



# 61 King Street, Blackburn, Lancashire

## Archaeological Building Recording



**Oxford Archaeology North**

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**Capita Symonds**

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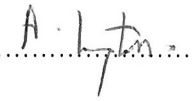
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## SUMMARY

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Capita Symonds, on behalf of their client Blackburn with Darwin Borough Council, commissioned Oxford Archaeology North (OA North) to undertake an archaeological building recording of a former shop, known as Diamond Aquatics, and short length of wall and other features on King Street, Blackburn (NGR SD 6787 2779). The recording is required in order to obtain planning permission to demolish the structures, in line with National Planning Policy Framework guidelines (2012). The former shop, 61 King Street, stands alone but only a short distance from another empty building to the east at 53 King Street (Listed Grade II), which was the subject of a building survey by OA North in 2008 to obtain listed building consent for its demolition. The length of wall and other features stand immediately to the east of 53 King Street, and formed part of the frontage of the former County Police Station constructed in 1874 (now demolished). An evaluation, consisting of two trial trenches, was also carried by OA North in 2007, which centred on open ground within a builder's yard to the rear of 53 King Street.

The series of archaeological investigations form part of a wider planning application (ref. 10/08/0187) for the construction of a new link road between the Freckleton Street railway crossing and King Street where it meets Montague Street, which was subject to a photographic survey of the route corridor in 2009. A desk-based assessment, carried out in 2007 by Edgerton Lea Consultancy Ltd, had identified a number of potential heritage assets, including 61 King Street, that will be affected by the development. The methodology for the recording work was based upon an English Heritage Level 2 survey for the building and a Level 1 survey for the wall and other features and was agreed by Lancashire County Archaeology Service (LCAS).

The investigation of 61 King Street revealed that the origins of a building on this site date to at least the early nineteenth century when a number of smaller town houses were built between 53 King Street and the corner of Byrom Street to the west. The investigation revealed that much of the building had either been stripped of fixtures, fittings or fabric dating to early phases, or these had been covered by later fabric relating to the building's final use as a tropical fish retail premises, particularly on the lower floors.

The survey revealed that the front part of the building was probably of a single phase, with some modification and alteration, such as removed walls, taking place in the twentieth century. The relationship between the extension and the main part of the building was unable to be deduced but it was probably of the same phase. Various visible features suggested a mid-nineteenth century date for both structures. The lead-lined stone gutter on the front elevation is the single stand out feature of architectural interest. In summary, number 61 King Street is an example of a terraced building, probably dating to the early part of the nineteenth century. Altered and changed slightly, mainly in the twentieth century, it now stands somewhat forlorn and out of context in the current post-industrial landscape.

The wall and other features to the east of 53 King Street, form the last vestiges of the former County Police Station, dating to the 1870s. The wall was found to be of stone construction with two sets of gate posts, corresponding to features shown on plans and photographs, and has probably changed little since construction.

No further investigation of either 61 King Street or the frontage of the former County Police Station was considered necessary, although there may be earlier remains beneath the building foundations to be recorded once demolition has been completed, and prior to ground clearance.

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## ACKNOWLEDGEMENTS

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OA North would like to thank Paul Gillibrand of Capita Symonds for commissioning the project and Doug Moir of Lancashire County Archaeology Service for providing the verbal specification.

The building investigation was undertaken by Karl Taylor, together with the report and site recording plans. Other drawings were produced by Mark Tidmarsh. The project was managed by Emily Mercer, who also edited the report.

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## 1. INTRODUCTION

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### 1.1 CIRCUMSTANCES OF THE PROJECT

- 1.1.1 Capita Symonds, on behalf of their client Blackburn with Darwin Borough Council, commissioned Oxford Archaeology North (OA North) to undertake archaeological building recording of a former shop, and a short length of wall and other features on King Street, Blackburn. The building, No. 61 King Street, was last occupied by Diamond Aquatics, a specialist tropical fish business. This was once part of a terrace but it now stands detached. To the west of it, on King Street, is another empty building at 53 King Street (Listed Grade II), which was the subject of a building survey by OA North (2008) to obtain listed building consent for its demolition. The length of wall and other features stand immediately to the west of 53 King Street, and formed part of the frontage of the former County Police Station constructed in 1874 (now demolished). An evaluation, consisting of two trial trenches, was also carried by OA North (2007) and centred on open ground within a builder's yard to the rear of 53 King Street.
- 1.1.2 The series of archaeological investigations form part of a wider planning application (ref. 10/08/0187) for the construction of a new link road between the Freckleton Street railway crossing and King Street where it meets Montague Street, which was subject to a photographic survey of the route corridor in 2009. A desk-based assessment, carried out in 2007 by Edgerton Lea Consultancy Ltd had identified a number of potential heritage assets that will be affected by the development. In order to obtain planning permission to demolish No. 61 King Street and the length of wall as remnants of former properties, in line with National Planning Policy Framework (NPPF) guidelines (2012), the Lancashire County Archaeology Service requested that the building be recorded in line with an English Heritage Level 2 survey for the building and a Level 1 survey for the wall (English Heritage 2006).
- 1.1.3 This report sets out the results of the building recording in the form of a short document outlining the findings of the site work, which was carried out on 24th and 25th June 2013.

### 1.2 LOCATION AND GEOLOGY

- 1.2.1 No. 61 King Street is situated on the south side of King Street, Blackburn, Lancashire (NGR SD 6787 2779; Fig 1) which forms part of the A674 main road between Chorley and Blackburn. It is less than 0.5km to the south-west of Blackburn town centre.
- 1.2.2 The underlying geology comprises the Carboniferous Lower Coal Measures Formation which consists of mudstone, siltstone and sandstone. The superficial geology consists of Devensian Glaciofluvial deposits of sand and gravel (bgs.ac.uk). The soils of the area are freely draining slightly acid sandy soils of low fertility (landis.org.uk).

### 1.3 BACKGROUND

- 1.3.1 A detailed desk-based assessment was carried out in 2007 (Egerton Lea Consultancy 2007a and b) centred on the corridor of the proposed Freckleton Street Link Road. This was further added to in 2008 by OA North, with particular emphasis upon number 53 King Street (OA North 2008). No. 61 King Street has not been the subject of a specific programme of research, which is beyond the remit of the recording work at this level, and the following background is generic, précised from the previous work.
- 1.3.2 **Blackburn:** Blackburn appears to have been a place of some importance during the early medieval period, as the centre of a locally important estate (Egerton Lea 2007), that probably had a church by the eleventh century (*ibid*). In 1066 it was a royal manor, the centre of which became the settlement of Blackburn (*ibid*). It is possible that it became nucleated upon King Street and Darwen Street by at least the thirteenth century. There is no evidence, however, that there was a ‘town’ before the sixteenth century (*ibid*). By the end of the sixteenth century, Blackburn had become a centre of woollen cloth production and from 1650 became known for producing a cloth (fustian) known as ‘Blackburn Checks’, which was a mix of linen and cotton (*ibid*). In the eighteenth century, the main product of the town was ‘Blackburn Greys’ an unfinished cotton cloth. From around 1775, the town was growing as a centre for calico production, and by 1807 it was one of the most prosperous towns in the country (*ibid*).
- 1.3.3 Resulting from the increasing prosperity, a number of cloth merchants built classical-style houses along King Street and James Street in the early nineteenth century (*ibid*). Other buildings, including a theatre, assembly rooms and public gardens, were added between the seventeenth and nineteenth centuries. However, in a similar manner to nearby towns such as Preston, the genteel aspects of the town were soon overwhelmed by factory-based manufacturing (*ibid*). Spinning and weaving expanded and spinning mills, bleachworks and printworks soon spread along the local watercourses (*ibid*).
- 1.3.4 In 1846, the railway came to the town and the covered-market was built soon after in 1848, rendering the town independent from Preston in terms of provisions. In 1888, the town was made a country borough, and the population rose from around 6,000 in the 1780s to over 133,000 by 1911 (*ibid*). This required the town to expand in size, taking in several nearby townships. By the end of the nineteenth century, Blackburn was recognised as being the world’s centre of cotton spinning, peaking in terms of production and population by the First World War (*ibid*). The town was almost completely reliant upon the cotton industry for employment and prosperity, and so when the industry declined rapidly during the inter-war period this resulted in the rapid clearing of housing and industrial premises (*ibid*).
- 1.3.5 **King Street:** in the medieval period, the line of King Street marked the main route from Blackburn to Preston, which became Preston Old Road in the early nineteenth century (*ibid*). The route was of some significance, and hence it became the first turnpike road in Blackburn in 1755. The area was still largely fields at the time, and remained so until the late eighteenth century when



development began to encroach, although The King's Head Inn, on the corner of Freckleton Street and King Street, is thought to date to the end of the seventeenth century (*ibid*). In the mid-eighteenth century, King Street began to be developed with mansions built for wealthy cloth merchants and later, in the late eighteenth century, houses of lower status, such as town houses fronting directly onto King Street, began to appear. These houses were occupied by a variety of people including merchants, spinners and a cabinet maker. No. 53 King Street is thought to have been constructed in the late eighteenth century (OA North 2008); John Edleston (plumber) and James Sumner jointly purchased a plot of land called 'Ryecroft' from a merchant named James Sudell (*ibid*), and it was then built by John Eddleston in 1779.

- 1.3.6 No. 53 King Street had various occupants until 1864 when it was sold to the County Court of Lancaster for £1000 (OA North 2008). A new County Police Station was built next to number 53 in 1872 (Edgerton Lea 2007a), and No. 53 became the Superintendent's residence. The new Police Station was large, and consisted of a central archway and passage leading to a drill yard and two constables' houses at the rear (*ibid*). There was a public entrance to the left, leading to the offices. This building no longer stands but a section of stone wall, steps, and part of the bay window still survive at ground level. These remains form the focus of the Level 1 building recording.
- 1.3.7 By 1824, a group of smaller town houses had been constructed between 53 King Street and the corner of Byrom Street. These houses (possibly including number 61) are recorded as being variously occupied by a tea dealer, an excise office and an academy (*ibid*). Many of these buildings are illustrated on Gillie's map of 1824 (*ibid*). Later on in the early nineteenth century, King Street was becoming less desirable, particularly at the western end, probably caused by increasing industrialisation. By 1824, on Chapel Street which runs to the rear of King Street, a number of smaller houses had been built and by the mid-nineteenth century, some infill development in the rear yards had taken place (*ibid*). Much of this was probably back-to-back workers housing.
- 1.3.8 All the buildings along King Street, with the exception of Nos. 53, 61 and the remaining parts of the frontage of the Police Station, were demolished in the twentieth century.

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## 2. METHODOLOGY

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### 2.1 PROJECT DESIGN

- 2.1.1 The methodology was based a verbal specification from LCAS that the work be based upon the historic building recording specifications published by English Heritage (English Heritage 2006). A project design was produced by OA North and accepted by Capita Symonds, outlining the methodology which was adhered to in full (*Appendix 1*). The work was also consistent with the relevant standards and procedures of the Institute for Archaeologists (IfA 2008), and generally accepted best practice.

### 2.2 BUILDING INVESTIGATION.

- 2.2.1 ***Descriptive Record:*** a visual inspection of 61 King Street and the Police Station frontage wall was undertaken, and written notes were made using OA North buildings *pro-forma* sheets. Details of any significant architectural or historical elements were also noted.
- 2.2.2 ***Site drawings:*** architect's drawings were not supplied by the client, and were therefore created by OA North using both a Leica TCR805ultra reflectorless total station and a highly accurate hand-held Leica Disto distance measurer, accurate to +/- 1mm. The total station was attached to a tablet computer running TheoLT survey software produced by Kubit-UK, which is a plug in for Autodesk AutoCAD. The final drawings were produced using AutoCAD 2004, and include plans of the cellar, ground, first and second floors as well as a cross-section (the position of which was determined on site).
- 2.2.3 ***Photographs:*** photographs were taken with a Canon EOS 5D 'full-frame' digital SLR camera using a variety of lenses. Images were saved in both jpg and Canon raw format (CR2). The unprocessed raw images were then converted to 8bit exif-tif files using Canon Digital Photo Professional (DPP) software. The photographic archive consists of general images of the wall, together with scaled coverage of architectural and decorative features and/or structural detail. Plans showing the photographic locations and directions have been generated.

### 2.3 ARCHIVE

- 2.3.1 A full professional archive has been compiled in accordance with current IfA (IfA 2006) and English Heritage guidelines (English Heritage 1991). The paper and digital archive will be deposited with the Preston Record Office on completion of the project, and a paper copy will be sent to the Lancashire Historic Environment Record, Preston.

### 3. BUILDING INVESTIGATION RESULTS

#### 3.1 INTRODUCTION

- 3.1.1 The following section provides a summary of the results of the building investigation. Generally, 61 King Street is in fairly poor condition with much of the fabric either being removed or obscured by late twentieth century fabric associated with the building's past use as an aquatic shop. The descriptive account will commence with the exterior and then will outline the interior room by room. The wall subject to Level 1 building recording was situated immediately to the east of No 53 King Street.

#### 3.2 DETAILED DESCRIPTION

- 3.2.1 No. 61 King Street (Plate 1) is situated close to the junction of King Street and Byrom Street, once forming part of a row of terraced properties along King Street. The building now stands isolated following the demolition of nearly all of the buildings in the row. The only other building of importance is the Grade II listed No 53 King Street that lies to the east (Plate 2). A motor garage (Able Motors Ltd) was erected in the late twentieth century, and still stands adjacent to the building to the west (Plate 3).



Plate 1: 61 King Street, the main elevation



Plate 2: 53 King Street (in the foreground) and 61 King Street beyond



Plate 3: General view of the corner of King Street and Byrom Street

- 3.2.2 The building is fairly compact in plan (Figs 2-6) with a two-roomed front part of two/three stories and a single-roomed rear extension of two-stories, below which is a small cellar (Fig 7). The rear extension is offset slightly to the west. Current access to the building is via the shop door in the main elevation that faces King Street (Plate 1), from here, access to all parts of the building being available. A further doorway in the rear extension allows access to a small back yard. There was no access at all to most parts of either the sides or rear of the building, which limited the scope of the external inspection somewhat.

- 3.2.3 **General Fabric:** inspection suggests that the whole of the building is of brick construction, the majority of which appears to be of nineteenth century origin. Both the side and rear elevations are covered in cement render obscuring the fabric but internal inspection (*para* 3.2.11-3.2.29) reveals several internal walls to be of brick. The main elevation is constructed of uniform deep red 'Accrington' bricks on the upper part, laid in stretcher bond (probably nineteenth century) with some twentieth century rebuilding to the lower part, which incorporates a twentieth century shop front. A buttress of grey twentieth century brick has been added to the right side of the elevation (Plate 1). The shop front is of timber and glazed construction and appears to be of late twentieth century origin. The single visible window is of timber construction with a painted stone windowsill and lintel.
- 3.2.4 The roof on both the main parts of the building and the extension are of slate laid in straight courses with grey cement ridge tiles. There is a lead lined moulded stone gutter on the main elevation, which drains to a cast-iron down pipe via a cast-iron hopper. The gutter appears to be in three parts.
- 3.2.5 Internally, much of the fabric is obscured by later additions and alterations, most of which appear to be associated with the last obvious use of the building as tropical and cold water fish supplies outlet. Many of the walls are obscured with timber shelves and/or insulation material, including foam and glass fibre materials, as well as some walls with stipple effect plaster. There are some matchboard and lath and plaster partition walls, as well as brick internal dividing walls. All of the ground floors are of concrete, with some evidence that at least one of the rooms had a sandstone flagged floor. The floors of the upper storeys are a mixture of timber boards of varying widths and sheet materials, such as chipboard. The internal roof spaces of both the main building and the rear extension were unable to be accessed, but the rear extension roof was partially visible through the ceiling in one of the rooms, which was evidently of timber common rafter construction.
- 3.2.6 **External Description:** the main elevation is plain in appearance (Plate 1) and consists of a late twentieth century shop front on the ground floor comprising a large glazed single window (currently boarded) with a recessed doorway to the right. The left side of the ground floor, together with the area below the window, have been rebuilt using bricks of recent manufacture. The shop sign is also of recent origin. The upper storey of the elevation contains a centrally-placed window opening that contains a timber casement window, probably dating to the late twentieth century. The window has a projecting sill and flush lintel with a chamfered arris. The most interesting feature of the elevation is a lead-lined stone gutter, which drains to the right into a cast-iron hopper and downpipe. The gutter is in three sections, and exhibits ovolo mouldings. Although, only able to be inspected from the ground, it appears to be built into the top of the elevation. There is a modern grey brick buttress supporting the left side of the elevation.
- 3.2.7 All of the rear elevations of the main building and the extension are covered by thick, patterned cement render (Plate 4). Only small parts of the rear elevations were able to be inspected directly, the remainder being visible from outside of locked compounds. The rear elevation of the main building is, for



the most part plain render but there are three blocked windows visible on both the ground, first and second floors (once lighting Rooms 2, 6 and 10; Figs 2, 3 and 4, Plate 5). The ground floor window is wide and exhibits a projecting stone sill and lintel (much weathered). Some of the render has detached allowing a mixture of brick types to be visible. Some of the brick is similar to that used in the upper floor of the front elevation, whilst other brick is coarser, probably hand made. Only a projecting stone sill of the narrower first floor window was visible. The second floor window is blocked with cinder blocks.



Plate 4: Rear view of 61 King Street

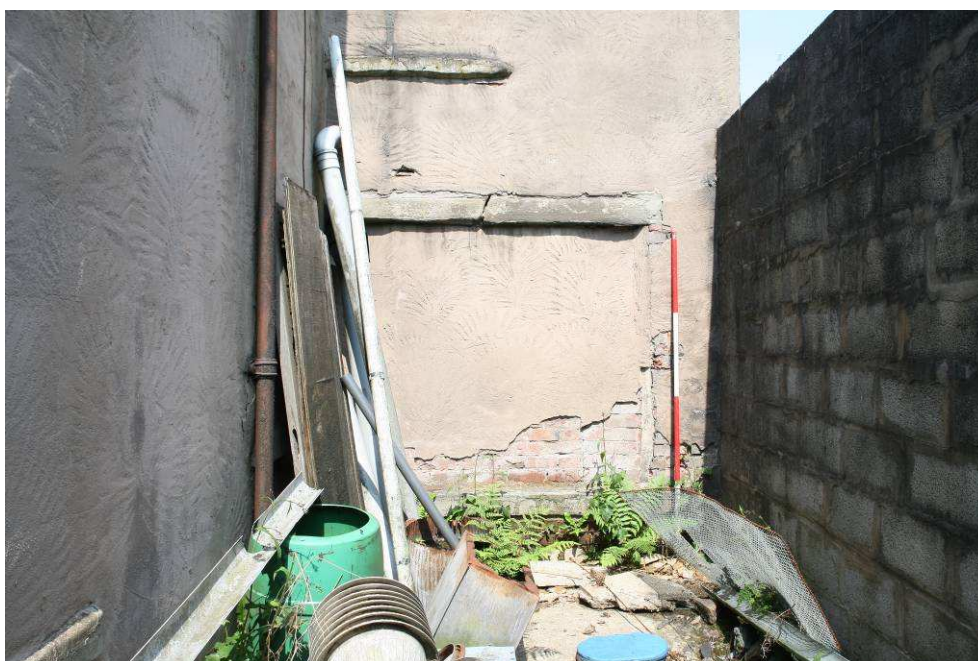


Plate 5: Blocked windows in the rear elevation of the two-storey part of the building

- 3.2.8 The east-facing elevation of the rear extension was able to be inspected and was similarly plain with the sandstone sills being visible projecting out of the render. This elevation also contains a doorway allowing access to and from a small rear yard. The door and surround are of late twentieth century appearance. A cast-iron gutter and down pipe are present. The east gable elevation of the main building was only able to be inspected from a distance and appeared to be plain and featureless with a plain verge.
- 3.2.9 The west-facing elevations of both the main part of the building and rear extension are, again, only visible from afar, the lower portions of both being obscured by the adjacent garage building (Plates 3 and 4). The main part of the building exhibits the grey brick buttress, described in *Section 3.2.3* together with two brick projecting flues that possibly served fireplaces in an adjacent building. Although evidence of these flues is visible internally, there are no obvious fireplaces. Both of the flues are capped with concrete paving slabs. The visible portion of the west-facing elevation of the rear extension is plain with no evidence for any features such as flues or blocked windows (Plate 4). The rain water goods are plastic. The join between the extension and the main building is partly visible, there being evidence of a former wall that probably continued to the west (Plate 6). The offset of the rear extension is clearly visible.



Plate 6: View of the join between the main building and rear elevation

- 3.2.10 The roof of both buildings are slate-covered pitched roofs with grey cement ridge tiles. There are no distinguishing features.
- 3.2.11 **Internal Description:** the following section provides an outline of the internal appearance of the building, commencing with the ground floor. As already described in *Section 3.2.2*, the main access to the building is via the door in the front elevation from King Street. The internal layout of the building is uncomplicated, there being two main rooms on each floor of the main building



and a single room on both floors of the extension. The floors are connected via single flights of stairs and the rooms are generally accessible from each other. A door in the east-facing elevation of the rear extension allows access to a small yard at the rear. In total, there are 10 rooms (labelled Room 1-10, Figs 2-6) in the building, not including the three staircases.

- 3.2.12 **Room 1:** upon accessing the building from the front, Room 1 is entered (Fig 2). This room obviously was last used for retail purposes, there being several display cabinets and shelving units present (Plate 7). The walls are lined with both real and fake timber panelling obscuring nearly all of the walls below. Some of the timber panelling was covered with embossed wallpaper. The floor is laid down to concrete and the ceiling (which is 3.4m high) is lined with matchboard. A steel 'I-beam' crosses the ceiling, which probably provided support due to the removal of an original brick wall dividing this room from Room 2 (*see Section 3.2.15*). There is a chimney breast in the middle of the east wall, to which a shelving unit was firmly attached. No evidence of a fireplace was visible.



Plate 7: General appearance of Room 1

- 3.2.13 In the centre of the west wall, a narrow section of timber panelling had been removed revealing the bare (distemper covered) plaster of the wall below (Plate 8). Also revealed was the nature of the construction of the timber panelling, which was found to comprise two horizontal rails to which vertical matchboarding had been attached. Moulding could be seen on the upper rail. The panelling reached approximately 2m in height.





Plate 8: Construction of panelling in Room 1

- 3.2.14 The south wall of the room is a glazed and timber-framed partition wall, through which (via a modern doorway), access to Room 2 is available. It is clad with chipboard sheets and is probably of the same phase as the shop fittings.
- 3.2.15 **Room 2:** this room is of a similar appearance to Room 1 and is almost wholly clad with plasterboard and fibreboard sheeting. To this, shelving units once housing fish tanks are fitted. The floor is laid down to concrete that appears to be a continuation of the floor from Room 1. The ceiling of this room is lower than that in Room 1, being approximately 2.4m high. It is lined with foam insulation material and much of it has a softwood timber frame indicating a lower suspended ceiling was once present. The east side of the room contains two chipboard-covered brick columns that support part of the timber frame. These are probably not part of the original fabric of the building and appear to have been inserted in order to support the ceiling (Plate 9). This is probably due to the removal of the dividing wall between Rooms 1 and 2. Two stubs at each side of the room probably relate to the former wall (Fig 2).



Plate 9: General appearance of Room 2

- 3.2.16 The east wall of the room contains a chimney breast of similar dimensions to that described in Room 1. However, some of the panelling had been removed from this revealing the existence of a blocked fireplace (Fig 2). Unfortunately, only one side of the blocking was visible, this was covered in cement plaster. Also visible on the side of the chimney breast was stone fabric.
- 3.2.17 **Room 3:** a doorway in the south-west corner of Room 2 leads to Room 3 which covers the ground floor of the rear extension (Fig 2). There is a slight step up in to this room, and the floor is concrete. At the time of the survey, this room was being used as a storage area and, as such, much of the internal fabric was obscured. The walls are covered by a thick layer of decorative plaster which further obscures the original fabric. The ceiling in this room is approximately 2.6m high. This room contains two staircases, allowing access to both the basement and the first floor (Fig 6). The staircase leading to the first floor is a straight flight timber staircase, whilst that leading to the basement is of stone. A matchboard partition with door separates the stairs from the room, this feature may date to the nineteenth century (Plate 10).
- 3.2.18 There are two window apertures set within the east wall of this room, which both have moulded surrounds. Both of the windows are fitted with steel shutters that are unable to be opened from inside. It is apparent from external inspection, that both of these windows are permanently blocked (prior to the application of the external render). A single door to the right of the windows, allows access to the rear yard. This has a modern door and surround. The west elevation contains a wide chimney breast to the right of which is a flue serving a fireplace in the cellar (Fig 2). To the left of the chimney breast is a canted feature that may have been associated with a former copper or water heater.
- 3.2.19 **Room 4 (Cellar):** the cellar is accessed via a flight of stone steps situated below the staircase from the ground to first floors (Fig 6). Stone flags are visible at ground floor level suggesting that the Room 3 had a stone floor, subsequently covered with concrete (Plate 11). Most of the surfaces of the cellar are obscured by foam insulating panels and glass fibre loft insulation (Plate 12). This limited the scope of the inspection in this room.





Plate 10: Matchboard partition containing stairs in Room 3



Plate 11: Flags visible above the steps leading to the basement



Plate 12: Composite view of the cellar (Room 4), showing clutter and lined walls

3.2.20 Closer inspection of the walls revealed a further, smaller room, situated to the east of the main space (Fig 3). Due to the amount of clutter and the insulation lining, access was unavailable and it remains uninspected. The most obvious feature in this room is the substantial stone-topped bench/table occupying the south-east corner of the room. This was approximately 0.75m high and was supported upon brick piers. It is probable that this belongs to the original phase of the building. The west wall of the cellar contains a small fireplace set within the wall. There is no projecting chimney breast but a vertical scar to the right of the fireplace probably defines its extent. Although the ceiling is obscured, two cross beams are visible both of which appear to date to the original phase. The ceiling in this room is approximately 1.8m high.

3.2.21 **Room 5:** this room is immediately accessed upon climbing the stairs from Room 3 (Fig 4). It is via this room that Rooms 6, 7 and 8 are accessible (Fig 6). The room once probably formed a bedroom, and appears to have once been a room and corridor, as there is evidence for a dividing wall (possibly brick) in both the north and south walls and crossing the floor at the west side (Fig 4). There is a fireplace set within a chimney breast at the east side of the room, the remains of a grate being visible. The brick fabric is clearly visible here. A window is present in the south wall of the room, which is of sliding sash (with horns) construction the aperture is blocked from the outside with brick. This has subsequently been rendered over externally, only a projecting sandstone sill being visible (*Section 3.2.7*).





Plate 13: General view of Room 5 facing east

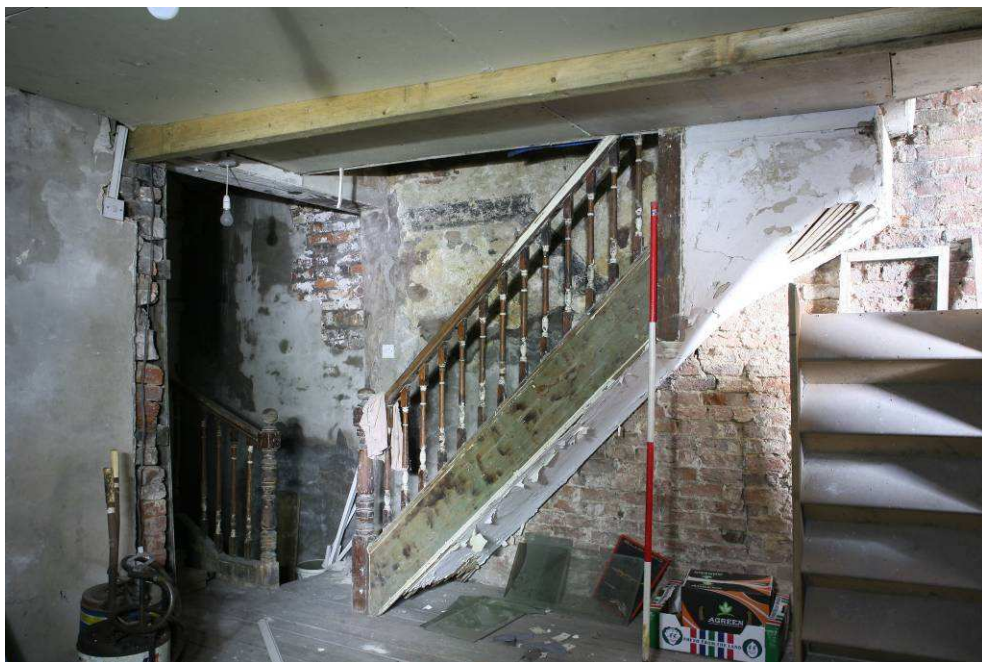


Plate 14: General view of Room 5, facing west, showing staircases and former wall scar on the left

3.2.22 The west side of the room contains the stairs allowing access up to the second floor, as well as the only access to Room 7 (Plate 14). The stairs are a straight flight with half turn at the top, the soffit being covered with lath and plaster. The balusters are simple and turned, as is the newel post. A further balustrade is present where a short flight of three steps allows access to Room 7 (Plate 14). The west and north walls have been stripped of their plaster covering, revealing the brick below which is of stretcher bond. Access to Room 6 is available via a doorway in the north-west corner of the room which is above

the level of the floor in this room (Plate 15). A flight of fibreboard (MDF) steps were once attached. To the left of the doorway is a vertical timber chute that extends to the second floor (Fig 4). The ends of the floor joists of Room 6 are visible at approximately 1m height in the north wall. Access to Room 7 is via a further short flight of steps, as the floor level in that room is slightly above the level of the floor in Room 5 (Fig 6).

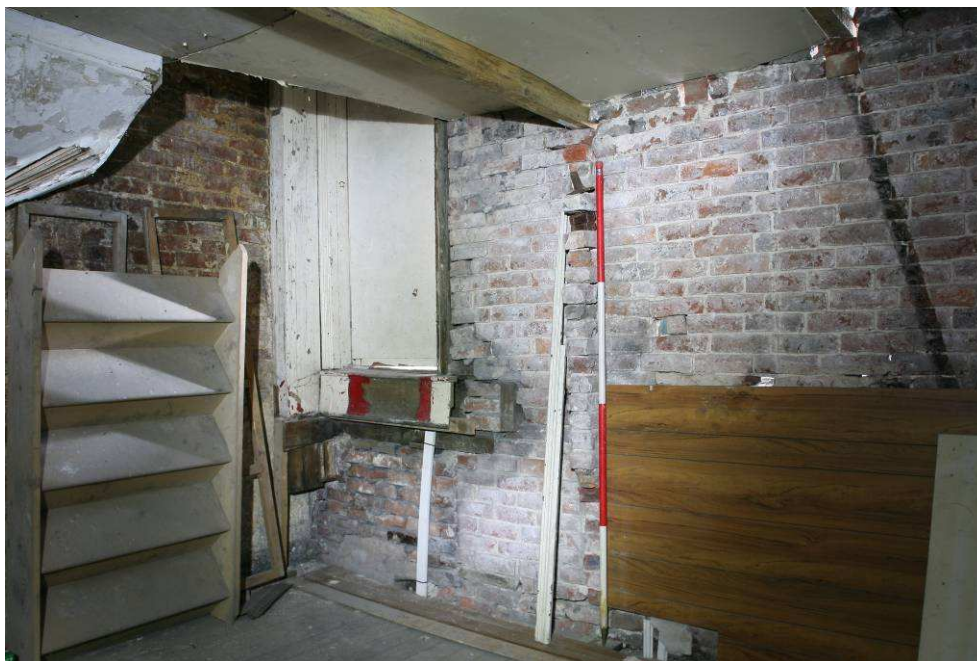


Plate 15: Access from Room 5 into Room 6 showing the difference in floor levels.

- 3.2.23 **Room 6:** this room forms the principal room on this floor and was probably once the main bedroom. All of the plaster has been stripped from the walls of this room revealing the brickwork below together with some features of interest. There is a chimney breast situated on the east wall of the room which is a continuation of that from Room 1, within it is there being evidence of a blocked fireplace and some rebuilding to the flue. On the opposite wall are two vertical cracks that testify to the presence of the external flue described in *Section 3.2.9*. The ends of the joists comprising the ceiling of Room 5 and floor of Room 8 are visible in the south wall (Fig 6).
- 3.2.24 **Room 7:** this room is situated in the rear extension directly above Room 3 and is of a similar size (Fig 4). In common with Room 3, this room was being used for storage and was similarly cluttered. Much of the room was lined with fibreboard, obscuring the walls, and the room also had a plasterboard suspended ceiling of late twentieth century appearance. The suspended ceiling (2.37m high) covered approximately three quarters of the room (Figs 4 and 6) above which, was a further ceiling (2.7m high) that was of lath and plaster construction. This appears to be part of the original phase of the room. Above this, but unable to be inspected in detail, was the roof structure of the rear extension. This, from the limited inspection available, appeared to be a common rafter roof of softwood construction. The roof covering appeared to be lined with felt of late twentieth century appearance.

- 3.2.25 A sliding sash window (with horns) is present in the east wall, which, in a similar manner to the window in Room 5, was blocked externally. A matchboard partition wall situated at the northern end of the room, to the left of the doorway, formed the stairwell leading to the ground floor. To the south of this, located on the west wall, was a flue of fairly small dimensions. This probably served the fireplace in Room 3.
- 3.2.26 **Room 8:** ascending the wooden staircase from Room 5, Room 8, which forms a short landing allowing access to Rooms 9 and 10, is reached. The room is plainly plastered and little of architectural interest is present. There is a short balustrade with balusters of identical appearance to those on the staircase in Room 5.
- 3.2.27 **Room 9:** this is the smallest room in the building and essentially forms a short corridor between Rooms 8 and 10. The door between Rooms 8 and 9 was of ledged-and-braced construction, probably dating to the nineteenth century. The east end of the room contained evidence for a former cupboard or shelving unit (Fig 5). Above this, in the ceiling, a former skylight was visible that had been sealed off at the time of the survey. At the west end of the room, access to the upper roof space and the adjacent Room 10, could be seen, but it was deemed unsafe at the time of the survey to try to access these spaces. The access into Room 10 consisted of a small hatch with timber door. Access to this hatch was via a timber platform. The walls of the room were, for the most part of lath and plaster construction, but the south wall was brick up to approximately 1.65m in height (Fig 6).
- 3.2.28 **Room 10:** this room formed the main part of the roof space, to which there was no access.
- 3.2.29 **Room 11:** this room formed a small bedroom at the rear of the building taking up much of the rear of the roof space. Plain in appearance, the room contains little of architectural interest other than a small blocked window on the south wall, a flue (from Room 5) on the east wall and a purlin on the roof slope. The window exhibited some evidence of two phases of blocking using brick and ultimately, cinder block.
- 3.2.30 **The frontage to the former Police Station:** visible to the east of 53 King Street, is a section of low sandstone wall (Plate 16) with two entrances flanked by taller sandstone gateposts (Plates 17 and 18). The wall is no higher than approximately 1m and is constructed from coursed rock-faced sandstone with finer sandstone coping. The wall survives to a length of approximately 20m. The surviving gateposts form the two entrances to the Police Station, the left to the public offices, the right to passageway to the rear. There is evidence on each of the gate posts for former gates in the form of iron hinge brackets. Each of the gateposts has a recessed panel on each face and two pyramidal copings survive.
- 3.2.31 To the rear of the wall, and partially obscured by vegetation, part of the front of the actual building survive. This comprises parts of the lower front elevation, including a bay window together with a flight of steps. The surviving parts of the elevation, are constructed of red brick, below which is a



sandstone plinth (Plate 19). The sills of some of the windows are present, and these are substantial sandstone elements with sloping sills. Several decorative cast iron ventilation grilles are still present (Plate 19).



Plate 16: Low sandstone wall forming part of the frontage to the former Police Station next to 53 King Street



Plate 17: Gateposts forming the former public entrance to the Police Station.





Plate 18: Gateposts forming the former entrance to the central passage of the former Police Station



Plate 19: Surviving lower part of the front elevation of the former Police Station

- 3.2.32 The base of a bay window survives, together with two flights of steps, one of which is of stone with moulded steps (Plates 20 and 21). The stone steps are situated behind the left entrance and the other steps (which are modern concrete and may have been inserted) are situated behind the other entrance. Much of this area is overgrown and further remains may survive.





Plate 20: Surviving sandstone steps behind the left entrance



Plate 21: Part of the surviving bay window and steps behind the right entrance.

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## 4. CONCLUSION

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### 4.1 INTRODUCTION

- 4.1.1 The building investigation has revealed that, together with No. 53, 61 King Street and the frontage of the former Police Station are the last vestiges of a streetscape stretching back to at least the early part of the nineteenth century. Indeed, the history of this part of Blackburn can be traced back to the very beginnings of the town in the medieval period.

### 4.2 DISCUSSION

- 4.2.1 **61 King Street:** it is probable that the origins of a building on this site date to at least the early nineteenth century when a number of smaller town houses were built between 53 King Street and the corner of Byrom Street. Certainly by 1848 (Fig 7) the footprint of the property was established as it appears on the First Edition Ordnance Survey (OS) map of this date. The investigation of 61 King Street revealed that much of the building had either been stripped of fixtures, fittings or fabric dating to early phases, or these had been covered by later fabric relating to the building's ultimate use as a tropical fish retail premises, particularly on the lower floors. This, unfortunately, reduced the scope of the survey in some areas.
- 4.2.2 Contrary to this, plaster in some of the rooms on the upper floor had been stripped allowing inspection of the brickwork below. This revealed that the front part of the building was probably of a single phase, albeit with some modification and alteration, such as removed walls. Most of this probably took place in the twentieth century. The rear extension lies slightly offset from the main part of the building, and extensive rendering of the exterior, combined with later fabric and internal clutter, served to hide the nature of the join between the two buildings. The relationship between the extension and the main part of the building remains unknown. The 1848 OS map (Fig 7) shows the extension to overlap with the adjacent building. The roof frame of the extension, although unable to be inspected in any detail, is consistent with this date.
- 4.2.3 Some fabric pertaining to earlier phases of the building, such as the sash windows in some of the rooms, together with matchboard partitions are still present. These are suggestive of a mid-nineteenth century date. The lead-lined stone gutter on the front elevation is the single stand out feature of architectural interest.
- 4.2.4 In summary, number 61 King Street is an example of a terraced building, probably dating to the early part of the nineteenth century. Altered and changed slightly, mainly in the twentieth century, it now stands somewhat forlorn and out of context in the current post-industrial landscape.
- 4.2.5 **The frontage to the former Police Station:** documentary evidence dates the former County Police Station to the 1870s, when plans outlining the then

proposed building were submitted. The surviving features remaining *in situ* correspond with the plans and photographs in existence (Edgerton Lea 2007a). The wall appears to remain pretty much as shown in the photograph and has probably changed little since construction. The remains of the front elevation, including the steps, are also unchanged, although somewhat degraded and overgrown. Further remains may yet be found, should the vegetation be removed.

### **4.3 RECOMMENDATIONS**

- 4.3.1 No further investigation of the standing remains for either 61 King Street or the frontage of the former County Police Station is considered necessary as it is probable that this would not add any further detail to our understanding of the structures. However, following demolition of the structures, and prior to any ground clearance, it is recommended that investigation and recording of the below-ground remains is undertaken.

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## 6. ILLUSTRATIONS

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### 6.1 FIGURES

Figure 1: Site location

Figure 2: Ground floor plan of 61 King Street

Figure 3: Cellar plan of 61 King Street

Figure 4: First floor plan of 61 King Street

Figure 5: Second floor plan of 61 King Street

Figure 6: West-facing cross-section through 61 King Street

Figure 7: Site superimposed on the Ordnance Survey first edition 6:1 mile map of 1848

### 6.2 PLATES

Plate 1: 61 King Street, the main elevation

Plate 2: 53 King Street (in the foreground) and 61 King Street beyond

Plate 3: General view of the corner of King Street and Byrom Street

Plate 4: Rear view of 61 King Street

Plate 5: Blocked windows in the rear elevation of the two-storey part of the building

Plate 6: View of the join between the main building and rear elevation

Plate 7: General appearance of Room 1

Plate 8: Construction of panelling in Room 1

Plate 9: General appearance of Room 2

Plate 10: Matchboard partition containing stairs in Room 3

Plate 11: Flags visible above the steps leading to the basement

Plate 12: Composite view of the cellar (Room 4), showing clutter and lined walls

Plate 13: General view of Room 5 facing east

Plate 14: General view of Room 5, facing west, showing staircases and former wall scar on the left

Plate 15: Access from Room 5 into Room 6 showing the difference in floor levels.

Plate 16: Low sandstone wall forming part of the frontage to the former Police Station next to 53 King Street

Plate 17: Gateposts forming the former public entrance to the Police Station.

Plate 18: Gateposts forming the former entrance to the central passage of the former Police Station

Plate 19: Surviving lower part of the front elevation of the former Police Station

Plate 20: Surviving sandstone steps behind the left entrance

Plate 21: Part of the surviving bay window and steps behind the right entrance.





Figure 1: Site Location



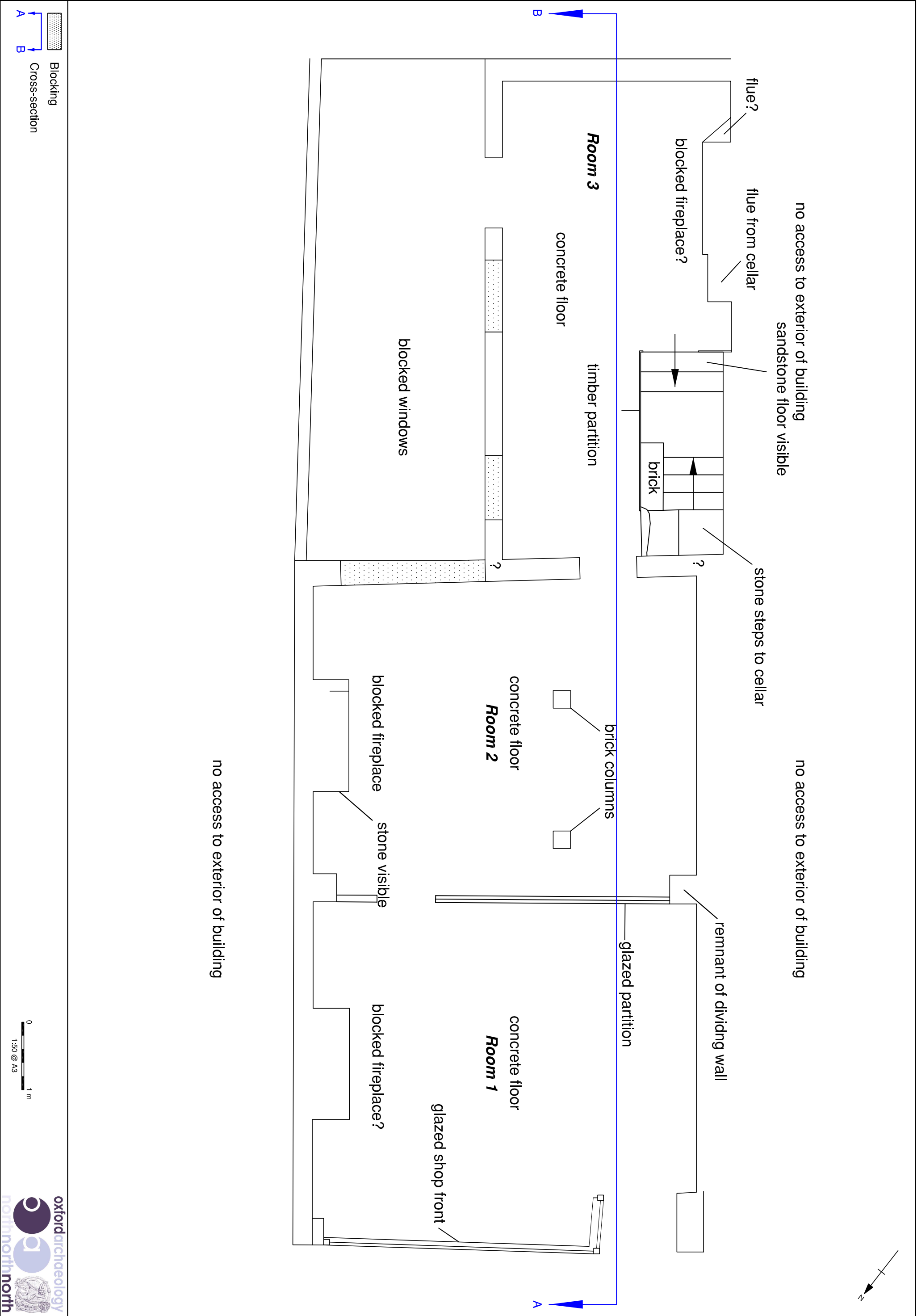


Figure 2: Ground floor plan of 61 King Street

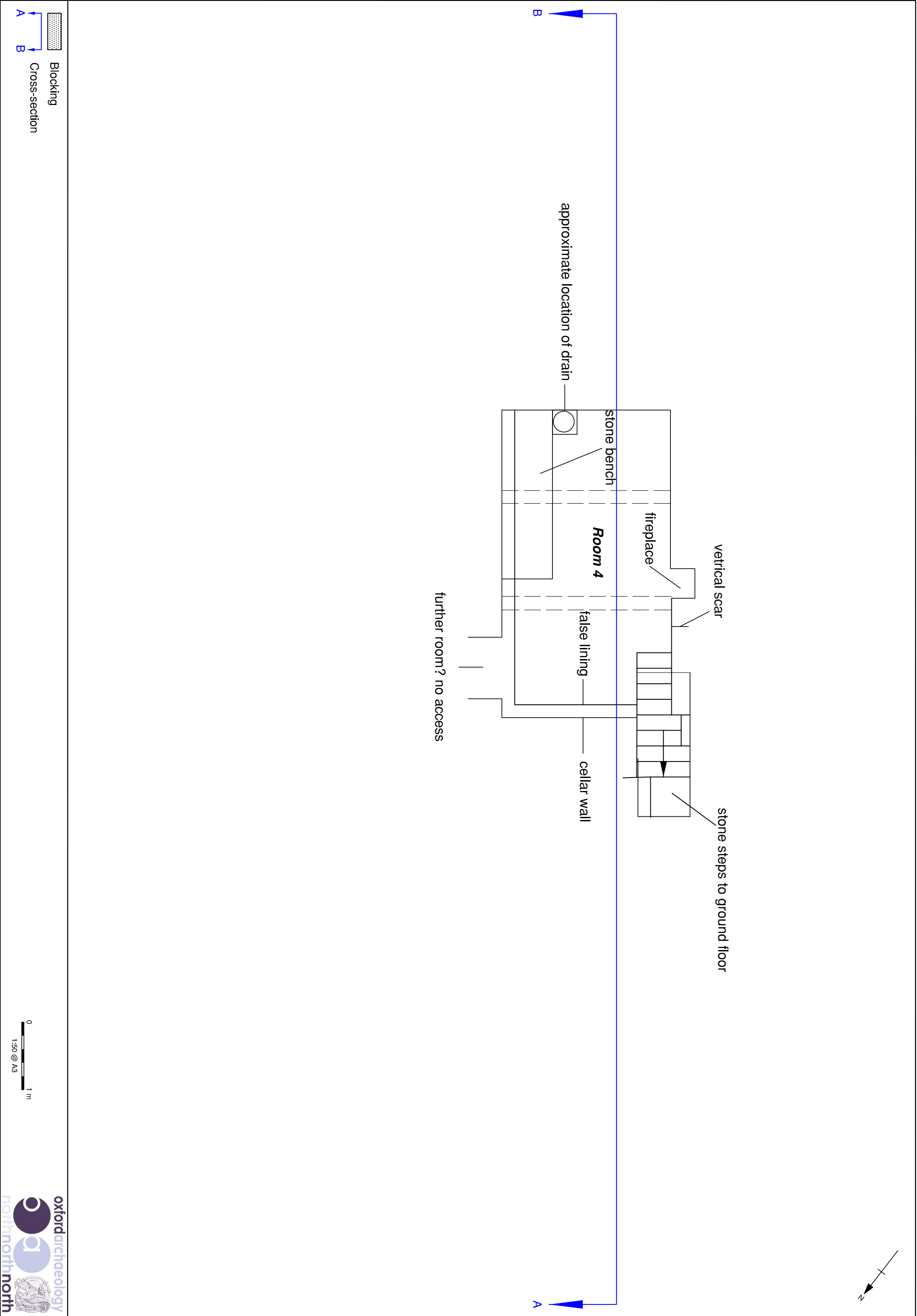


Figure 3: Cellar plan of 61 King Street

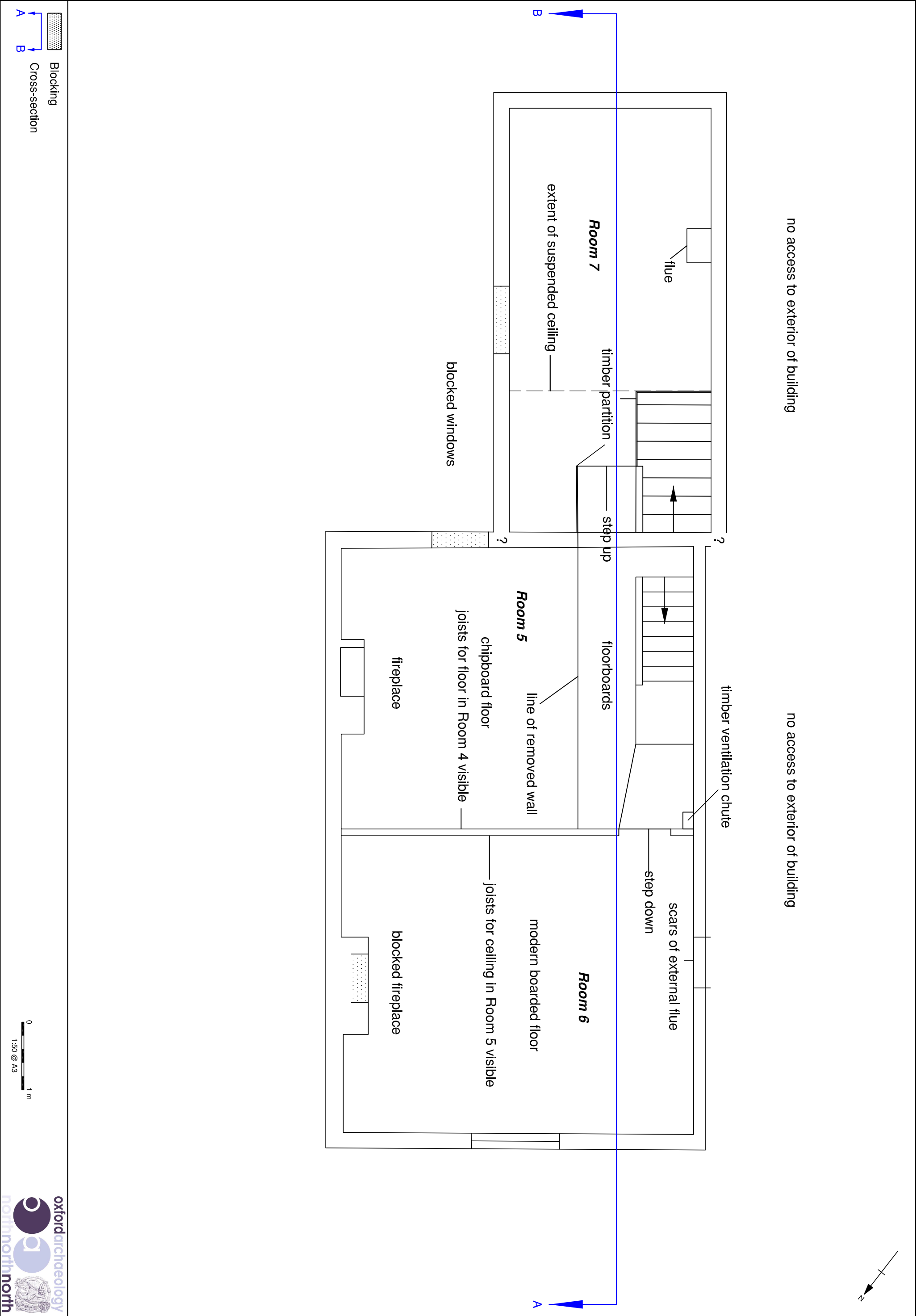


Figure 4: First floor plan of 61 King Street

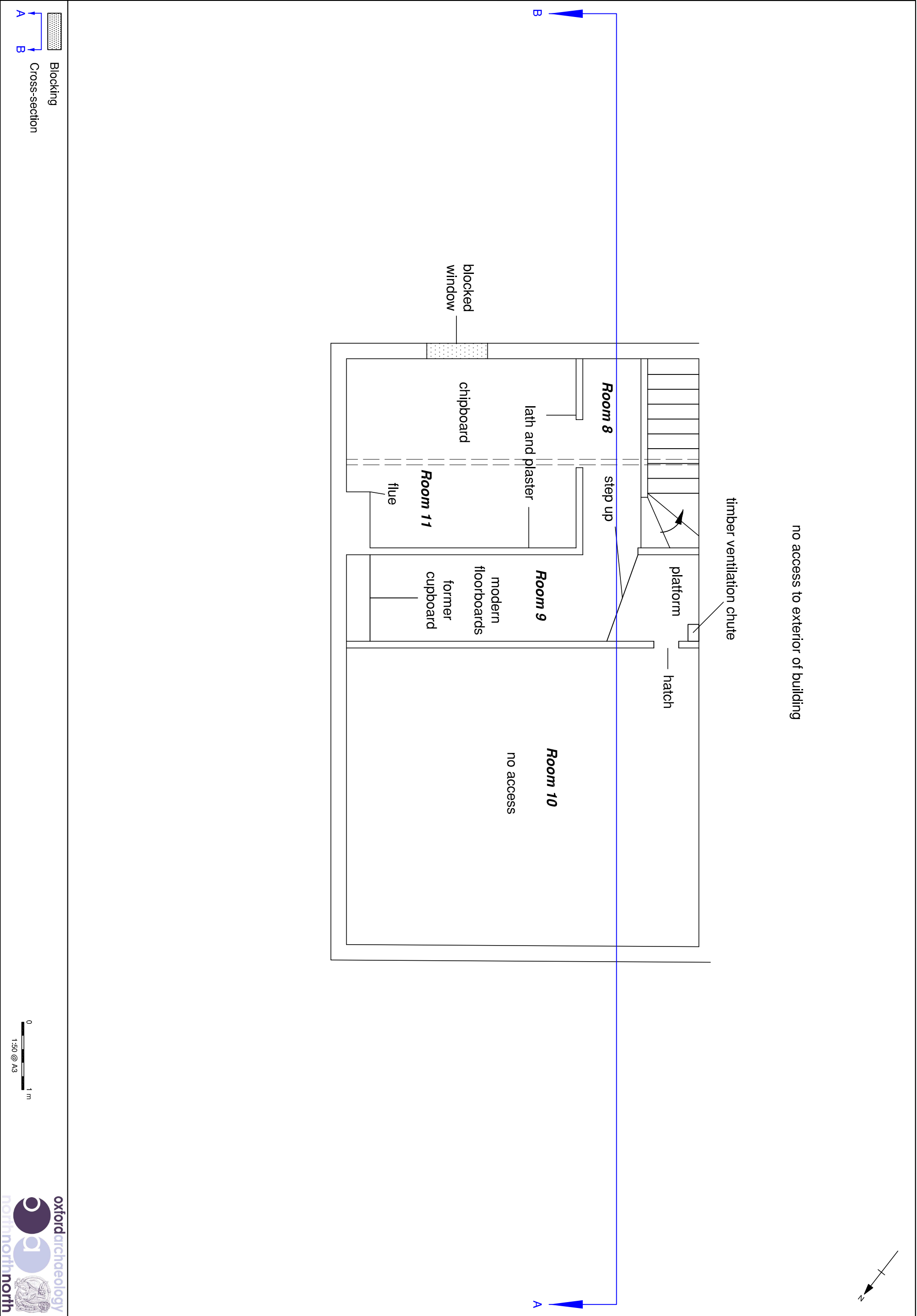
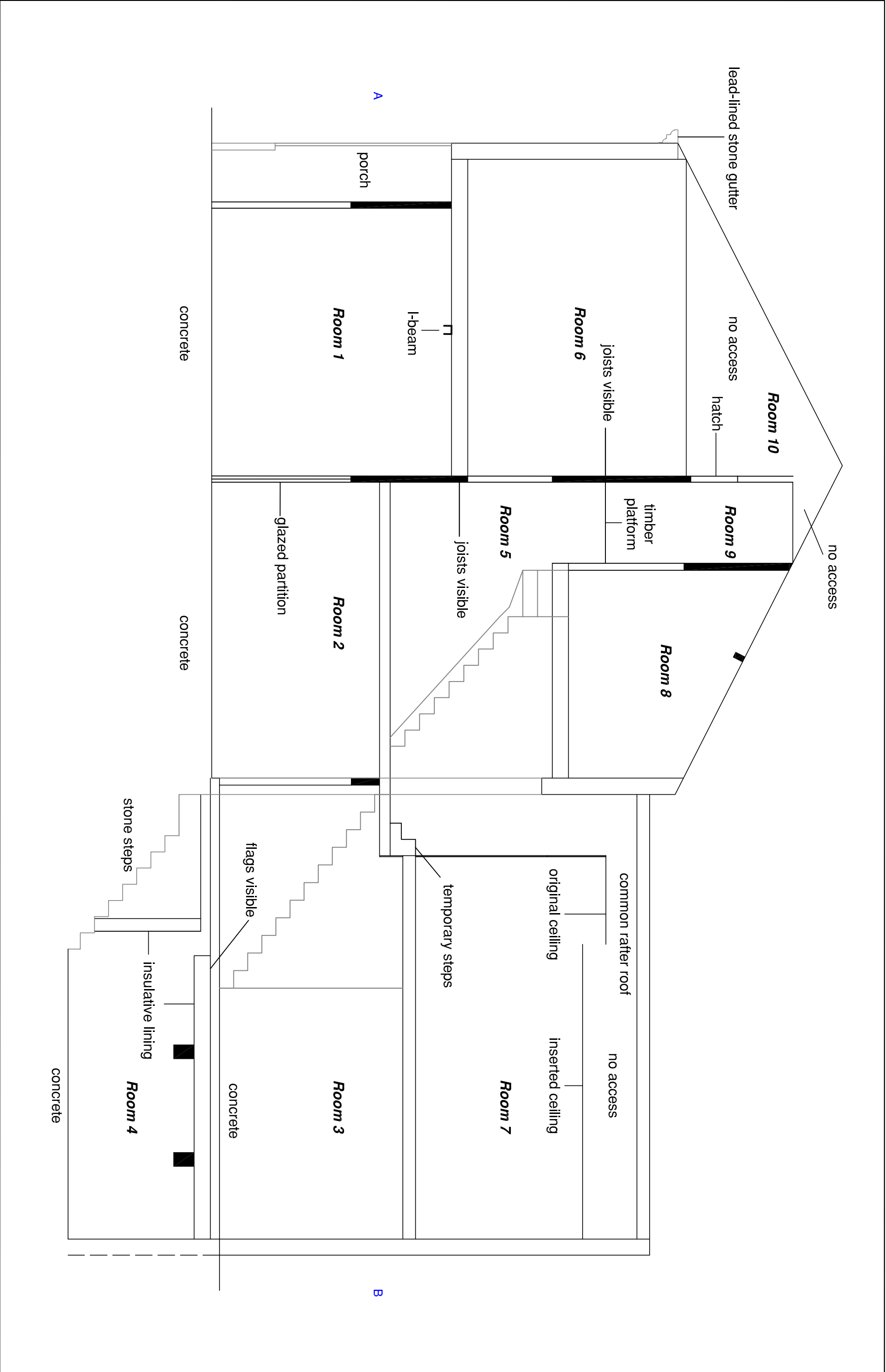


Figure 5: Second floor plan of 61 King Street



Blocking  
Partition wall  
A - B  
Cross-section



Figure 6: West-facing cross-section of 61 King Street



Figure 7: Site superimposed on the Ordnance Survey first edition 6":1 mile map of 1848

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## APPENDIX: PROJECT DESIGN

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### 1. INTRODUCTION

#### 1.1 PROJECT BACKGROUND

1.1.1 A planning application (ref 10/12/1204) was submitted by Capita Symonds, acting on behalf of Blackburn with Darwen Council, for the demolition of several buildings on land within the curtilage of King Street, Freckleton Street, Byrom Street and St Peters Street, as part of the proposed Freckleton Link Road project, Blackburn, Lancashire (NGR SD 67882 27800). The proposed development includes the demolition of a building, 61 King Street, (formerly Diamond Aquatic) together with a section of retaining wall along the same street. In order to obtain consent for demolition a programme of building recording, to English Heritage standards (2006), is required. Douglas Moir of Lancashire County Archaeology Service (LCAS) issued a verbal brief that an English Heritage Level 2 survey (*ibid*) be carried out on 61 King Street, with an English Heritage Level 1 record (*ibid*) of the length of wall.

1.1.2 The buildings within the curtilage also include 53 King Street, a grade II listed building, and a Spiritualist Temple. 53 King Street has been granted listed building consent and was recorded to English Heritage Level 3 (OA North 2008). The Spiritualist Temple is currently occupied and will be recorded to English Heritage Level 2, in line with LCAS' requirements, following the proposed vacation in the latter months of 2013.

1.1.3 In the absence of any plans and elevations for 61 King Street, OA North carried out a site visit in June 2013, to assess the amount of survey work entailed. Following this, the proposals below outlines the methodology needed in order to fulfil the brief. A Level 2 investigation is essentially a descriptive account of the building's origins, development and use. This level of recording does not usually included an account of the evidence upon which the analysis has been based. A Level 1 record is a visual, primarily photographic, record.

#### 1.2 OXFORD ARCHAEOLOGY NORTH

1.2.1 Oxford Archaeology North has considerable experience of sites of all periods, having undertaken a great number of small and large scale projects throughout Northern England during the past 30 years. Evaluations, assessments, watching briefs and excavations have taken place within the planning process, to fulfil the requirements of clients and planning authorities, to very rigorous timetables.

1.2.2 OA North has the professional expertise and resources to undertake the project detailed below to a high level of quality and efficiency. OA North is an Institute of Field Archaeologists (IfA) registered organisation, registration number 17, and all its members of staff operate subject to the IfA Code of Conduct (IfA 2012).

### 2. OBJECTIVES

2.1 The archaeological programme of work aims to provide an origin, development sequence, and discussion of the plan, form and function of the building. The required stages to achieve these ends are as follows:

- **Buildings Investigation:** to provide a drawn, textual and photographic record of the building on site to a Level 2 standard (English Heritage 2006), and in accordance with IFA standards (2008).
- **Report Production:** a written report will be produced following completion of the fieldwork, and will assess the significance of the data generated by this programme within a local context. A site archive will be produced to English Heritage guidelines (1991) and in accordance with the *Guidelines for the Preparation of Excavation Archives for Long Term Storage* (UKIC 1990).

### 3. METHODS STATEMENT

#### 3.1 BUILDINGS INVESTIGATION

- 3.1.1 **Introduction:** the following paragraphs in this section outline the general approach to be undertaken for the production of site drawings, photographic archive and the written record.
- 3.1.2 **Photographic Archive:** a photographic archive will be produced utilising full frame Digital SLR cameras (*Canon EOS 5D*) with a selection of lenses to produce digital images in TIFF CR2 and JPEG formats. A full photographic index will be produced, and the position of photographs will be marked on the relevant floor plans. The archive will comprise the following:
- (i) the general external appearance and wider setting of the building;
  - (ii) oblique views of all the external elevations, right angle views only if necessary and appropriate;
  - (ii) the overall appearance of the principal rooms and circulation areas, right angle views of internal elevations only if necessary and appropriate;
  - (iii) any external or internal scaled detail, structural or architectural, which is relevant to the design, development and use of the buildings, and which does not show adequately on general photographs;
  - (iii) any internal scaled detailed views of features of especial architectural interest, ephemera, fixtures and fittings, or fabric detail relevant to phasing the buildings which does not show adequately on general photographs.
- 3.1.3 **Survey Drawings:** the following as ‘existing’ drawings will be produced for the building:
- (i) plans of the cellar, ground floor, and upper floor will be produced of the main building and ground and upper floor of the rear extension. These will be produced by instrument survey (1:100 scale). The drawings will also be manually enhanced with pertinent architectural detail;
  - (ii) drawings of the principal external elevations of the building only if necessary (1:50)
  - (iv) one cross-section through the main building (if appropriate), the position of which will be determined on site (1:50);
  - (v) detailed drawings of any pertinent detail not more readily captured through photography.
- 3.1.4 The survey drawings will be produced by means of a reflectorless total station which is capable of measuring distances to a point of detail by reflection from the wall surface, and does not need a prism. The instrument to be used will either be a *Leica TCR 805 ultra* or *TCR 705*. The digital survey data will be captured within a table computer running *TheoLT* software, which allows the survey to be directly inserted into *AutoCAD* software for the production of final drawings.
- 3.1.5 If elevation drawings are required, rectified digital photography will be carried out in order to capture principal detail on the external elevations. The photographs will be rectified using *PhotoPlan* software and then the images will be digitised within *AutoCAD* software to produce accurate representative elevation drawings. The drawings will show principle detail, such as ashlar stone, quoins, changes in construction etc, but will not show all individual stones/bricks.
- 3.1.6 The drawings will be used to illustrate the phasing and development of the building. Detail captured will include such features as window and door openings, an indication of ground and roof level, and changes in building material. The final drawings will be presented through an industry standard CAD package (*AutoCAD 2004*).
- 3.1.7 **Interpretation and Analysis:** a visual inspection of the building will be undertaken utilising the OA North building investigation *proforma* sheets. A description of the building will be



undertaken to Level 2 standard (English Heritage 2006), which will include a descriptive account of the origin, development and use of the building..

3.1.8 The written record will include:

- (i) a description of the plan, form, fabric, function, age and development sequence of the building;
- (ii) an account of the past and present use of the building;
- (iii) an account of the fixtures, fittings associated with the building, and their purpose;
- (iv) identification of key architectural features (including fixtures and fittings);
- (v) a discussion of the relative significance of rooms within the building;
- (vi) a description of the historic context of the building including its relationship with nearby building in architectural and functional terms and so forth.

**3.2 REPORT PRODUCTION**

3.2.1 **Report:** a digital copy of the final draft report will be submitted to the client for review. Following instructions to finalise, one bound report, together with a digital copy supplied on CD, will be submitted to the client, and a further copy to be submitted in pdf format to LCAS within eight weeks of completion. The report will include;

- (i) a site location plan related to the national grid;
- (ii) a front cover to include the planning application number and the NGR;
- (iii) a concise, non-technical summary of the results;
- (iv) an explanation to any agreed variations to the brief, including any justification for any analyses not undertaken;
- (v) a description of the methodology employed, work undertaken and results obtained;
- (vi) copies of plans, photographs, and other illustrations as appropriate;
- (vii) a copy of this project design, and indications of any agreed departure from that design;
- (viii) the report will also include a complete bibliography of sources from which data has been derived;
- (ix) a photographic index;
- (x) list of archive contents.

3.2.2 This report will be in the same basic format as this project design.

**3.3 ARCHIVE**

3.3.1 The results of all archaeological work carried out will form the basis for a full archive to professional standards, in accordance with current English Heritage guidelines (*Management of Archaeological Projects*, 2nd edition, 1991). The project archive represents the collation and indexing of all the data and material gathered during the course of the project. OA North conforms to best practice in the preparation of project archives for long-term storage.

3.3.2 This archive will be provided in the English Heritage Centre for Archaeology format and a synthesis will be submitted to the Lancashire HER (the index to the archive and a copy of the report). OA North practice is to deposit the original record archive of projects with the appropriate County Record Office, in this case Preston.

- 3.3.3 The Arts and Humanities Data Service (AHDS) online database project *Online Access to index of Archaeological Investigations* (OASIS) will be completed as part of the archiving phase of the project.
- 3.3.4 **Confidentiality:** all internal reports to the client are designed as documents for the specific use of the Client, for the particular purpose as defined in the project brief and project design, and should be treated as such. They are not suitable for publication as academic documents or otherwise without amendment or revision. Any requirement to revise or reorder the material for submission or presentation to third parties beyond the project brief and project design, or for any other explicit purpose, can be fulfilled, but will require separate discussion and funding.
4. OTHER MATTERS
- 4.1 HEALTH AND SAFETY
- 4.1.1 OA North provides a Health and Safety Statement for all projects and maintains a Company Safety policy. All site procedures are in accordance with the guidance set out in the Health and Safety Manual compiled by the Standing Conference of Archaeological Unit Managers (1997). A risk assessment will be completed in advance of any on-site works and copies will be made available on request to all interested parties.
- 4.1.2 OA North will require the hire of lighting and a generator if there is insufficient interior lighting. This can be provided by OA North at additional cost.
- 4.2 WORK TIMETABLE
- 4.2.1 **Buildings Investigation:** it is anticipated that the site work will require approximately two days in total to complete. This is based on unobstructed access, and should this not be possible this may affect timescale and hence cost.
- 4.2.2 **Report Production:** a draft report will be submitted for review within approximately three to four weeks of the completion of all elements of the fieldwork.
- 4.3 OTHER
- 4.3.1 **Access:** liaison for access to the buildings during the assessment will be arranged with the client.
- 4.3.2 **Project Monitoring:** whilst the work is undertaken for the client, the Planning Archaeologist at LCAS will be kept fully informed of the work and its results, and will be notified in advance of the commencement of the fieldwork. Any proposed changes to the project design will be agreed with LCAS in consultation with the client.
- 4.4 STAFFING PROPOSALS
- 4.4.1 The project will be under the direct management of **Emily Mercer BA MSc MifA** (OA North senior project manager) to whom all correspondence should be addressed.
- 4.4.2 The project will be supervised in the field by **Karl Taylor BSc AifA** (OA North project supervisor). Karl has a great deal of experience in the recording and analysis of historic buildings throughout the North West.

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