



**THE ARCHAEOLOGY CO.**

5 – 11 Brock Street, Lancaster  
Historic Building Survey

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October 2024

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## NON-TECHNICAL SUMMARY

Steven Price of The Archaeology Co. has been commissioned to prepare an Historic England level 3 building survey of 5 – 11 Brock Street, Lancaster. The work was carried out by Steven Price of The Archaeology Co.

The building was constructed in 1844 as an Oddfellows Hall with a series of back-to-back two story houses below. Meetings were held at the hall, as well as entertainment, becoming a concert hall by 1883. The building was purchased by Fell in the 1890's who turned it into a music hall. During this period the houses began to become shops, with people running businesses from their basements and living above. Following the fire in 1907 the hall did not reopen, and the northern and southern houses began to be combined, although still operating as shops.

## 1. INTRODUCTION

1.1 Steven Price of The Archaeology Co. has been commissioned to prepare a WSI for a level 3 historic building survey of 5 – 11 Brock Street, Lancaster. It is a requirement of condition 3 of Planning Application 23/00793/FUL that:

*No further development shall take place until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological building recording to level 3 as set out in 'Understanding Historic Buildings' (Historic England 2016). This must be carried out to the standards set out by the Chartered Institute for Archaeologists and in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority. These works shall result in the compilation and deposition of a formal report on the works undertaken and the results obtained. The development shall not be occupied or brought into use until the recording and reporting has been completed in accordance with the programme set out in the approved written scheme of investigation to the satisfaction of the council and that copies have been deposited with an appropriate archive and the Lancashire Historic*

*Environment Record. The development shall be carried out in accordance with the agreed details.*

*Reason: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the buildings/site*

- 1.2 This procedure followed the advice of Chapter 16 of the National Planning Policy Framework. This came into effect in March 2012 and has subsequently been updated, most recently in December 2023. Paragraph 211 of Section 16 states that “Local planning authorities should 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 2023).
- 1.3 Steven Price BA (Hons), MA, MPhil, PCIfA has been commissioned 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 and 3 surveys.



## 2. SITE LOCATION

2.1 The building lies on the north side of Brock Street at the junction with Mary Street, on its west side. The postal address is 5 – 11 Brock Street, Lancaster LA1 1UU and the NGR is SD 47760 61586. The building is not listed but is recorded on the Lancashire Historic Environment Record (HER) as entry PRN30814 “Oddfellows Hall, Nos. 5-11 Brock Street”.

2.2 The building is described in the HER thus:

*A large stone building, now used as a furniture shop but built originally as the Lancaster Oddfellows Hall (dated but partially defaced plaque on Mary Street gable). By 1893 the building had been subdivided into a series of small units, accessed from both Brock Street and a back passage off Mary Street, but by 1913 these had been combined in pairs across the width of the building. Inserted large glass shop windows at ground floor, but more original fenestration above.*

*Oddfellows Hall, built by William IV, earl of Lincoln and opened July 1844 by a parade of 800 society members, band, banners, etc. Sold in 1895 with the upper floors becoming 'Palace of Varieties' and later a billiard hall. Furniture shop 2008. Consent to convert upper storeys to residential, 10 December 2014*

### **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 (2020) 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 North West Research Framework was reviewed. In this instance, the scope of the project is quite small, but will address the following objective:

Ind85: How do public social buildings evolve, develop and change during this period?

## 4. METHODOLOGY

- 4.1 An appropriate record has been made of the buildings to Historic England level 3 standards. Floor plans, elevations and a representative cross section were required of the building. Architects' plans and elevations were to be supplied and, after checking their accuracy using hand tapes and handheld electronic distometers, were used as the base for archaeological details to be added. Section drawings were created on site using AutoCAD. Measurements were taken with hand tapes (5m and 50m), as well as distometers as appropriate. 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 The building was visited on 2 separate occasions. The first was the 17<sup>th</sup> November 2023 when photographs and measurements were taken. The second visit was on the 14<sup>th</sup> October 2024. Photographs were taken with an Olympus E600 Digital SLR camera (12 Megapixels) in RAW format. 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, where it was safe to do so.

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 A plan showing the location from which the photographs have been taken has been produced.

4.8 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.

4.9 The project was carried out in accordance with the recommendations of *The Management of Archaeological Projects* 2<sup>nd</sup> ed. 1991 and the Chartered Institute for Archaeologists' *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings and Structures* 2020.

## 5. HISTORICAL BACKGROUND

- 5.1 Lancasters origins can be traced back to the AD 70' s, when the invading Roman army built a fort at a strategically important defensive position overlooking the river on what later became Castle Hill (Shotter, 2004). The fort was maintained into the fifth century but was abandoned following the withdrawal of the Roman army. Following the Norman invasion, Lancaster is referenced as two settlements in the Domesday book, one apparently centred upon the church and another to the east, perhaps centred around the Stonewell area (Farrer and Brownbill 1914). A castle was erected in 1090 by Roger de Poitou and the town was granted a market in 1193 which was held every Saturday in the Market Square to the east of the Castle.
- 5.2 Despite its strategic location the town remained a principally agricultural settlement throughout the medieval period. The Dominican order settled in the town in 1260, building a friary upon land (Horsfield 2001, 6) The order was suppressed during the Dissolution in the 1530' s and the site sold to Thomas Holcroft in 1539 for £126 10s (White 2001, 53), who erected a house reusing some of the original buildings.
- 5.3 Lancaster entered a period of greater prosperity in the later seventeenth and eighteenth centuries, profiting from the growth of its port, with the importation of goods such as rum, cotton, sugar, and timber, as well as the trade in slaves to the West Indies. The profits were in part responsible for the rebuilding of the town's centre in sandstone. One of the earliest large-scale developments centred upon land to the east of the town, where in 1784 John Dalton was granted permission to lease some of his land for the construction of Dalton Square (White & Winstanley 1996, 7). The urban square was a fashionable architectural theme during the Georgian period.
- 5.4 The Oddfellows Hall was constructed at 5 – 11 Brock Street in 1844. It was noted in Farrer & Brownbill's "History of the county of Lancashire" (1911), when it was stated that "There are political, social and sporting clubs, as well as literary, musical and scientific societies. An Oddfellows' Hall was built in 1844; though it

has long been used for other purposes, there are still many lodges of Oddfellows and other friendly societies". Local societies formed in the 18<sup>th</sup> century, as working people sought solidarity and an elusive security in the uncertainties of early industrialization. These organizations offered the hope of practical social insurance, with surges in membership in the 1830s (D'cruze *et al* 1995). In January 1844 the Preston Chronicle reported "ODD FELLOWSHIP - In addition to the handsome donations of the borough members to the fund for ornamenting the Odd-Fellows' Hall, now erecting in Lancaster, Mr. Greene has signified his intention of becoming a member of the order" (13/01/1844)

- 5.5 The building is shown in detail on the 1849 Lancaster Town Plan, named as "Oddfellows Hall". Is shown as divided into 13 units, with 6 to the south and 7 to the north. All are approximately the same size, although the southwestern is slightly smaller and the northern larger. A large set of stairs are shown along the west gable, running upwards to the north. An undated etching shows the building soon after it was built. At ground floor level, Brock Street is shown as having a series of 6 doorways and windows, each relating to the different houses. To Mary Street the central doorway is also shown, with portico over and flanked by large sash windows. A pair of chimney stacks are shown to Brock Street, each comprising four pots and suggesting the fireplaces were along the south wall.
- 5.5 After its opening, the Rev. A. S. Page led services at the hall, however in 1857 it was reported that "the Bishop of Manchester has prohibited the Rev. A. S. Page from continuing his occasional services at Odd Fellows Hall, at Lancaster" (Leister Journal 25/12/1857). The issue was not resolved however and the following year it was reported that "The Bishop of Manchester has refused to allow the Rev. A.S. Paget, the incumbent of St. Anne's Lancaster, and the Rev. J. Lawrence, incumbent of Ellel, to officiate alternately with some dissenting ministers in special services for the working classes, in the Oddfellows' Hall, Lancaster. His Lordship justly observes that the clergy had much better confine themselves to their own share of duty" (Nonconformist 07/04/1858). This issue continued, not only in Lancaster but in other areas, such as Sheffield, where

town council refused to open the Free Library for religious services (Barnsley Times 06/03/1858).

- 5.6 Mr. Oulton was recorded as the Grand Master of Odd Fellows for Lancaster in February of 1873, when he spoke to members of the home office regarding an exemption clause to the licensing laws. It was noted that “he represented over 70,000 as honest, respectable men as need be seen, members of Odd Fellows and other societies; they occasionally, and always annually, held a feast, and could not enjoy themselves fairly as they might because they could not stay longer than the time allowed by law. They could not come as a rule, until nine, for they worked very late; the beerhouse-keeper could not get an exemption order; and he had often known the landlord charged with keeping a disorderly house and those found in it locked up. At one time he could go to the police superintendent and get a special permit, and he wished the privilege renewed” (Stratford-upon-Avon Herald 07/02/1873). In October the same year an advertisement was placed for a “High-class TALENT, October 27th and future dates, Parties sending extravagant terms will get no answer. Wanted, also, First-class Pianist, to open at once. Would like to hear from Mr. Bower if at liberty. Silence a polite negative’. Mr. E. Taylor Odd Fellows’ Hall, Lancaster” (The Era 05/10/1873).
- 5.7 In 1883 the building was referred to as “Odd Fellows’ Concert Hall, Lancaster”, with Captain Gordon as the business manager (The Era 01/10/1883). The building is shown again on the 1892 Lancaster Town Plan, and the layout is slightly altered, with the cross walls being slightly offset. In the same year the quarterly meeting of delegates from the lodges of the Lancaster District was held at the Brock Street Oddfellows’ Hall. It was recorded that “£93 7s. 5d. had been disbursed in district sick-pay to 47 old members and £80 paid as funeral benefit on the deaths of eight members, and two wives and two widows of members” (Lancaster Gazette 28/09/1892).
- 5.8 The building was purchased by Messer’s. Fell soon afterward, when it was re-constructed to become a music hall called, first, the Jubilee Theatre and later the ‘Palace of Varieties’ (Standfield 2017), named as such in an advert in the

Lancaster Standard and County Advertiser (09/11/1900) advertising “CAPTAIN DEVEROUX. With his great troupe of canine comedians, introducing ‘The Streets of London,’ Played by Dogs”. On 18 January 1902 it was announced that the “re-opening under new management of this popular place of entertainment has attracted very large audiences and Mr. Harry Gold, the manager, is to be congratulated on what he has arranged” (Stansfield 2017). The first animated pictures were played the same year (*ibid.*) A photograph of the street from the turn of the century shows the gable end to Mary Street, with posters lining the walls. The ground and first floor windows to the southern end at least, appear to have still been present, as does the inserted small chimney stack to the south side of the gable.

- 5.9 In February 1907 a fire broke out after a Saturday matinee and destroyed much of the interior. The fire was reported in the Lancashire Evening Post (04/02/1907), and gives a good account of the building:

*“A fire which threatened to assume alarming dimensions, broke out on Saturday evening at the Palace of Varieties, Brock-street Lancaster, owned by Messrs. Fell. The hall was originally used by the Oddfellows for their meetings, and occupies the upper part of a block running almost from Penny-street to Mary-street. The basement is occupied by seven shops, with the large premises of Messrs. Boots, cash chemists, at the Penny-street corner and Webber’s photographic establishment. P.C. Riding, on point duty, discovered the outbreak about 5.20, and the fire brigade under Superintendent Wearing, was speedily on the scene. A good pressure of water was available from the street mains. The fire, however, owing to the inflammable nature of the material near the stage, where the outbreak seems to have originated had got a good hold, and dense volumes of smoke issued from the windows, followed shortly by a mass of flame from the windows at the stage end on either side of the building. The brigade worked with a view to driving the fire from the valuable business premises on the Penny-street side, and also attacked it in the rear. For a time the flames made rapid headway, and it seemed as though the efforts of the firemen would be of comparatively little avail. ... While the fire was at its height*



*several of the shopkeepers who reside on the premises removed their furniture and bedding and as much stock as they could. Water poured through from the floors of the Music Hall, and though the outbreak itself was confined to the hall, the shops were considerably damaged by water.*

*...Messrs. Fell took over the hall from the Oddfellows several years ago, and it was sublet to the Salvation Army. The damage will be made good in the course of a week or two. An inspection of the scene of the fire this morning enables on to judge better as to the extent of the damage. Unstinted credit is due to the fire brigade for the successful manner in which they coped with the outbreak. Within six minutes of the alarm they had the first jet in operation, and although to the crowd it appeared that they were a long time in getting to the seat of the fire, they were doing splendid work in preventing the flames from traveling by attacking them from the Mary-street end. The floor and ceiling of this part of the building were saturated with water, and the effectiveness of this is seen in the fact that although the stage and the ceiling at that end are burnt, the fire did not travel beyond the forth row of chairs. The six windows at the far side of the hall were broken by the heat, with the exception of that under the gallery. The back part of the hall, excepting the glazing and the paintwork escaped.*

*... The six shops in the basement are occupied by Mr. J.W. Taylor, brushmaker; Mrs. Bewes milliner; Mr. Barnes, fruitier; Mr. Derome confectioner; Mrs. Hothersall, provision dealer; and Mr. Gerrard, tailor. All except the last two named have living premises above the shop, and they suffered considerable damage by water. Mr. Taylor's cellar was flooded to the depth of a foot. Bedding and stock were removed as far as possible. Mrs. Bewes suffered, especially heavily, and Mr. Barnes had several early editions of classical works, which he prized, very much damaged.*

- 5.10 Messrs. Fell never re-opened the theatre. Bewes and Taylor were both recorded in the 1905 list of electoral registers, although no building number was given. The 1911 census returns record Robert Edward Walmsley as a Meat Salesman at 5 Brock Street, living with his wife May and their three young children. At number 7 Paul De Rome is recorded,

listed as a Confectioner, Shop Keeper. He lived with his Wife Sarah. William Henry Barnes lived alone at number 9, working as a fruiterer (shop). At number 11 was Henry Bewes "Industry or Service Dealer", living with his wife Mary and their son Horace. 2 Mary Street appears to have been the property to the northeast corner of the building, where James Taylor, Grocer, lived with his wife Maggie and their four children. The 1913 OS map shows the site slightly differently. The building is still subdivided, although only into 6 units, so the houses were no longer back-to-back. The largest comprises the northeast corner of the building, taking up a this of the length of the rear and extending to the front to create a T-shaped plan. The unit to the southeast corner is therefore the smallest. The others are roughly rectangular, although the rear is offset from the front. The site remained the same on the 1939 OS map.

## 6. PHYSICAL DESCRIPTION

### General Description

- 6.1 (Plate 1) The building is a sandstone built three story building with basement. It is aligned roughly east – west with the main frontage facing south onto Brock Street. The roof is double pitched of slate and an adjoining building butts against it to the west side. A small square chimney has been inserted to the eastern end of the south pitch.

### Exterior

- 6.2 South Elevation (Plates 2 - 10). This faces onto Brock Street and is 6 bays long and formed of squared and coursed sandstone rubble. At ground floor level, to the west, are three large openings, with a single larger opening to the east, formed from inserted shop front windows. An RSJ lintel spans the eastern opening, although this shows evidence of having been raised. A single RSJ beam also spans the three openings to the west. These were formerly covered by the modern hoardings, which also covered the lower half of the windows. Brick piers faced in sandstone support the RSJ. At first and second floor levels, each of the bays contains a window. At first floor level these are portrait windows with rubbed dressed long-and-short sandstone surrounds, although no frames are present. To the east, three of the windows have had the sandstone cills removed and the lower part blocked, due to the raising of the RSJ lintel below. At second floor level each bay contains a tall portrait window, again with rubbed dressed sandstone surrounds. A sandstone string course runs across the face at this level, interrupted by the windows, which have been extended (see figure 3 for original facade). Decorative metal wall vents lie between first and second floor level, painted to match the sandstone. Quoins lie to each corner and sandstone coping lies to the eaves. A line of square stone corbels lie below the eaves, to support the now removed original guttering. The downpipe lies to the east side and cuts through the string course.
- 6.3 East Elevation (Plates 11 - 15). This forms the gable end of the building facing onto Mary Street. This is three bays wide and at ground floor level the modern

inserted shop front openings have been removed and blocked up (see figure 3 for original arrangement). The central blocked window is flanked by a pair of sandstone pillars. These may have been related to the original doorway, although are widely spaced. Above this, partially obscured by the modern signage, the ghost of a former double pitched portico is visible. At first floor level, to the centre, is a sandstone date stone reading "[??] HALL A. D. 1844" in a Walbaum typeface with a moulded surround. The 'Oddfellows' has been removed with no trace left. The stonework to this gable is of a larger dressed sandstone, matching the size and appearance of the sandstone quoins to each corner, suggesting it was the 'main' façade, as opposed to the residential south face. The sandstone string course continues around from the south elevation and forms the cills of three portrait windows at second floor level, showing the original window size. These have matching moulded sandstone surrounds. A further string course runs from the level of the eaves across the gable, further emphasising the significance of this face. The gable eaves have a matching coping, projecting slightly from the face. Finally, a small square chimney lies to the southern side of the gable with a single pot.

- 6.4 North Elevation (Plates 16 - 32). This forms the rear of the building and is constructed in a rougher sandstone rubble, coursed. Unlike the uniform yellow sandstone of the south and east elevations, here the stonework varies from yellow to buff pink, as was standard for lower status walling around Lancaster. The six bay structure is only replicated at second floor level, with the same large portrait windows, similar to those seen at second floor level to the south elevation. The westernmost has been converted to a fire escape with a metal fire escape staircase attached to the face. At ground floor level this cut across a window, which was a former doorway. At ground floor level there are total of 7 personnel doorways and 6 portrait windows. The easternmost doorway has been blocked completely with sandstone and has large square sandstone jambs, possibly suggesting it was a later insertion. Adjacent to this is personnel doorway with timber door and frame, set within a sandstone surround. West of this is a further doorway, although here lintel has been corbelled (plate 20) and appears more ornate than the other doors. This is likely to be a "Caernarfon lintel", a design which dates back to the 13<sup>th</sup>/14<sup>th</sup> centuries; examples are found in

Lancaster Castle, suggesting a deliberate architectural reference. It has been blocked with modern concrete. The subsequent doorway to the east retained its timber frame but had also been blocked internally, and between these, at a high level, is a small blocked ventilation opening. Following this, the face had a regular sequence of portrait window, followed by doorway. The windows were timber framed four light sashes with sandstone cill and lintel. The doorways had matching lintels and large quoins to the jambs, which extended to the adjacent western window. Several of the doorways retained their timber doorways and six-panelled doors, with narrow horizontal fanlight over, although several had been blocked with brick. The exception to the pattern was the 3rd window, which was cut across by the fire escape and had been inserted in place of a former doorway. At first floor level, to the east side are a pair of small windows, one portrait, one landscape (plate 18). A further small landscape window lies above, at second floor level, close to the landscape window, suggesting the location of a former internal staircase. At first floor level, the rest of the face contains 5 further portrait windows, each with smaller portrait window to the east. The larger windows have the long-and-short sandstone jambs, whereas the smaller windows have large flat surrounds. A sixth window is missing to the western end. A line of square stone corbels again lie below the eaves, to support the now removed original guttering.

### **Interior**

- 6.5 Internally the building has been completely gutted, forming a single open space from the basement to the roof (plates 33 – 49). The basement was accessed via an earth bank, leading down to the east following the removal of the ground floor. Structural concrete work had been installed at the eastern end as part of stabilising works. The floor was earth throughout. The remains of sandstone walls projected into the basement, showing the location of several of the basement shops. In the north wall, four small, blocked cellar lights were evident. To the south wall only three were evidenced by a sloping lintel. No evidence of how the cellar shops were accessed was visible.
- 6.6 The stub walls continued upwards at ground floor level, although some had been partially rebuilt in brick and concrete block. In the north wall the series of doors

and windows seen to the north elevation were again evidence here, although all were shown to be blocked internally. In the east wall was the remains of a further stub wall, showing the division of the houses to the north and south sides. During the subsequent visit the basement and ground floor had been developed, masking the features (plates 50 – 52).

6.7 The first floor contains the 6 windows to the south elevation seen externally, as well as the windows to the north elevation. Most of these had had their frames removed, although where present, they appeared to be 16 light timber framed sashes with moulded timber surrounds. During the subsequent visit, the new floors had been inserted, allowing a better examination of the openings (plates 53 – 59). The jambs to the windows were chamfered to both the north and south. Adjacent to the northern windows were the five narrow portrait windows also seen externally; all of these were blocked however, with no frames visible. At the eastern end of the north elevation were the landscape window with adjacent portrait window. Here the portrait window was a two light timber framed sash, with the landscape window having a three light timber framed casement. While the stub walls had been removed the wall scars were evident, marking the location of internal walls. In several places these showed rebuilding in brick, possibly marking the location of ventilation shafts or possibly fire place flues. Finally, to the west wall, a square four light timber framed casement window was located north of centre, with a wall scar to the south of it.

6.8 The second floor formed the level of the hall and had large windows to the north and south elevations, as well as three to the east. The scar of a former staircase was present to the east wall, running downwards to the north. This, however, cuts across the central window suggesting it was a later installation. During the subsequent visit, the new floors had been inserted, allowing a better examination of the openings (plates 60 – 64). The cills to the northern windows were chamfered, with one containing a cast iron ventilation grill within it. The cills to the east elevation were the same, although did not contain a grill. The tops of the windows to the south elevation were cut across by the scar of the former ceiling line, suggesting the ceiling had been lowered at some point. The southwestern corner of the hall was chamfered, suggesting a corner fireplace,

and located below the inserted chimney seen externally. In the northern end of the west wall, a blocked doorway was evident, leading out from the hall. The roof (plate 41) was supported by seven steel Fink trusses, aligned north – south across the building. The easternmost bay contained the remains of an arched timber ceiling frame, suggesting the ceiling structure of the hall. Large timbers, likely supporting the former gallery were also located at the eastern end. A pair of timber beams ran west from the east gable to been a large beam aligned north – south, set at a lower level. These were all boarded over or removed by the time of the subsequent visit.

## 7. ANALYSIS AND PHASING

- 7.1 The building was constructed in 1844 as a series of back-to-back two story houses with basement below. Above, at second floor level, was the Oddfellows Hall. This was likely accessed via the central doorway to Mary Street. A rear entrance was also likely present to the east side of the north elevation. Here, the second doorway has a corbelled lintel, marking it out from the other doorways along this face. This may suggest a service entrance to the hall. A further doorway was located in the northern end of the halls west wall, accessed via the stairs shown on the 1849 mapping. This may have been a back-stage entrance. An undated etching (figure 3) shows the original south and east elevations, with two chimneys shown to the south elevation, each with four pots. The second floor windows are not extended, with the string course forming the cills. The central doorway to the east elevation has a classical surround, with the portico shown above.
- 7.2 By the early 20<sup>th</sup> century, the houses appear to have become shops to the basement with living space above, as following the fire it was reported that *"The basement is occupied by seven shops"* and *"Water poured through from the floors of the Music Hall, and though the outbreak itself was confined to the hall, the shops were considerably damaged by water"* (Lancashire Evening Post 04/02/1907). Also, by this time the mapping evidence suggests that the houses to the northern side had become incorporated into the southern units.
- 7.3 The description of the building following the fire in 1907 suggests that the stage was located to the western end of the building, with the gallery to the eastern end. At this eastern side the remains of an arched ceiling were present, possibly the original ceiling of the gallery. The stair scar to the eastern wall may have been the access to the gallery. The large shop front windows were put in place likely in the mid to late 20<sup>th</sup> century, destroying the former house features, as well as the windows and doorways to Mary Street.



## 8. CONCLUSIONS

- 8.1 The building was constructed in 1844 as an Oddfellows Hall with a series of back-to-back two story houses below. Meetings were held at the hall, as well as entertainment, becoming a concert hall by 1883. The building was purchased by Fell in the 1890's who turned it into a music hall. During this period the houses began to become shops, with people running businesses from their basements and living above. Following the fire in 1907 the hall did not reopen, and the northern and southern houses began to be combined, although still operating as shops.
- 8.2 In terms of the research question (How do public social buildings evolve, develop and change during this period?), the building was constructed by the Oddfellows group, possibly as an early attempt at social housing, or an attempt to subsidise the construction of the hall. The hall was soon converted for entertainment purposes and the housing became shops. Following a fire at the hall, this appears to have put an end to its use as a venue, although the shops continued to operate below.

## 9. ARCHIVE

- 9.1 Following the results of the watching brief, the results of the survey will form the basis of a full archive to professional standards, in accordance with ClfA Archives Selection Toolkit, Archaeological Archives Forum (2011) Archaeological Archives and current ClfA “standards and guidance for the creation, compilation, transportation and deposition of archaeological archive” (published October 2014). The project archive represents the collation and indexing of all the data and material gathered during the course of the project. The deposition of a properly ordered and indexed project archive in an appropriate repository is considered an essential and integral element of all archaeological projects by the ClfA in that organisation’s code of conduct.
- 9.2 All documents and project files will be reviewed by Steven Price throughout the project lifespan. Material will be selected on the basis of its contribution to the overall aims of the project as set out in section 4. The selection of the archive will be undertaken by Steven Price with advice from the Lancashire Historic Environment Record if important archaeological features are encountered. The selection process will be a single phase following the approval of the final report by the Planning Archaeologist.
- 9.3 All digital data created over the course of this project will be collected, stored, and selected for final deposition. Only final copies of any born digital data will be deposited in the final project archive. Deselected material is expected to include duplicates and any non-final versions of data. In terms of photographic images, this would include blurred or light imbalanced images. Deselected material will be deleted following acceptance of the archive.
- 9.4 The archive comprises the report and digital photographs. The primary digital archive shall be deposited with the Archaeological Data Service (ADS). This comprises the digital photographs saved as tiff files following ADS guidance, along with a digital copy of the report. A digital copy of the report will also be

sent to Lancashire Historic Environment Record, as well as being uploaded to the OASIS database.

## **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

ADS	Archaeological Data Service
CIfA	Chartered Institute for archaeologists
NPPF	National Planning Policy Framework
OS	Ordnance Survey

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## Appendix 1: Figures



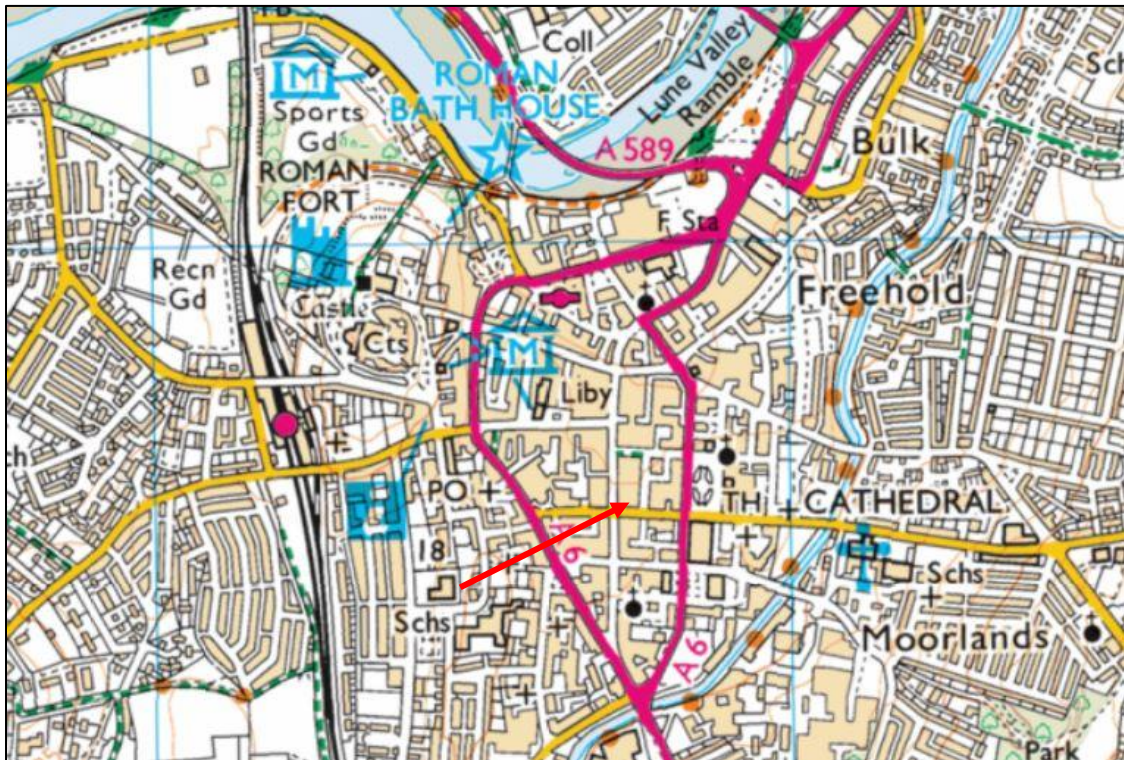


Figure 1: Location Plan



Figure 2: 1862 OS map Lancaster 1:1,056 town plan Sheet 10





Figure 3: Undated etching showing original doorways to Brock Street houses and doorway and windows to Mary Street

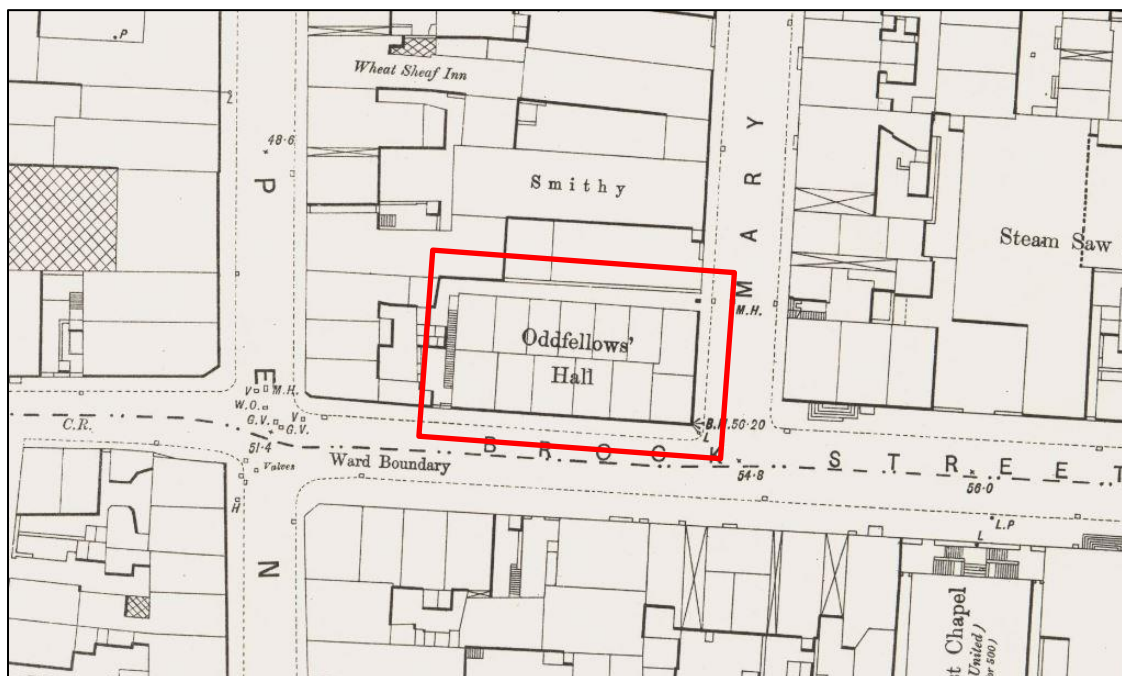


Figure 4: 1892 OS map Lancaster 1:500 town plan Sheet XXX.11.23



Figure 5: Photograph taken c.1900 showing the gable end of the building

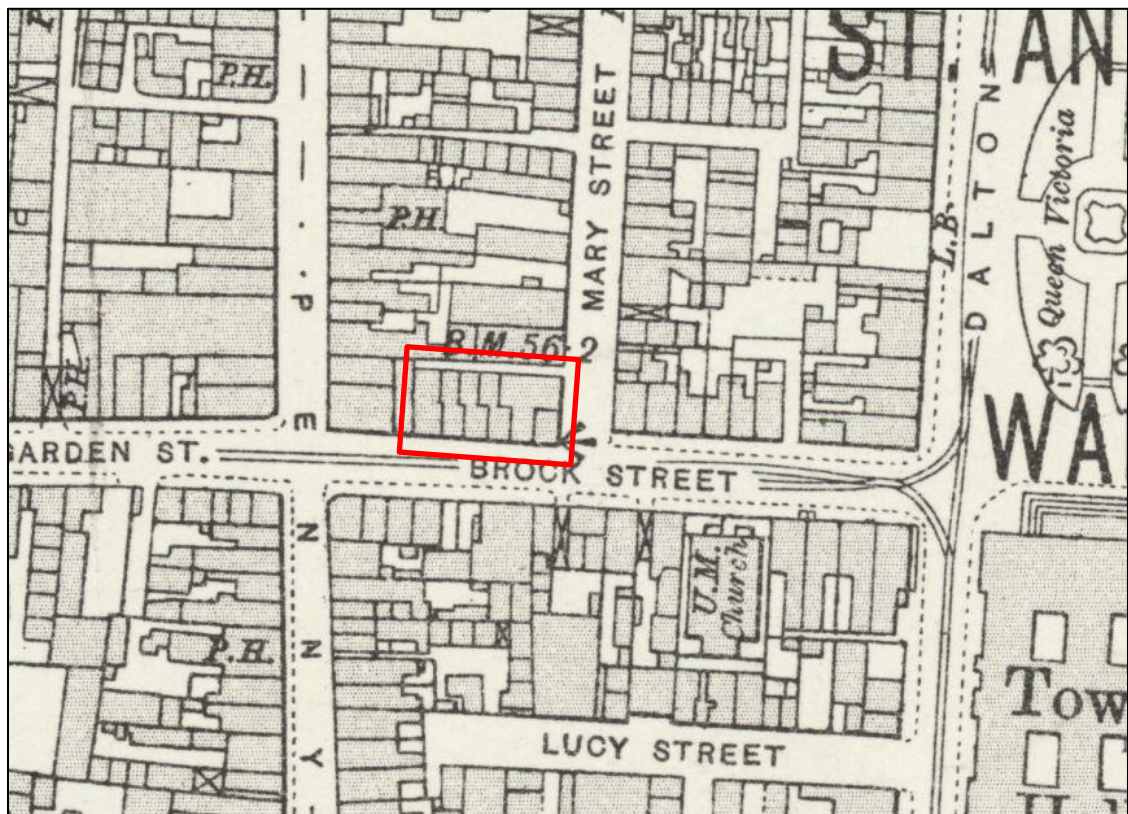


Figure 6: 1913 OS map Lancashire Sheet XXX.11



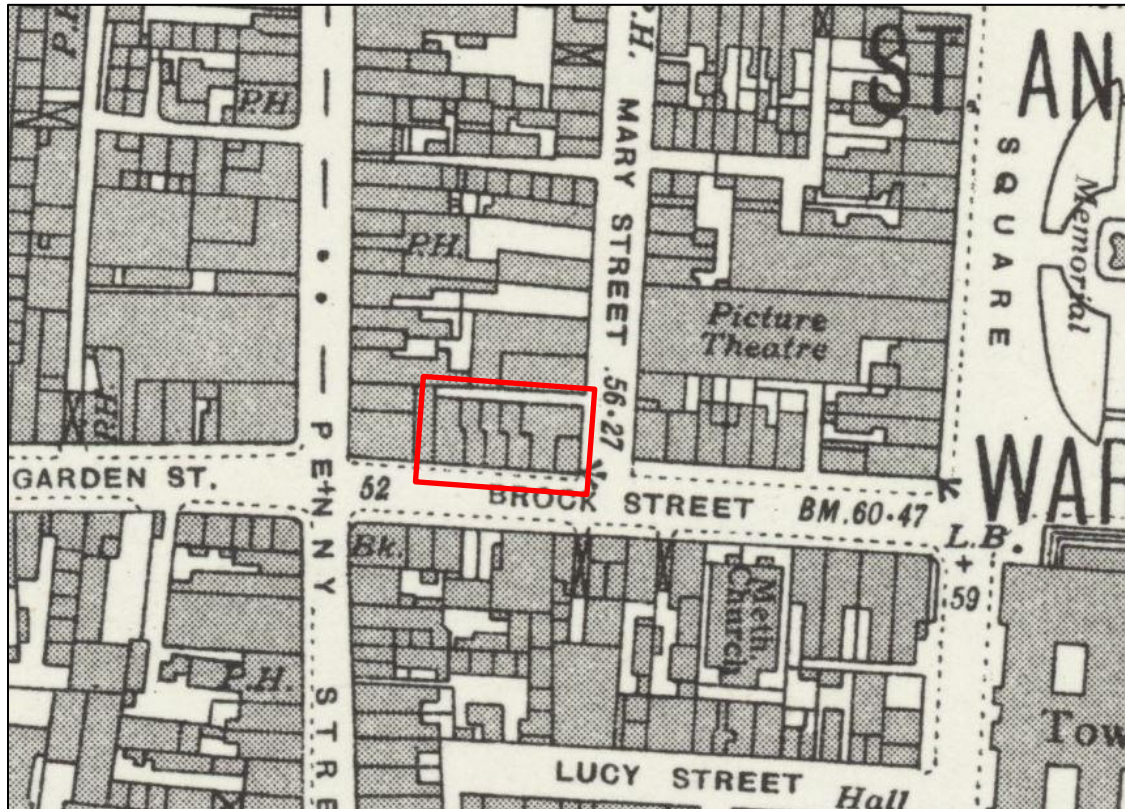
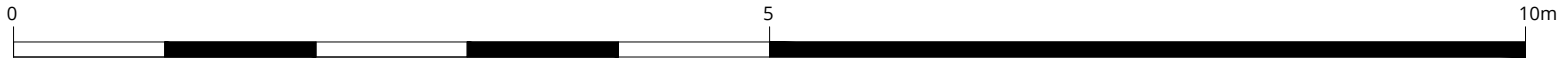


Figure 7: 1939 OS map Lancashire Sheet XXX.11



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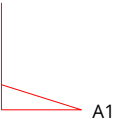
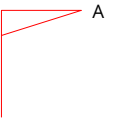
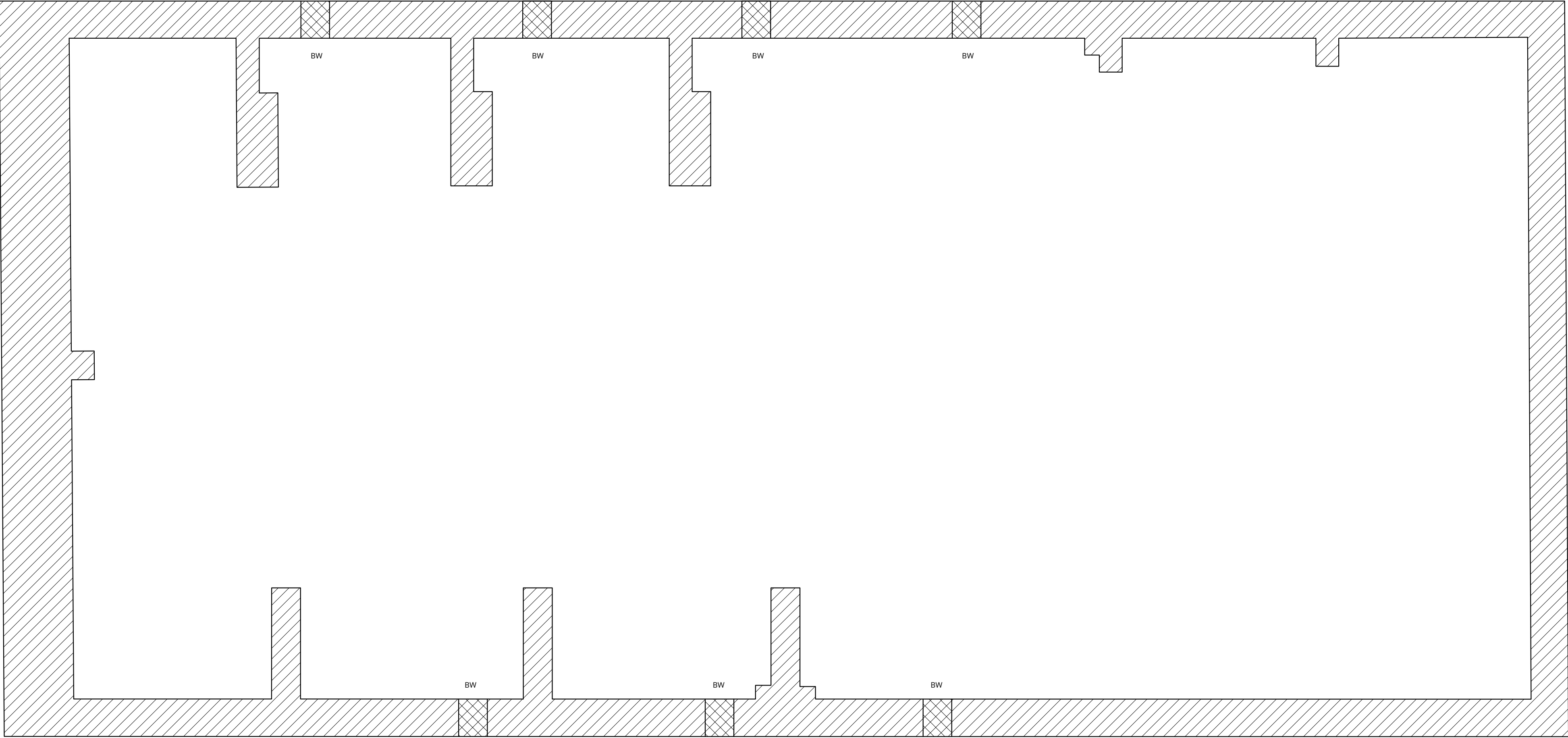
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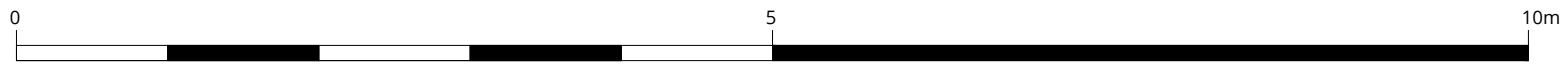
Figure 8: Basement Plan

Scale: 1:50 @ A2

Date: October 2024

Key  
BW - Blocked Window  
BD - Blocked Doorway  
BO - Blocked Opening  
ID - Inserted Doorway





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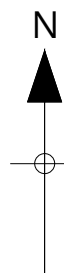
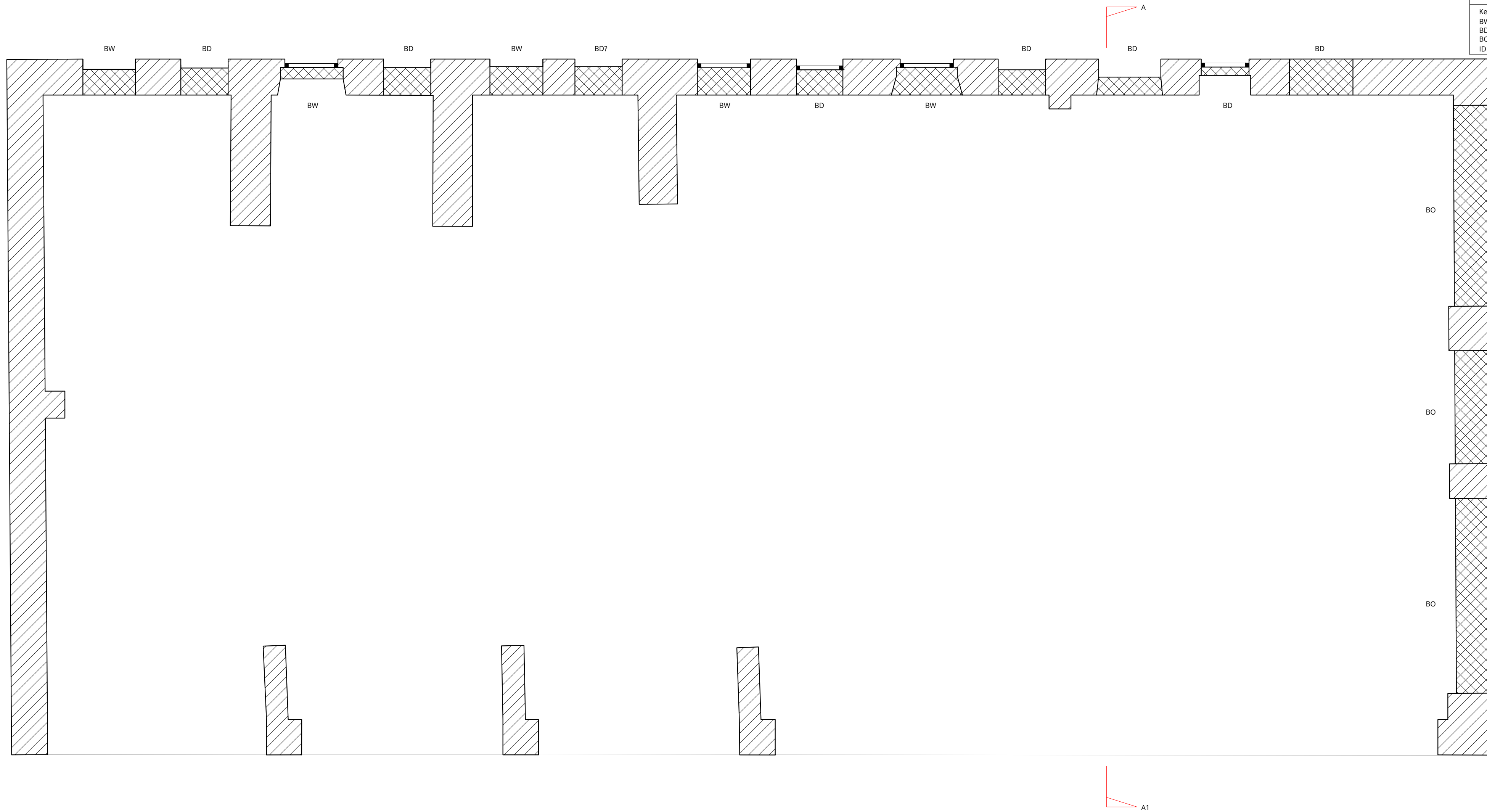
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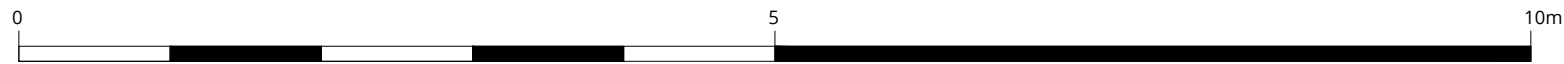
Figure 9: Ground Floor  
Plan


Scale: 1:50 @ A2

Date: October 2024

Key  
BW - Blocked Window  
BD - Blocked Doorway  
BO - Blocked Opening  
ID - Inserted Doorway







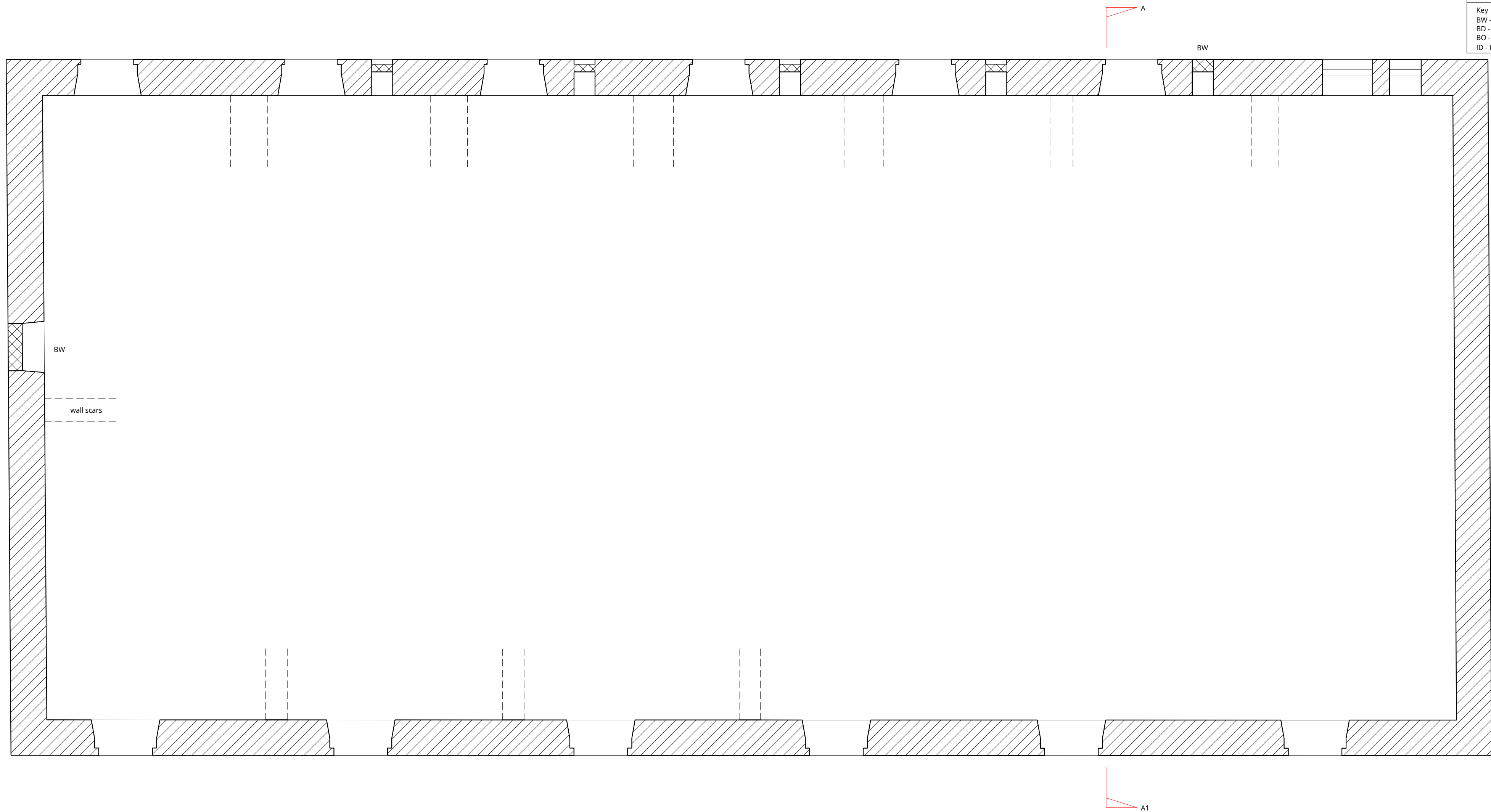
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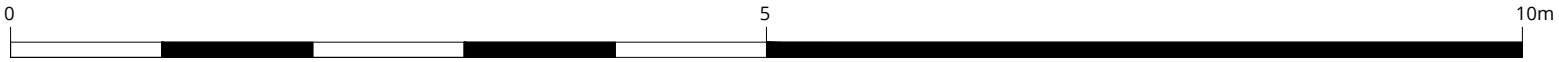
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Figure 10: First Floor Plan

Scale: 1:50 @ A2  
Date: October 2024

Key  
BW - Blocked Window  
BD - Blocked Doorway  
BO - Blocked Opening  
ID - Inserted Doorway





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Figure 11: Second Floor Plan

Scale: 1:50 @ A2

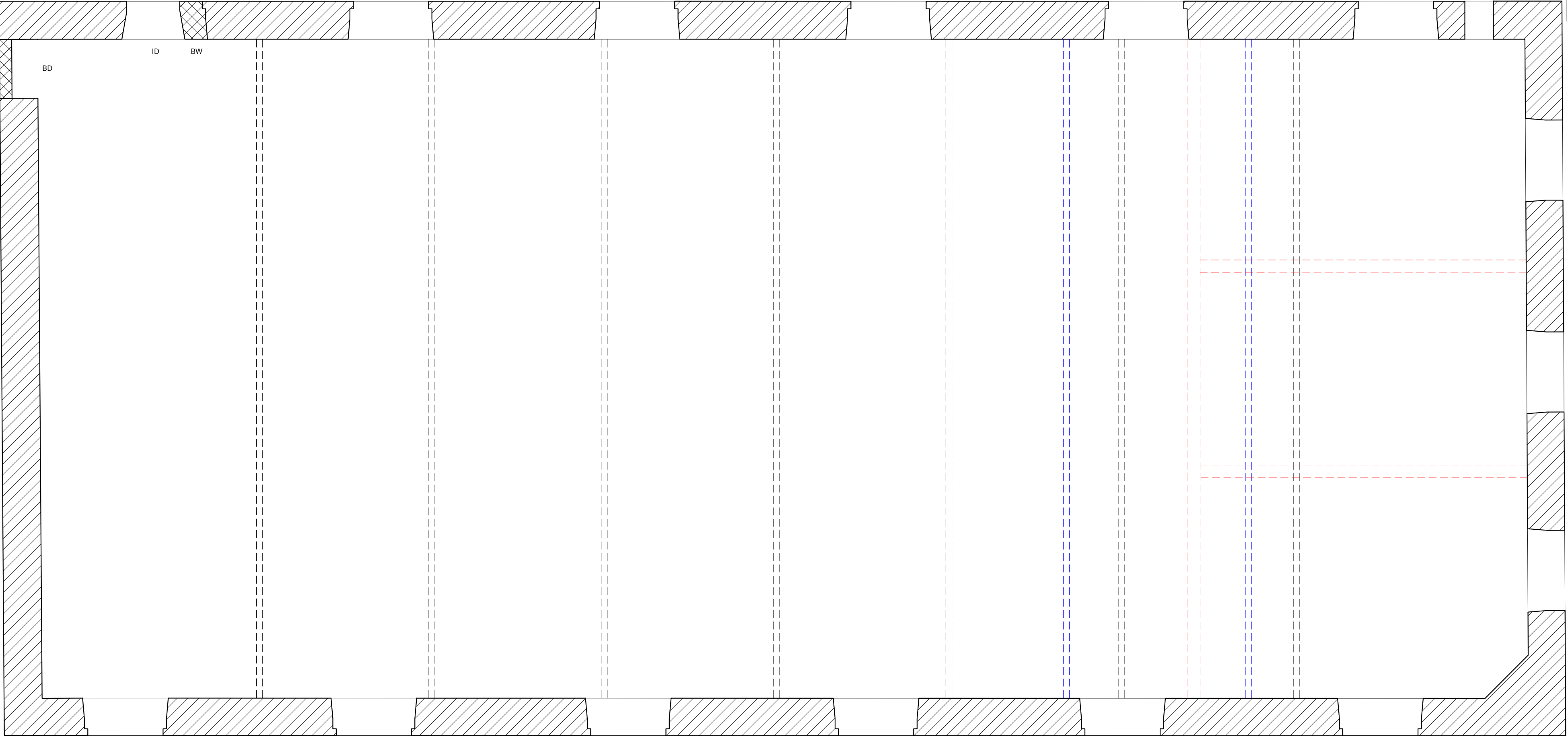
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Key  
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BD - Blocked Doorway  
BO - Blocked Opening  
ID - Inserted Doorway

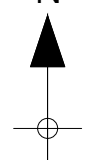
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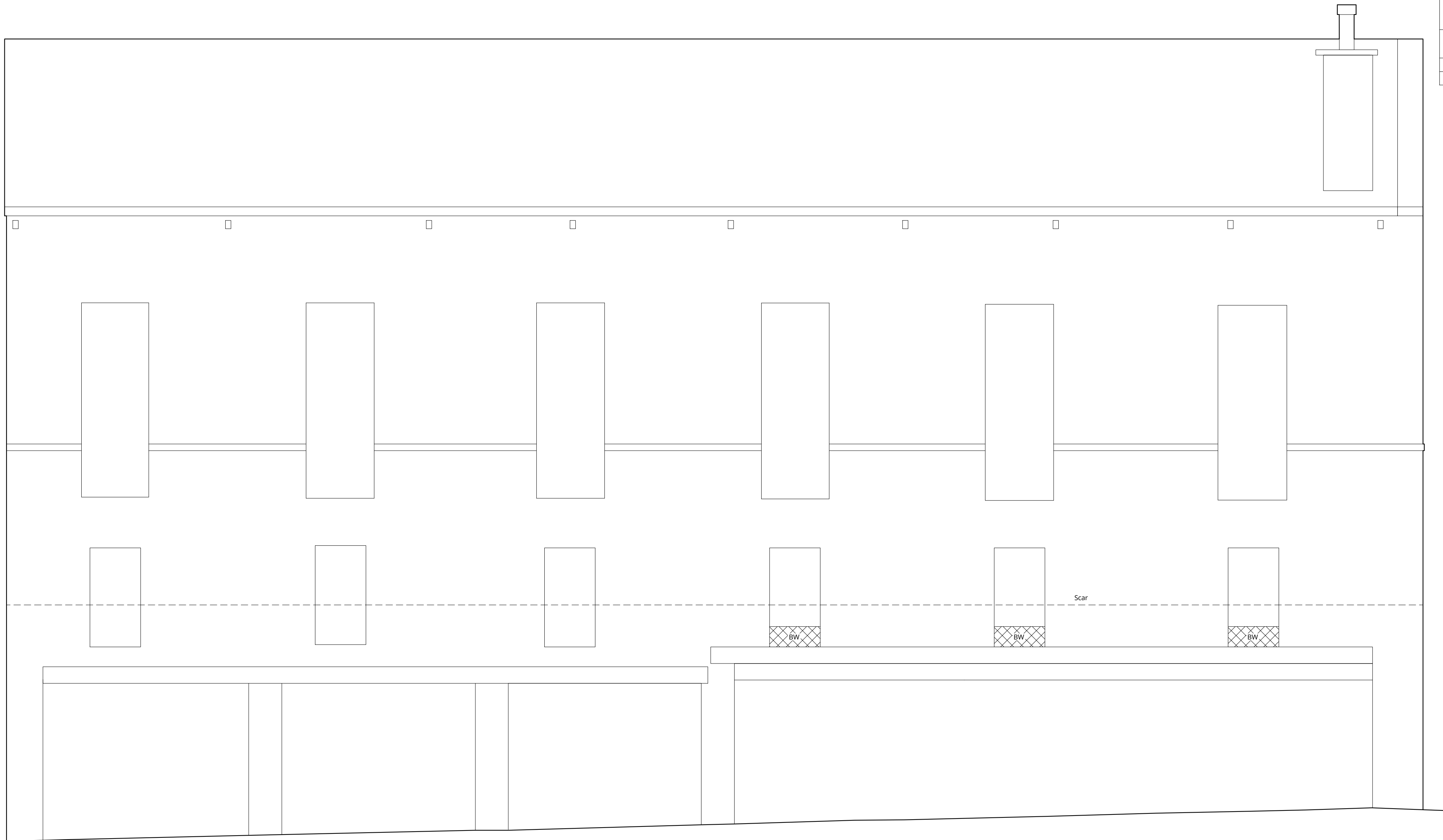
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--- Scantling frame

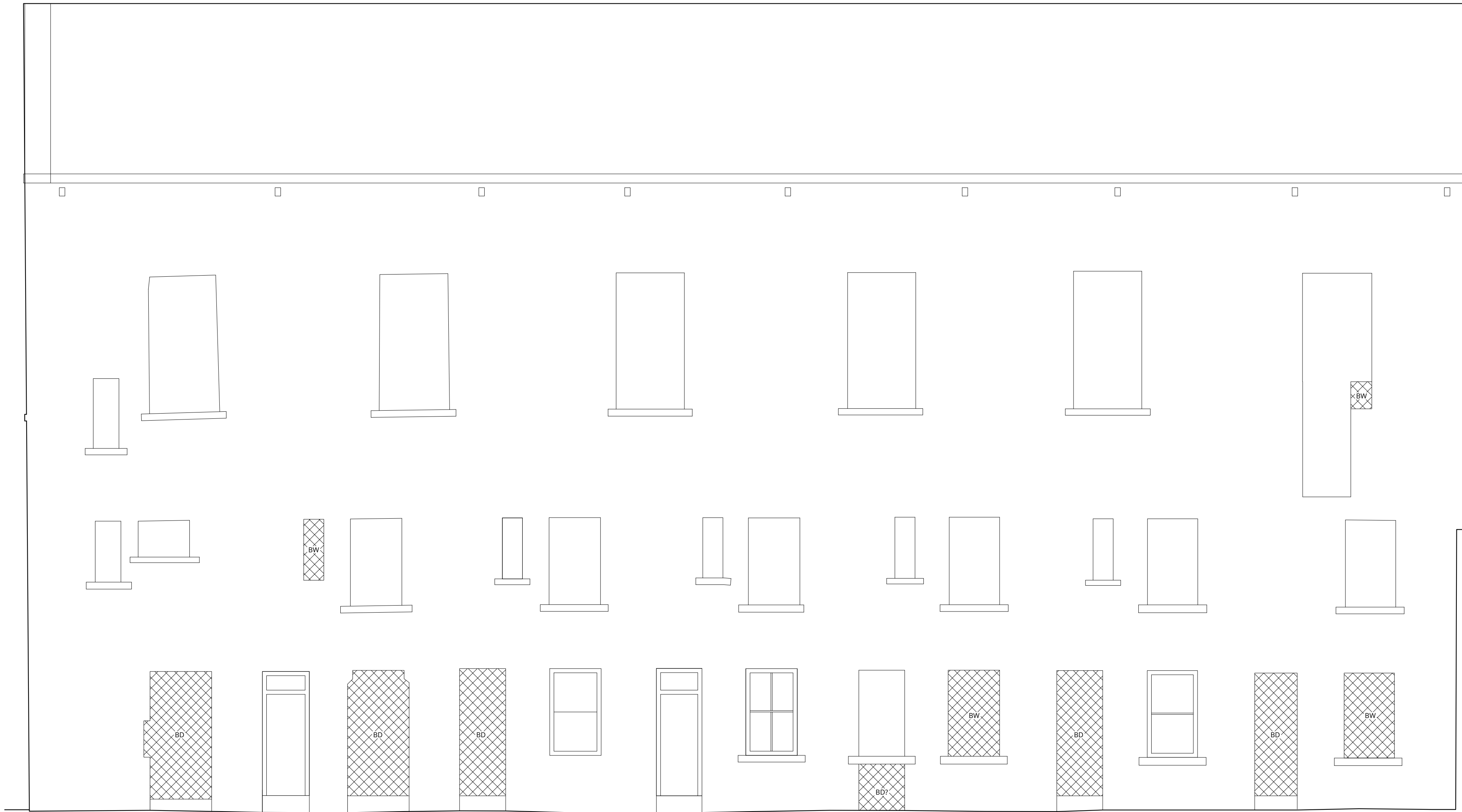


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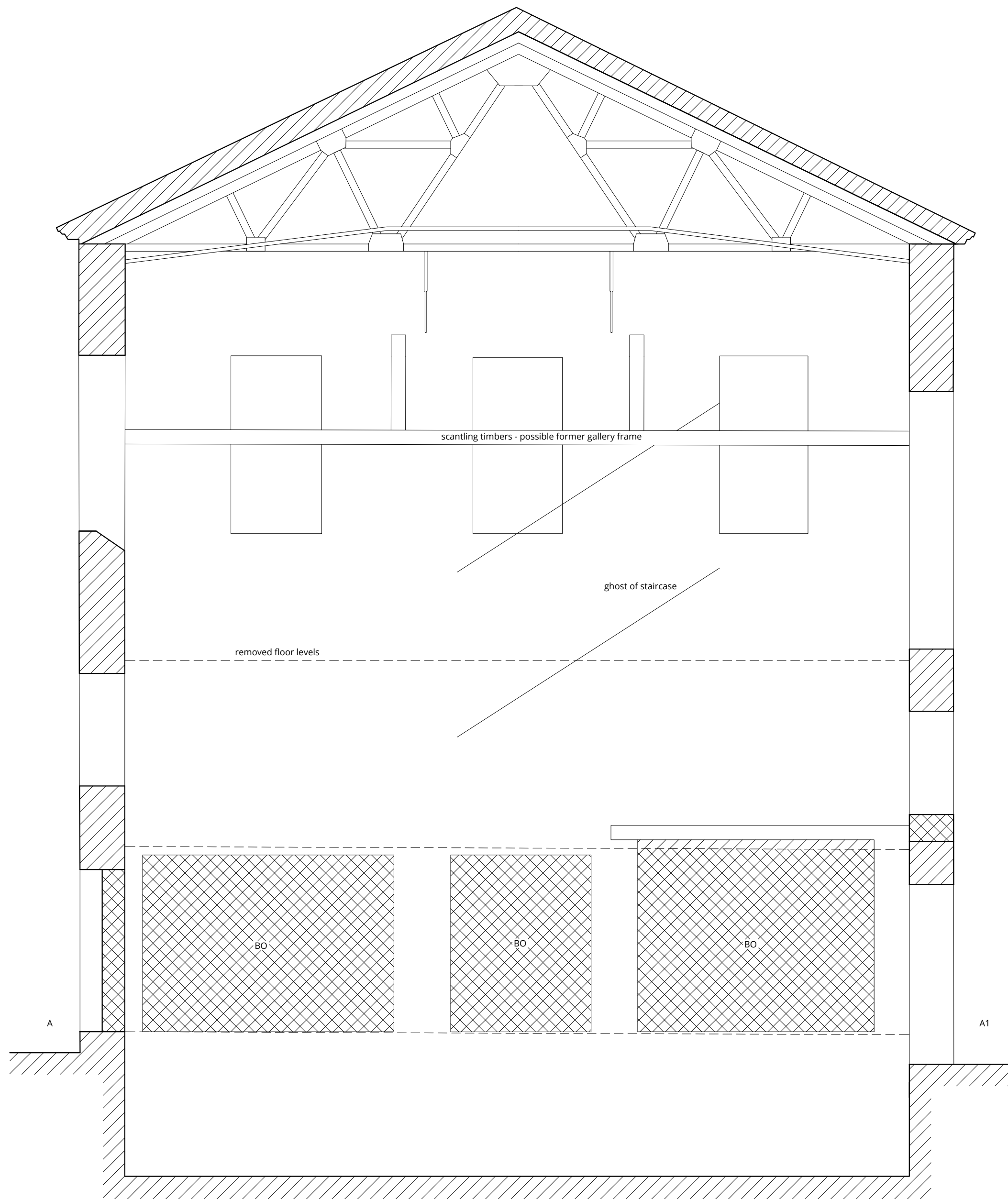








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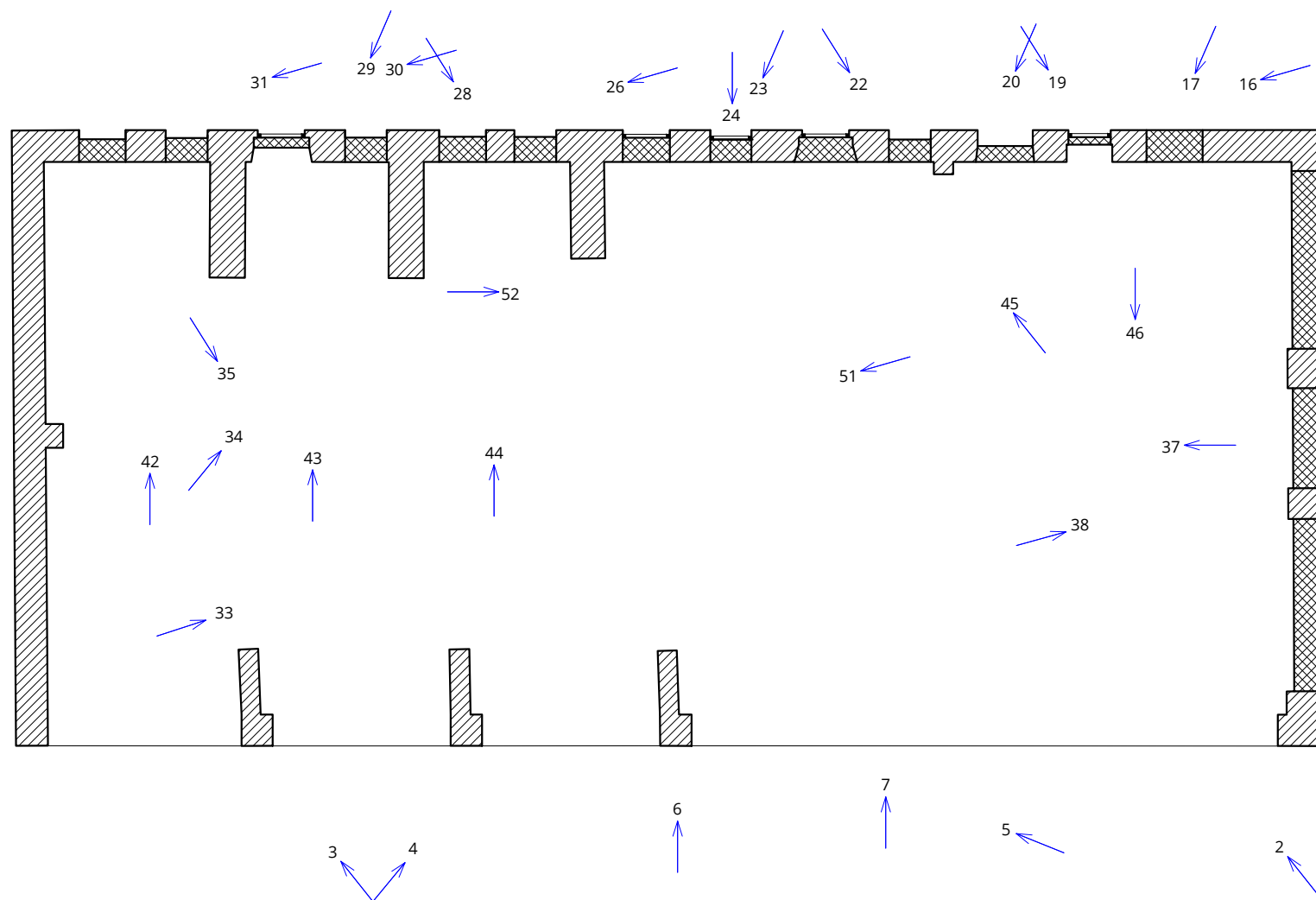
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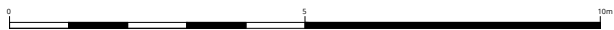
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Figure 15: Ground Floor  
Photo Location Plan

Scale: Not to scale

Date: October 2024





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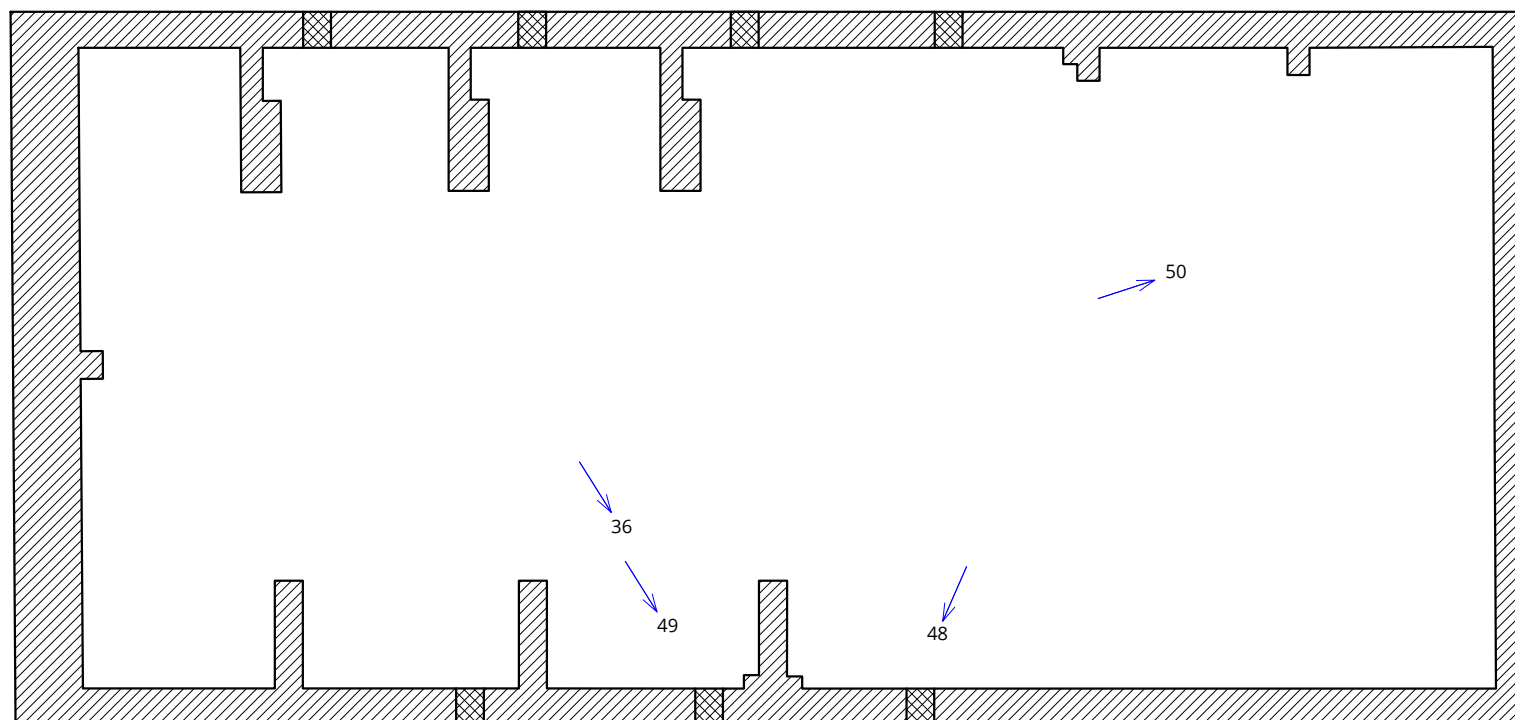
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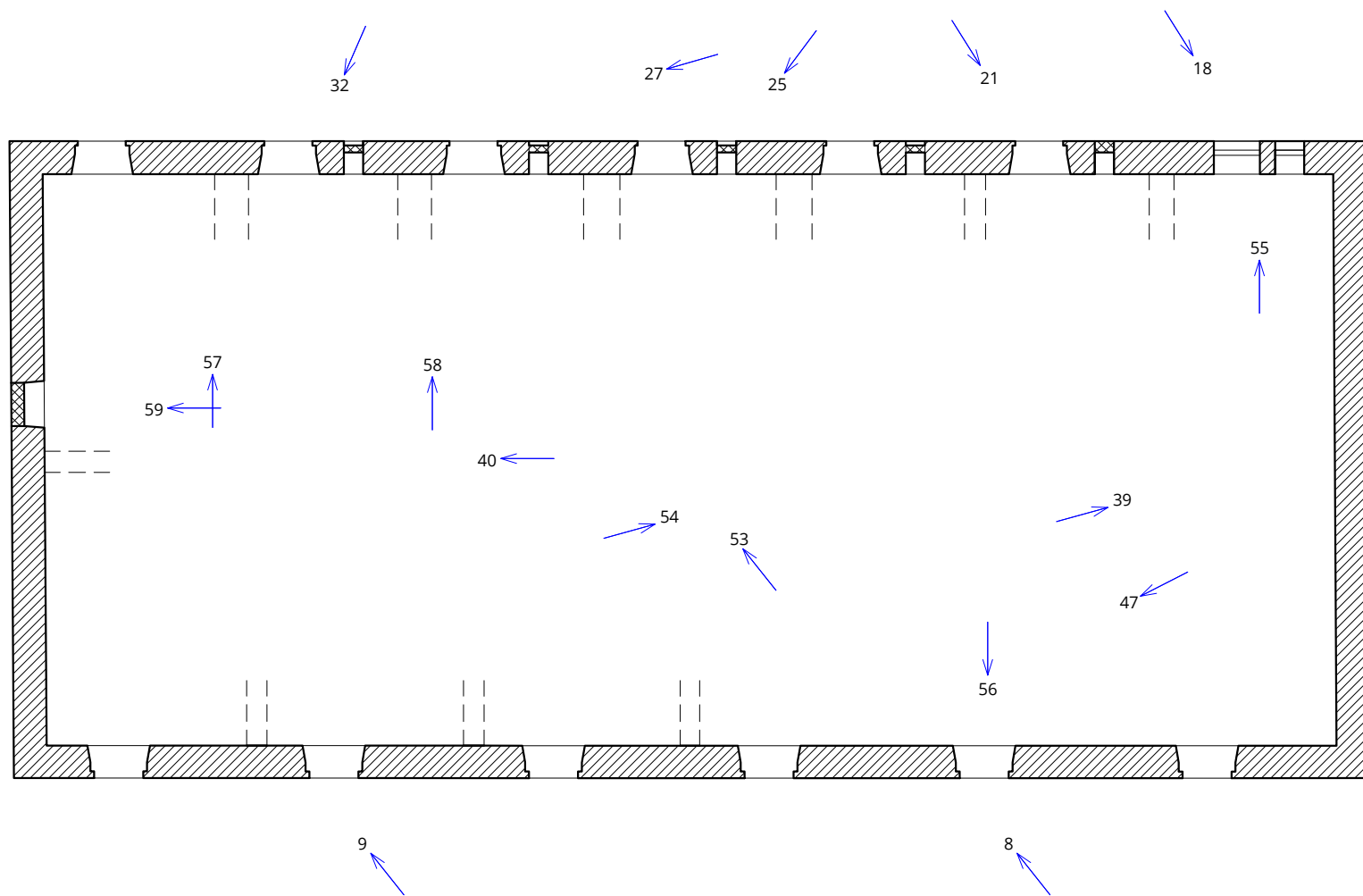
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Figure 16: Basement  
Photo Location Plan

Scale: Not to scale

Date: October 2024





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Figure 17: First Floor  
Photo Location Plan

Scale: Not to scale

Date: October 2024

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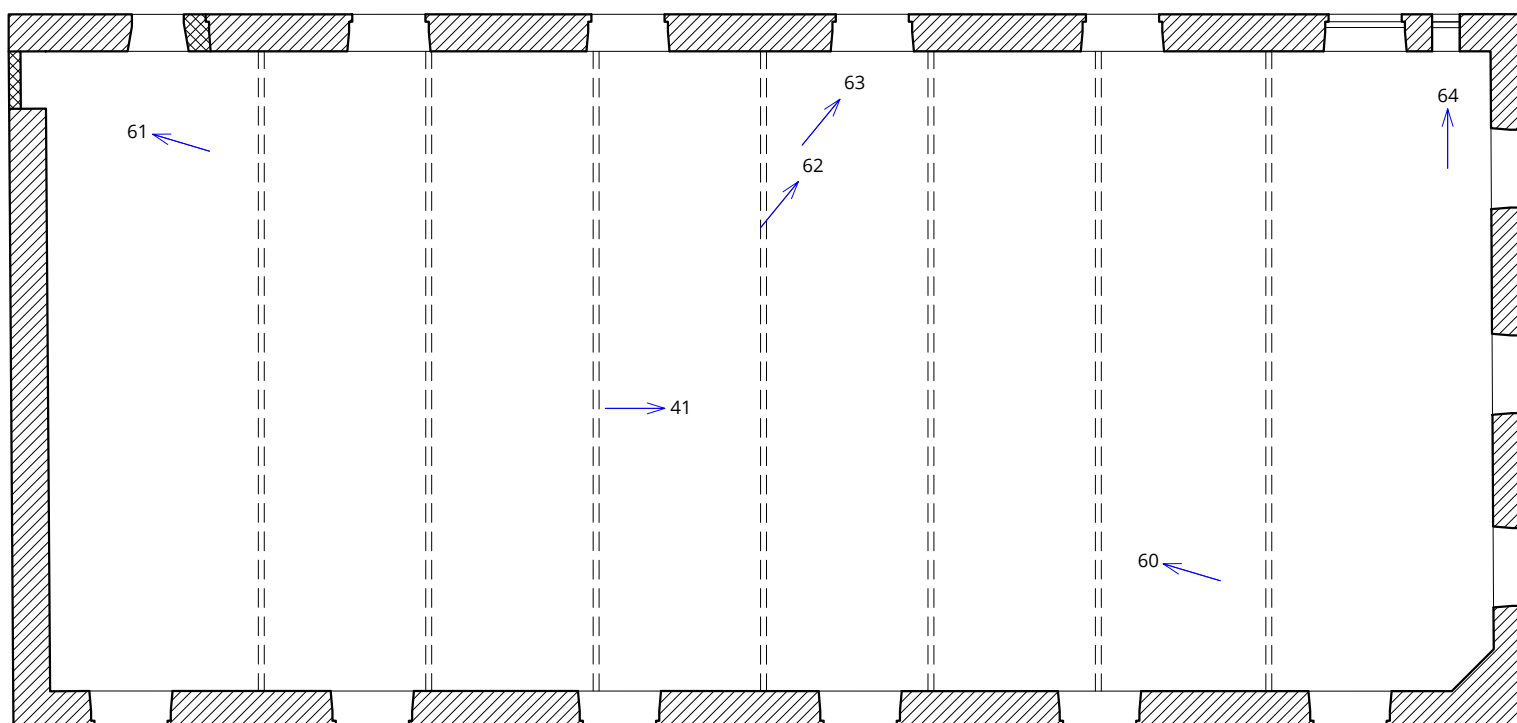
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Figure 18: Second Floor  
Photo Location Plan

Scale: Not to scale

Date: October 2024



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14 ←

10 ↑

Figure 19: Photograph Register

Plate No.	Digital No.	Description	View to
1	PB015520	General shot of building	NW
2	PB015518	South elevation	NW
3	PB015510	Western end of south elevation	NW
4	PB015511	South elevation from the west	NE
5	PB015512	South elevation from the east	W
6	PB015516	RSJ lintels of openings to centre of south face	N
7	PB015517	RSJ lintel	N
8	PB015513	First floor window with partial blocking and metal vents above	NW
9	PB015515	First floor window to west side without blocking showing even and consistent yellow colour of stonework and metal vents	NW
10	PB015519	Second floor window detail at east end of south face, extending through string course. Metal vents below and gutter cut through string course	N
11	PB015521	East gable	NW
12	PB015522	Ground floor blocked openings with scar of portico over central doorway	W
13	PB015523	Date Stone in Walbaum typeface with "ODDFELLOWS" removed and ghost of portico below	W
14	PB015524	Second floor windows with moulded string course above to represent base of portico; wraps around end of wall.	W
15	PB015525	Apex of gable showing moulded coping	W
16	PB015526	North elevation with coursed squared rubble walling and stone colour variable from yellow to buff to pink.	W
17	PB015527	Blocked doorway to eastern end	SW
18	PB015528	First and second floor windows at eastern end with large square sandstone jambs and inserted modern vent above ground floor doorway	SE
19	PB015529	Doorway blocked internally with timber door remaining	SE
20	PB015530	Blocked 'Caernarfon' doorway with corbelled lintel and blocked ventilation hole above	SW
21	PB015531	First and second floor windows showing difference in first floor window jambs	SE
22	PB015532	Doorway with adjacent window and blocked cellar light below	SE
23	PB015533	Timber 6-panel door with horizontal fanlight; 2 over 2 sash window adjacent with blocked cellar light below	SW
24	PB015534	Number 11 on doorway above	S
25	PB015535	First and second floor windows	SW
26	PB015536	Inserted fire escape and small square blocked vent between doorway and window	W
27	PB015537	First and second floor windows to west side	W
28	PB015538	Sash window blocked internally	SE

29	PB015539	Blocked doorway and window with blocked cellar light below	SW
30	PB015540	Doorways and windows to western side	W
31	PB015541	Westernmost doorway and window	W
32	PB015542	First floor windows at western end and blocked vent	SW
33	PB015467	General shot of interior showing wall stubs (former party walls) extending from basement to first floor level	E
34	PB015468	Stub walls and blocked openings to north wall	NE
35	PB015471	General shot of interior showing south wall and wall stubs from basement to first floor	SE
36	PB015472	Stub wall to south wall	SE
37	PB015473	General shot looking west showing scar of former spine wall	W
38	PB015475	Modern locked openings to east gable	E
39	PB015476	Ghost of staircase cutting across second floor windows to east wall and scantling timber of former gallery	E
40	PB015477	West wall showing first floor window and second floor doorway	W
41	PB015479	Roof detail showing trusses and arched ceiling remains	E
41a	PXL_2023 1101_100 512902	Truss detail	E
42	PB015480	Western end of north wall	N
43	PB015482	Blocked ground floor openings and first floor windows to north wall with blocked cellar light below	N
44	PB015485	Blocked ground floor openings and first floor windows to north wall with blocked cellar light below	N
45	PB015492	Blocked ground floor openings to eastern end of north wall and blocked cellar light	NW
46	PB015501	Eastern end of south elevation with chamfered corner chimney and scantling framework	S
47	PB015503	First and second floor windows to south elevation with metal fittings for second floor suspended ceiling cutting the top of the windows	SW
48	PB015505	Blocked cellar opening to south wall	SW
49	PB015508	Chamfered opening of cellar light	SE
50	P1017745	Cellar following development	E
51	P1017743	Ground floor following development	W
52	P1017742	Ground floor following development	E
53	P1017740	First floor following floor insertion with blocked openings, possibly flues, in wall scars to north wall	NW
54	P1017741	North wall of first floor following floor insertion	E
55	P1017734	First floor windows to east end of north wall	N
56	P1017738	Window to south wall with partial blocking	S
57	P1017729	Windows and wall scars to north wall	N
58	P1017730	Windows and wall scars to north wall	N
59	P1017728	Window to west wall with wall scar to the left	W
60	P1017716	Second floor following floor insertion	W
61	P1017717	Blocked doorway at northern end of west wall	W



62	P1017719	Northern window showing cast iron ventilation grill	NE
63	P1017720	Detail of grill shown above	NE
64	P1017725	Window to east end of north wall	N

## Appendix 2: Plates



Plate 1: General shot of building showing southwest chimney



Plate 2: South elevation

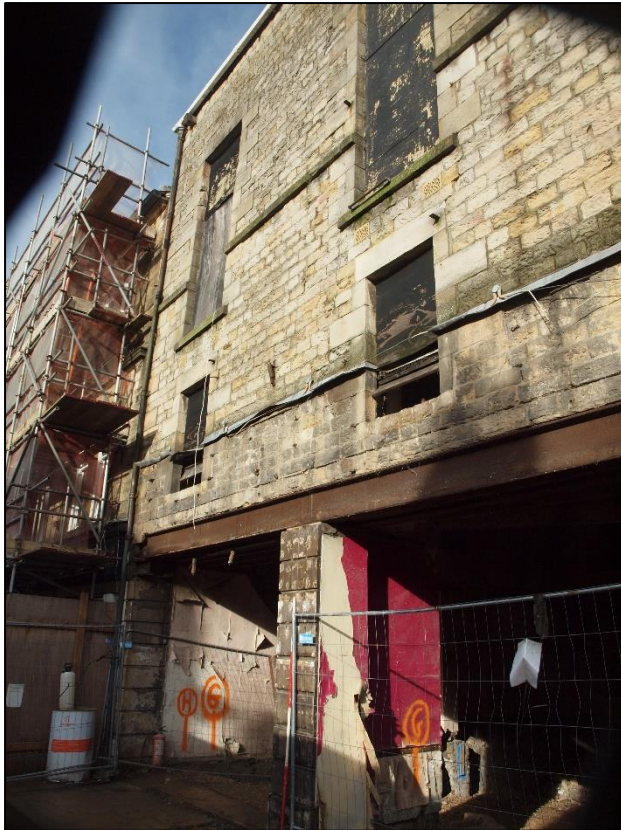


Plate 3: Western end of south elevation



Plate 4: South elevation from the west





Plate 5: South elevation from the east



Plate 6: RSJ lintels of openings to centre of south face





Plate 7: RSJ lintel



Plate 8: First floor window with partial blocking and metal vents above





Plate 9: First floor window to west side without blocking showing even and consistent yellow colour of stonework and metal vents



Plate 10: Second floor window detail at east end of south face, extending through string course. Metal vents below and gutter cut through string course





Plate 11: East gable



Plate 12: Ground floor blocked openings with scar of portico over central doorway





Plate 13: Date Stone in Walbaum typeface with “ODDFELLOWS” removed and ghost of portico below



Plate 14: Second floor windows with moulded string course above to represent base of portico; wraps around end of wall.





Plate 15: Apex of gable showing moulded coping



Plate 16: North elevation with coursed squared rubble walling and stone colour variable from yellow to buff to pink.



Plate 17: Blocked doorway to eastern end



Plate 18: First and second floor windows at eastern end with large square sandstone jambs and inserted modern vent above ground floor doorway





Plate 19: Doorway blocked internally with timber door remaining



Plate 20: Blocked 'Caernarfon' doorway with corbelled lintel and blocked ventilation hole above





Plate 21: First and second floor windows showing difference in first floor window jambs



Plate 22: Doorway with adjacent window and blocked cellar light below





Plate 23: Timber 6-panel door with horizontal fanlight; 2 over 2 sash window adjacent with blocked cellar light below



Plate 24: Number 11 on doorway above



Plate 25: First and second floor windows

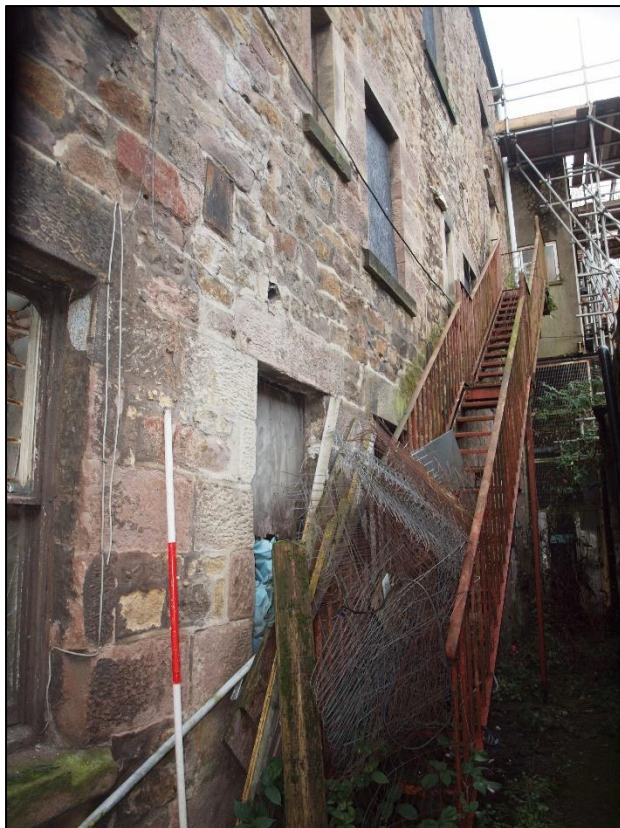


Plate 26: Inserted fire escape and small square blocked vent between doorway and window





Plate 27: First and second floor windows to west side



Plate 28: Sash window blocked internally





Plate 29: Blocked doorway and window with blocked cellar light below



Plate 30: Doorways and windows to western side





Plate 31: Westernmost doorway and window



Plate 32: First floor windows at western end and blocked vent





Plate 33: General shot of interior showing wall stubs (former party walls) extending from basement to first floor level



Plate 34: Stub walls and blocked openings to north wall





Plate 35: General shot of interior showing south wall and wall stubs from basement to first floor



Plate 36: Stub wall to south wall





Plate 37: General shot looking west showing scar of former spine wall



Plate 38: Modern locked openings to east gable





Plate 39: Ghost of staircase cutting across second floor windows to east wall and scantling timber of former gallery



Plate 40: West wall showing first floor window and second floor doorway





Plate 41: Roof detail showing trusses and arched ceiling remains



Plate 41a: Truss detail





Plate 42: Western end of north wall



Plate 43: Blocked ground floor openings and first floor windows to north wall with blocked cellar light below

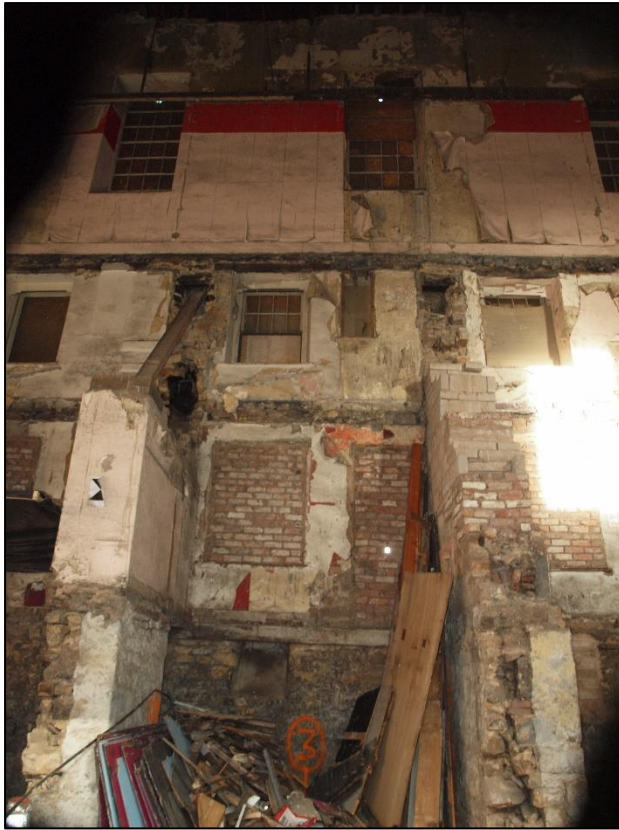


Plate 44: Blocked ground floor openings and first floor windows to north wall with blocked cellar light below



Plate 45: Blocked ground floor openings to eastern end of north wall and blocked cellar light





Plate 46: Eastern end of south elevation with chamfered corner chimney and scantling framework



Plate 47: First and second floor windows to south elevation with metal fittings for second floor suspended ceiling cutting the top of the windows





Plate 48: Blocked cellar opening to south wall



Plate 49: Chamfered opening of cellar light





Plate 50: Cellar following development



Plate 51: Ground floor following development



Plate 52: Ground floor following development



Plate 53: First floor following floor insertion with blocked openings, possibly flues, in wall scars to north wall





Plate 54: North wall of first floor following floor insertion



Plate 55: First floor windows to east end of north wall





Plate 56: Window to south wall with partial blocking



Plate 57: Windows and wall scars to north wall





Plate 58: Windows and wall scars to north wall



Plate 59: Window to west wall with wall scar to the left





Plate 60: Second floor following floor insertion



Plate 61: Blocked doorway at northern end of west wall



Plate 62: Northern window showing cast iron ventilation grill



Plate 63: Detail of grill shown above





Plate 64: Window to east end of north wall