly coincided with the house depicted on the Tithe Map: no archaeological deposits were observed.

3.2 FINDS

The only finds in Trench 1 were the occasional fragments of late 19th or early 20th century transfer printed earthenware noted in contexts 1 and 2. These were discarded on site.

In Trench 2 a single sherd of late 19th century Coarse Darkware was found in the deposits which sealed the walls. A short section of 19th century clay tobacco pipe stem and a single fragment of Transfer Printed earthenware were found in a short section excavated across Context 4. The only significance of these finds is that they confirm the 19th century date of the foundations and it is not proposed to retain them a part of the project archive.

3.3 ENVIRONMENTAL

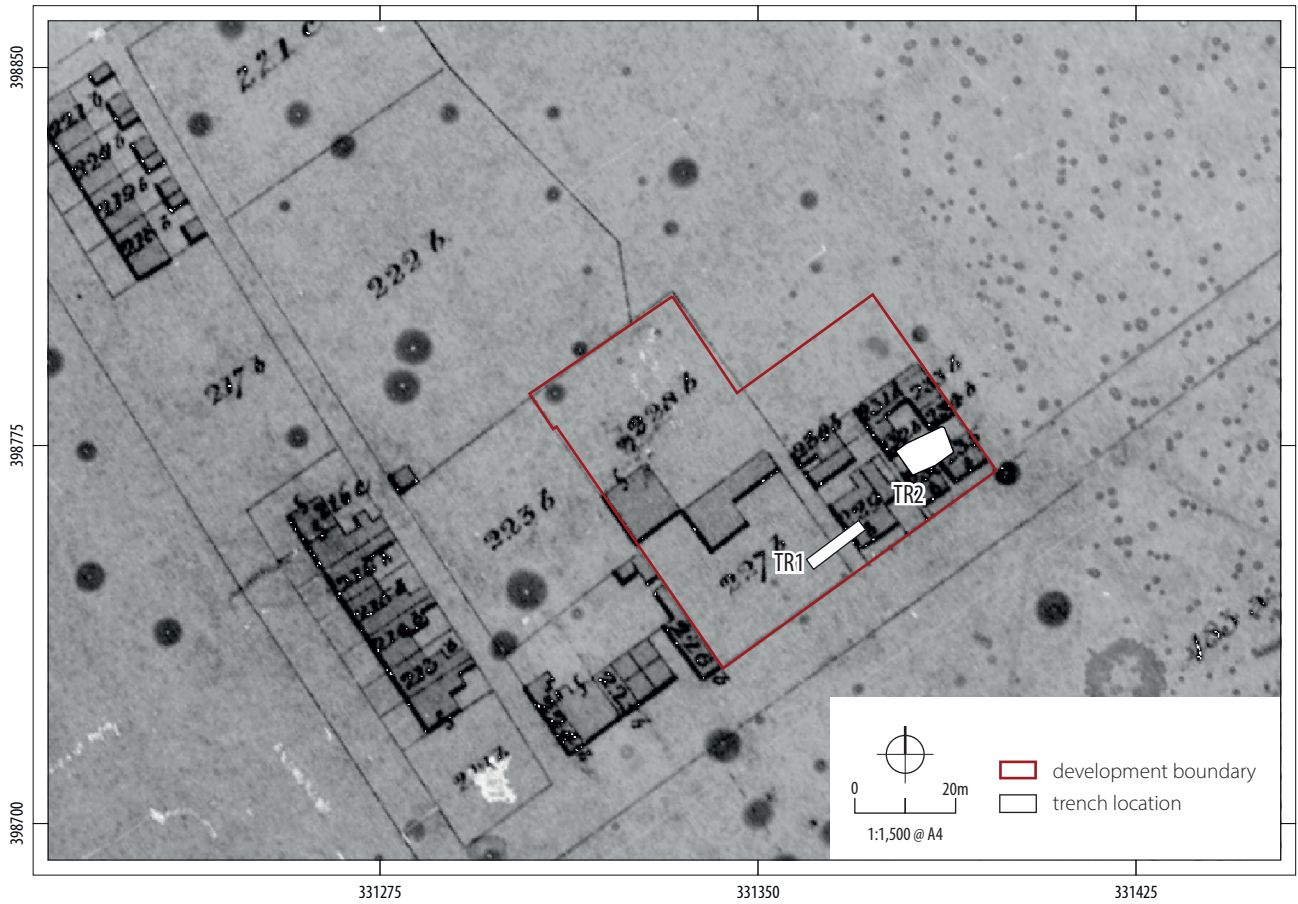
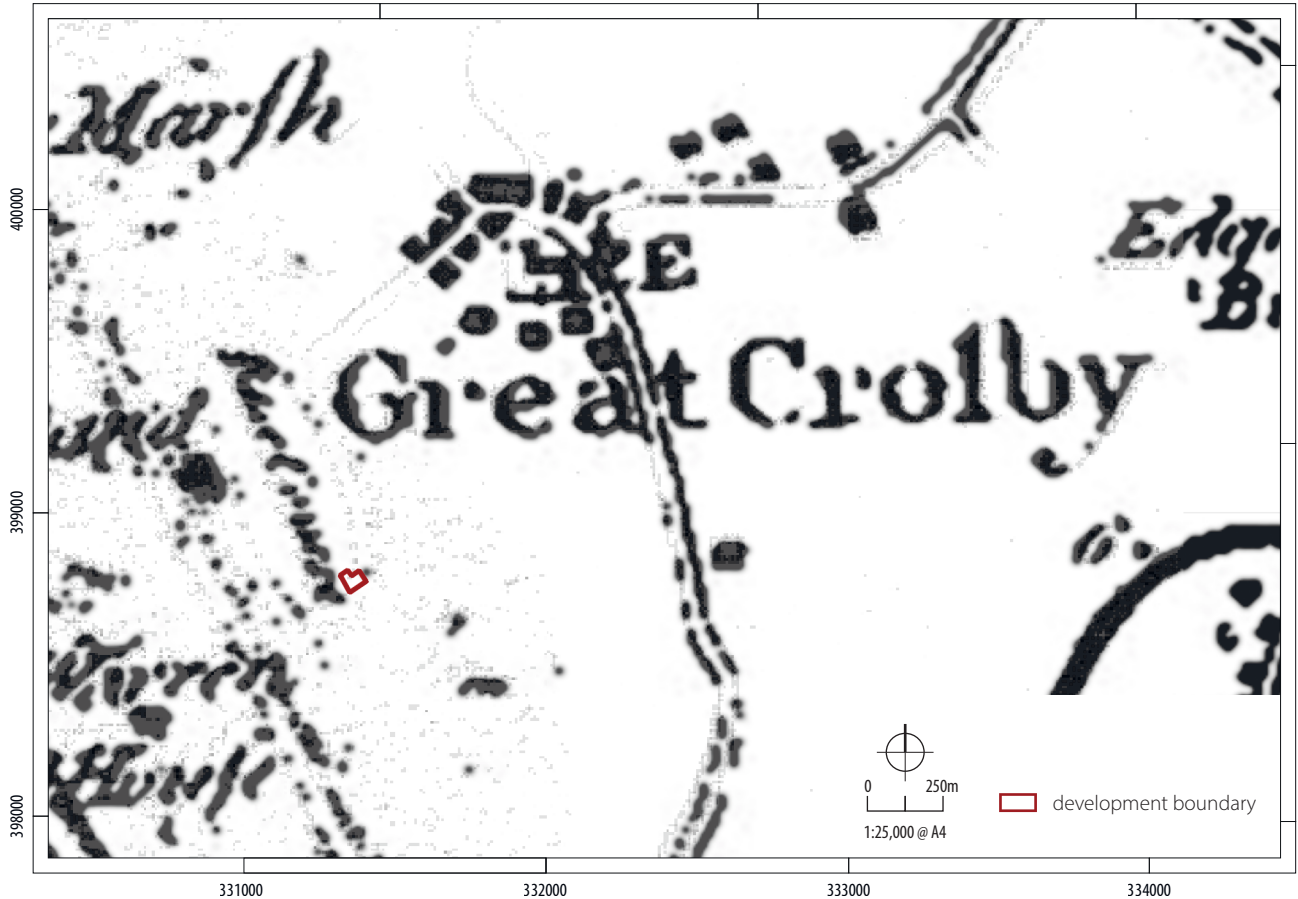
No deposits suitable for environmental sampling were present.

3 RESULTS

3.1 EXCAVATION

Trench 1 was aligned east-west and situated at the front (south side) of the plot. It was 2m wide and excavated for a length of 10 m (Illus 10). Geological deposits consisted of soft, fine grained yellow wind-blown sand. The only archaeological deposits encountered consisted of two parallel gullies (Contexts 1 & 2) filled with modern materials (brick, glazed tile and transfer printed earthenware) of early 20th century date. (Illus 11). The origin and function of these features is uncertain, but they appear to relate to the construction of the Brooke Hotel in the 1920s.

To the west of these was an area of crudely constructed brick paving (Context 3) which covered the whole of the trench surface for a



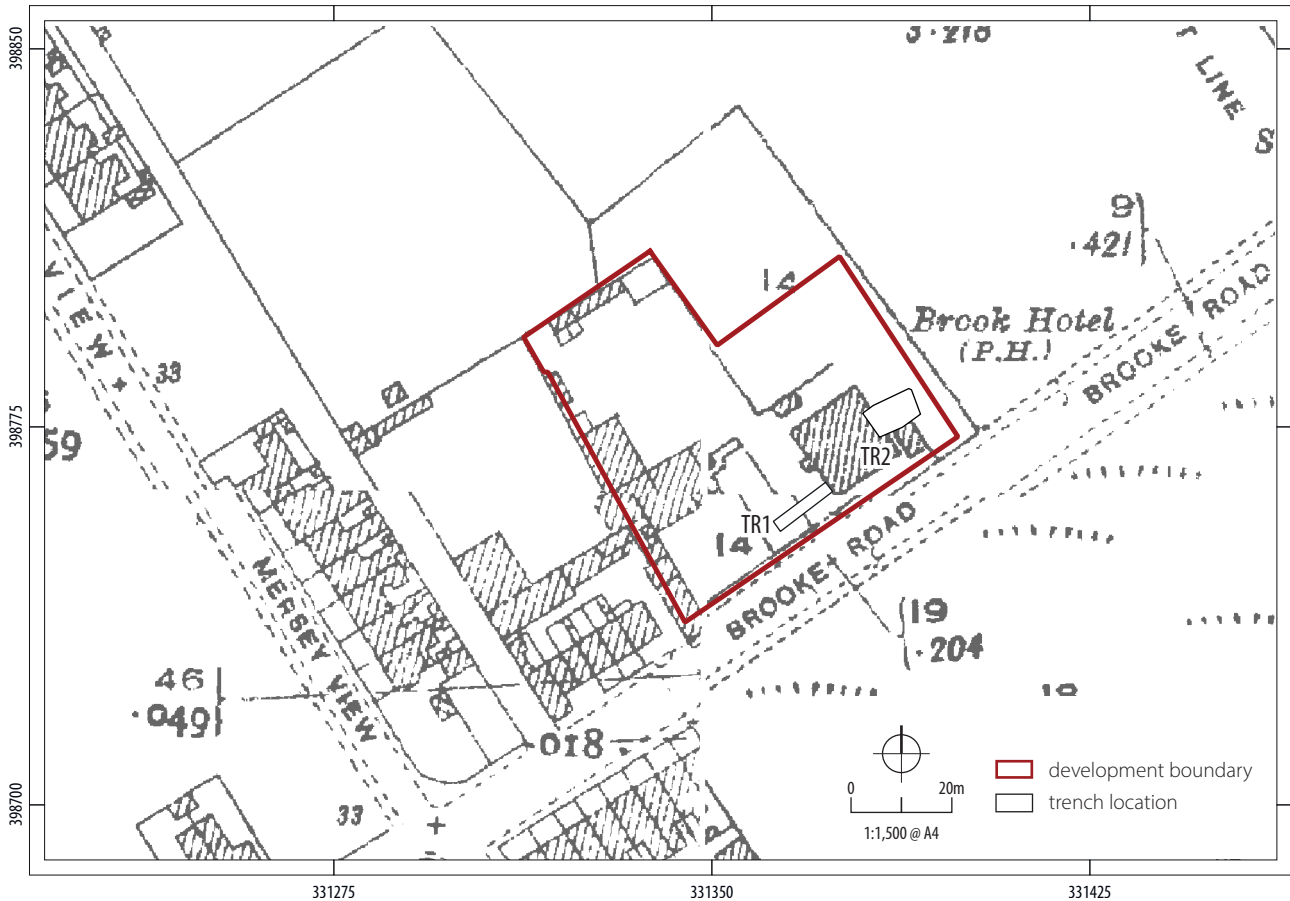
ILLUS 2 Part of Yates' Map of Lancashire published 1786 ILLUS 3 Part of the Great Crosby Tithe Map surveyed 1844



ILLUS 4 Part of the First Edition OS 6 in to the mile survey published 1850 ILLUS 5 Part of the Waterloo and Seaforth Sewer Plan dated 1857



ILLUS 6 Part of the First Edition OS 25 to the mile survey published in 1893 ILLUS 7 Part of the 25 inch to the mile survey published in 1908



ILLUS 8 Part of the 25 inch to the mile survey published in 1927

3.4 BUILDING RECORDING

The Brooke Hotel was a two storey, purpose built, public house in 20th century Tudor Revival style (a type often referred to as 'Brewer's Tudor'). The principal elevation fronted south onto Brooke Road West and on the ground floor was a mix of brickwork, and fake timber framing with brick noggin. The door was framed in neatly dressed stone and there were stone mullioned windows at the west end of the elevation (Illus 13). The roof was clad in Westmorland slate (R Burns, pers comm) though this had been removed prior to the commencement of this project.

Above the front door a painted sign showed that the hotel had been owned by Whitbread West Pennines Ltd (Illus 14) who were presumably the original builders of the hotel.

The other elevations were more plainly constructed but also featured mock timber framing above a brick faced ground floor (Illus 15).

Internally few original features survived. At ground floor level internal walls had been removed, probably in the late 20th century to create a single bar area. Two stone fireplaces were the only significant features (Illus 16 and 17). At first floor level there was an external balcony area between the two side wings, again probably created in the late 20th century. No internal fixtures or fittings survived.

4 DISCUSSION

The Brooke Hotel was constructed in the 1920s in 'Mock Tudor' style to a design common at the time. Externally it was little changed since first constructed.

Map and photographic evidence shows that it was constructed on the site of an earlier building, probably also used as a public house from the late 19th century. This seems to have been adapted from a group of six cottages constructed in the 19th century, before 1844. One of these was used as a Beer House, perhaps a precursor to the hotel.

The arrangement of the cottages around a central courtyard as depicted on historic mapping bears a resemblance to the court housing more commonly associated with the centres of cities such as Liverpool and Manchester. Examples of this type of 'Back to Back' construction occur in smaller towns, such as nearby Ormskirk, as well as more rural settings where it was used to reduce building costs and to increase security and insulation. Its presence in Crosby is not unusual (Dr Liz Stewart, Museum of Liverpool, pers comm).

There was no evidence for archaeological remains pre-dating the 19th century at the site.

Short sections of foundation relating to the 19th century cottages and a yard surface were identified by the trial trenches: these were severely truncated by later development and no other features survived.



ILLUS 9 Photograph of the Brooke Hotel c 1900
 © copyright Sefton Libraries 2014–2021, all rights reserved (PhotoID SS_HL3)

No evidence was found for a large 19th century house which occupied the area of the bowling greens to the west of the Hotel until the 1950s.

The Brooke Hotel was constructed c 1920 in ‘Mock Tudor’ style and was typical of suburban public houses of the period. Although little altered externally, the interior had been extensively modified in the late 20th century and few original features survived.

5 CONCLUSIONS

The map regression exercise, historic photographs and trial trenching has found that from c 1840 the site of the Brooke Hotel was occupied by small cottages and a large house owned by a member of the Formby family. The Formby’s were significant landowners in the wider area at the time. The cottages were typical of housing occupied by the rural poor in the mid-19th century.

No physical evidence survived for the Formby’s house, though the poorly preserved foundations of the cottages survived in Trench 2.

The Brooke Hotel was constructed c 1920–27 and was a typical example of suburban public houses of that date. Although little changed in external appearance, the interior had been extensively modified.

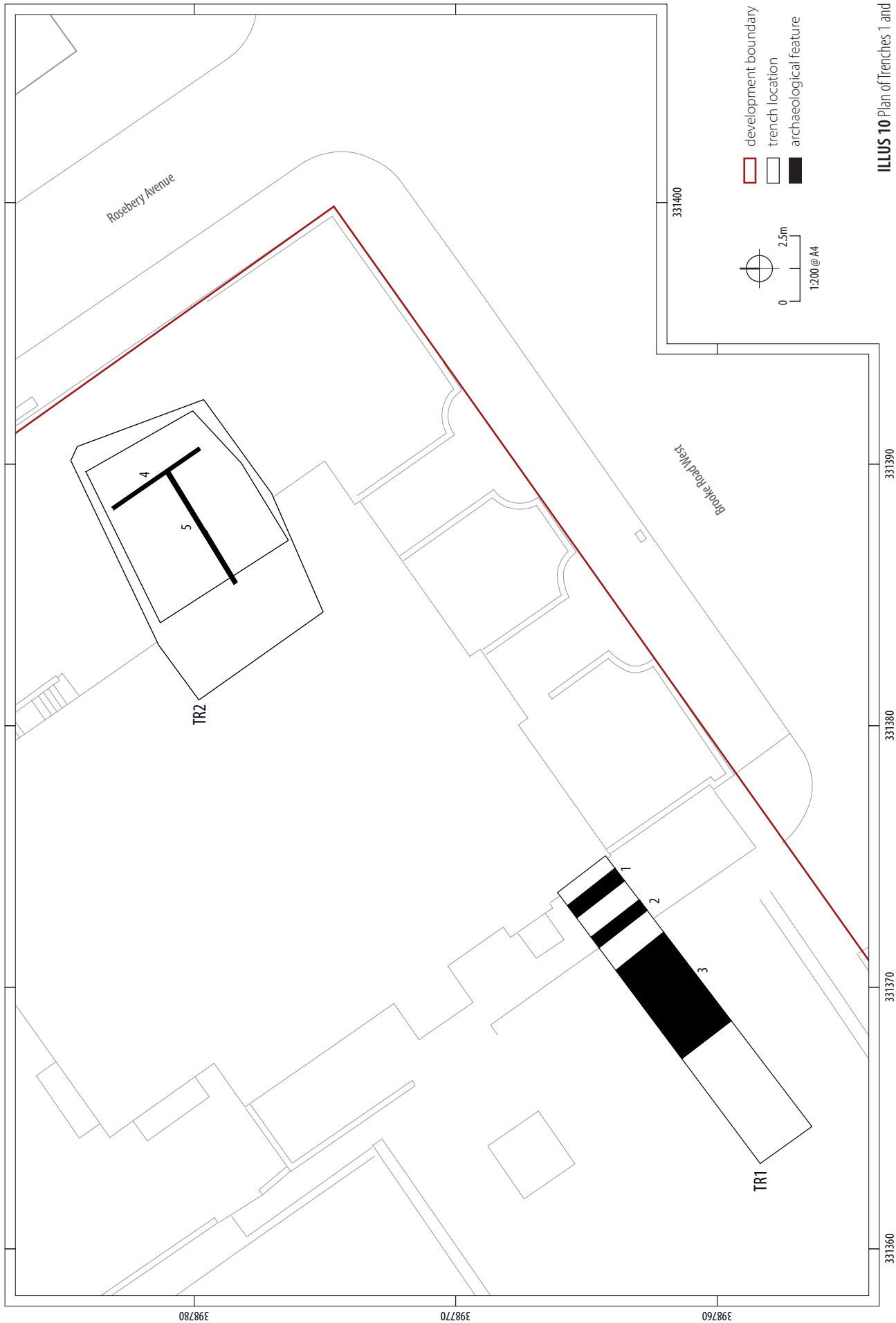
This report meets the objectives laid out in paragraph 2.3 of the WSI (Burns 2020) which were as follows:

‘...to provide sufficient information for informed decisions to be made regarding:

- › the presence or absence of archaeological features
- › an assessment of their significance and importance in line with the NPPF
- › the likely impact of the development upon any such features
- › the appropriate mitigation of the development’s impact upon those remains
- › a record of the existing building through an image bank.’

6 STORAGE AND CURATION

The archive is currently held by Headland Archaeology (UK) Ltd, North West. The client has supplied a signed Certificate of Transfer of the archive to National Museums Liverpool who are in the process of supplying an Accession Number. Once this is obtained the full archive will be deposited with Museum of Liverpool.



ILLUS 10 Plan of Trenches 1 and 2



ILLUS 11 View of Trench 1 looking east. Context 3 is in the foreground ILLUS 12 View of Trench 2 looking west. Context 4 is in the foreground



ILLUS 13 Front (south) and east facing elevations of the Brooke Hotel
ILLUS 14 Signage above front door of the Brooke Hotel



7 PROPOSAL FOR FURTHER ANALYSIS AND PUBLICATION

No further analysis or publication is required.

8 REFERENCES

Burns R (2020) *Written scheme of investigation for an Archaeological Evaluation at The Brooke Hotel, Crosby, Merseyside* [unpublished client report]

Chartered Institute for Archaeologists (CIfA) 2019 *Code of Conduct* (Reading) https://www.archaeologists.net/sites/default/files/CIfAS&GArchadvice_2.pdf accessed 2nd November 2020

Chartered Institute for Archaeologists (CIfA) 2020a *Standards and guidance for archaeological field evaluation* (Reading) http://www.archaeologists.net/sites/default/files/CIfAS&GFieldevaluation_1.pdf accessed 2nd November 2020

Chartered Institute for Archaeologists (CIfA) 2020b *Standards and guidance for the archaeological investigation and recording of standing buildings or structures* (Reading) http://www.archaeologists.net/sites/default/files/CIfAS&GBuildings_1.pdf accessed 2nd November 2020

Cochrane J (2005) *Mills, Mollies & Marl Pits The story of the township of Great Crosby* Crosby, Crosby Village Publishing

Historic England (2016) *Understanding Historic Buildings: A Guide to Good Recording Practice* <https://www.historicengland.org.uk/imagesbooks/publications/understanding-historicbuildings/> accessed 2nd November 2020



ILLUS 15 Rear elevation of the Brooke Hotel ILLUS 16 Internal fireplace ILLUS 17 Internal fireplace

9 APPENDICES

APPENDIX 1 CONTEXT REGISTER

CONTEXT NO	AREA	DESCRIPTION
1	1	Modern disturbance
2	1	Modern disturbance
3	1	Brick surface
4	2	Brick wall
5	2	Brick wall

APPENDIX 2 OASIS DATA COLLECTION FORM: ENGLAND

OASIS ID: *headland6-406935*

PROJECT DETAILS

Project name	Brooke Hotel, Crosby
Short description of the project	<p>This report describes the results of a programme of archaeological evaluation and building recording at The Brooke Hotel, Crosby, Merseyside.</p> <p>Map evidence suggested that prior to the construction of the Brooke Hotel in the 1920s the site was occupied by small structures likely to be domestic houses, and by 'Heath Villa', a large domestic dwelling probably similar to the 19th century 'merchant houses' still standing in the Waterloo area to the south.</p> <p>The building recording found that the Brooke Hotel was constructed during the period 1909-1927: the architectural style suggests a date after WWI (1918). The building had been heavily modified in the late 20th century and retained no significant original internal features.</p> <p>The trial trenches found limited evidence for the buildings pre-dating the construction of the Brooke Hotel, though an area of insubstantial brick paving in the western trench may relate to Heath Villa or associated outbuildings. Brick foundations in the eastern trench probably relate to the cottages which occupied the site prior to the 1920s.</p> <p>The report recommends no further archaeological investigations are necessary to satisfy the planning condition.</p>
Project dates	Start: 02-11-2020 End: 03-11-2020 / Start: 02-11-2020 End: 03-11-2020
Previous/future work	No
Any associated project reference codes	BHCR20 - Contracting Unit No.
Type of project	Field evaluation
Site status	None
Current Land use	Other 3 - Built over
Monument type	Public house/ Modern
Methods & techniques	'Targeted trenches'
Development type	Housing estate
Prompt	National Planning Policy Framework - NPPF
Position in the planning process	After full determination (eg As a condition)

PROJECT LOCATION

Country	England
Site location	Merseyside Sefton Crosby Brooke Hotel, Brooke Road West, Crosby
Postcode	L22 2BE
Study area	0 Hectares
Site coordinates	SJ 31366 98769 53.480908621902 -3.034347872802 53 28 51 N 003 02 03 W Point

PROJECT CREATORS

Name of Organisation	Headland Archaeology (UK) Ltd
Project brief originator	Local Authority Archaeologist and/or Planning Authority/advisory body
Project design originator	Rob Burns
Project director/manager	Mark Adams
Project supervisor	Mark Adams
Type of sponsor/funding body	SEP Contracting Ltd
Type of sponsor/funding body	Developer
Entered by	Mark Adams (Mark.Adams@Headlandarchaeology.com)
Entered on	29 October 2020



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