

# **Number 5 Dalton Square, Lancaster, Lancashire**

## **Archaeological Assessment, Building Investigation and Evaluation**



**Oxford Archaeology North**

March 2005

Lancaster City  
Council

Issue No: 356  
OAN Job No: L9469  
NGR: SD 4792 6161

Planning Application No:  
1/04/01450/FUL

**Document Title:** NUMBER 5 DALTON SQUARE, LANCASTER, LANCASHIRE

**Document Type:** Archaeological Assessment Report

**Client Name:** Lancaster City Council

**Issue Number:** 356

**OA Job Number:** L9469

**Site Code:** DS04

**National Grid Reference:** SD 4792 6161

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## SUMMARY

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Following a request by Lancaster City Council, Oxford Archaeology North (OA North) undertook an archaeological assessment prior to the proposed partial demolition and redevelopment of Number 5 Dalton Square, Lancaster, Lancashire (centred on SD 4792 6161). The site lies to the rear of Dalton Square, a late eighteenth century planned development, which occupies former lands belonging to a Dominican Friary, founded in 1260. Previous excavation at Numbers 3 and 7 Dalton Square, and on Sulyard Street to the north, have uncovered remains of the friary. The site is therefore located in an area of some archaeological potential. As a result of this, Lancashire County Archaeological Service (LCAS) recommended that the programme of works be undertaken prior to any development commencing.

The programme of works involved a desk-based assessment of the development area, a building investigation of the extant nineteenth century extension to the main Georgian building, and two phases of evaluation. The desk-based assessment was undertaken in order to identify, where possible, the owners or tenants of the building (and their occupations), along with the known uses for the structure and any recorded alterations or development to the building. The building investigation comprised a detailed survey of the building in order to provide an outline of its form and phasing. The first phase of the evaluation was carried out to the rear of the building in order to assess the presence or absence of archaeological remains; the second phase of evaluation works will be undertaken on demolition of the extension. The first phase of evaluation work and the building recording was undertaken on the 1<sup>st</sup> and 2<sup>nd</sup> of December 2004, and the desk-based assessment was completed on the 17<sup>th</sup> of December 2004.

The desk-based identified twelve sites within the study area, a 200m radius from the given NGR. The majority (Sites **1** to **9**) were identified from the SMR, whilst the remaining sites (Sites **10**, **11** and **12**) were identified from cartographic and documentary sources. A range of site types and periods was represented, and each site was assessed for its archaeological significance by using the criteria laid down in Annex 4 of Planning Policy Guidance 16 (DoE 1990).

The development area witnessed little recorded activity prior to the Roman period, and even at this time it appears to have been fairly marginal to the main settlement, which focussed on Church Street to the west. A number of isolated finds of Roman material are recorded in the area and to the north, and isolated burials have also been identified to the west of the development area along Penny Street. In the medieval period, the area immediately north of the development area has been suggested as the location of the vill of 'Loncastre', which was destroyed by the Scottish raids in 1322; however, this is not proved conclusively. The main activity in the medieval period relates to the construction of the Dominican Friary, which was founded in 1260, and occupied the site of Dalton Square up until the eighteenth century. Structural remains and burials relating to the friary church have been discovered during groundworks and small-scale excavations from the eighteenth century to the present, particularly focussing on the north-eastern corner of Dalton Square and Sulyard Street. The Friary was in existence until the Dissolution in the sixteenth century; the buildings were sold off and served as private dwellings through the seventeenth and eighteenth centuries, being altered and removed in this period. In 1783, the remains of the buildings were demolished to make way for the Georgian development of Dalton Square, which exists on the site today, and of which Number 5 forms a part. The main building on the plot was built in or around

1810; the building was extended in 1880 as a mess-house for its then owners, the Lancashire Militia. The buildings were subsequently sold on in 1884, and became property of the City Council in the mid-twentieth century. The buildings are now empty.

The building investigation identified four main phases of construction and alteration within the nineteenth century extension. The earliest phases comprised the construction of the extension itself, known to have taken place in 1880, followed soon after by a minor extension to the rear elevation. More cosmetic alterations were made in the late twentieth century, during the use of the buildings by the City Council.

The initial phase of evaluation involved the excavation of a single 5m by 3m trench in a private car-park to the rear, and immediately east, of the nineteenth century extension. The excavation uncovered a substantial wall on a north/south alignment, approximately 0.5m below the current ground level, and constructed of roughly-dressed sandstone blocks bonded in lime mortar. The wall was found to be constructed directly on a deposit of marly clay, which may indicate boggy open ground. Banked up against the wall were substantial deposits of loose stone and building debris containing predominantly eighteenth century pottery, which have been interpreted as demolition deposits relating to the clearance of the land in the eighteenth century for the construction of Dalton Square. Overlying these deposits were substantial garden soils, also containing eighteenth and nineteenth century pottery; these relate to the use of the land as gardens prior to its subsequent development in the late nineteenth century. The land was subsequently converted to a car-park in the twentieth century.

The excavation results appear to indicate the survival of a probable element of the friary, in the form of a substantial wall, which may relate to the claustral wall for the friary complex. The absence of dating is problematic, but the wall certainly predates the eighteenth century as it is sealed by demolition deposits and garden soils relating to this period. The wall is also built directly onto what appears to be open land, which also suggests it could predate the subsequent development of the area. Whether the wall relates directly to the thirteenth century friary, or a later phase, is a question only answerable by further excavation.

The proposed new extensions to the rear of Number 5 Dalton Square will have a detrimental effect on the archaeological deposits which have been demonstrated to survive at around 0.5m below ground level. The impact of the development could destroy remains of the at-present little understood thirteenth century Dominican Friary. It is therefore recommended that further excavation be undertaken within the car-park area in order to further inform the planning process. Recommendations for further work on the extant building include a watching brief during the removal of internal fabric, the retention and re-use of as much of the fabric as possible and the retention of roof trusses exhibiting 'Baltic timber marks'.

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## ACKNOWLEDGEMENTS

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Oxford Archaeology North (OA North) would like to thank Lancaster City Council for commissioning the project, and Corstorphine and Wright Hills Erwin for providing the architects plans. Thanks also go to the staff of the Lancashire County Record Office (LRO) and the Lancashire County Archaeology Service (LCAS) in Preston, for their assistance with this project, in particular Peter McCrone and Peter Iles of LCAS. The machining was ably undertaken by J D Lawson Plant Hire Ltd.

The evaluation was undertaken by Martin Sowerby and Matthew Town. The building recording was undertaken by Karl Taylor and Chris Ridings. The desk-based assessment was carried out by Matthew Town. The report was written by Matthew Town and Karl Taylor, with the drawings produced by Mark Tidmarsh. The project was managed by Alison Plummer who also edited the report, along with Stephen Rowland.

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## 1. INTRODUCTION

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### 1.1 CIRCUMSTANCES OF THE PROJECT

- 1.1.1 Following a planning application (planning application reference 1/04/01450/FUL) by Lancaster City Council to demolish a single-storey extension and erect new offices at Number 5 Dalton Square, Lancaster, Lancashire (SD 4792 6161; Fig 1) a programme of archaeological recording was recommended by Lancashire County Archaeology Service (LCAS). The area which will be impacted upon by the proposed development area is of proven historical and archaeological significance. Dalton Square, a Georgian development in the centre of Lancaster, stands on the site of a Dominican Friary, which was founded in 1260. Previous excavations at Numbers 3 and 7 Dalton Square, and to the north on Sulyard Street, have uncovered remains of the friary in the form of walls and tiled floor surfaces; finds have included human remains, indicating the proximity of a cemetery, and medieval pottery and window glass. Consequently, there was considerable risk that ground works would destroy significant archaeological deposits. LCAS issued a verbal brief in November 2004 outlining a work programme for the site.
- 1.1.2 A desk-based assessment was also undertaken in order to provide an historical context for both the building investigation and evaluation. The building survey was to consist of a level-II type survey of the extant nineteenth century extension (RCHME 1996), which would comprise a descriptive internal and external record combined with drawings and photographs. An evaluation was also undertaken, comprising the evaluation of a single 5m by 3m trench in a private car-park to the rear, and immediately east, of the main buildings.
- 1.1.3 This report sets out the results of the building survey, the desk-based assessment and the first phase of the evaluation, in the form of a short document; a future report will detail the results of the second phase of evaluation. The report outlines the findings, followed by a statement of the archaeological potential of the area, an assessment of the impact of the proposed development, and recommendations for further work.



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## 2. METHODOLOGY

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### 2.1 PROJECT DESIGN

2.1.1 A project design (*Appendix 1*) was submitted by OA North in response to a request from LCAS for an archaeological assessment of the study area. Following acceptance of the project design, OA North was commissioned to undertake the work. The project design was adhered to in full, and the work was consistent with the relevant standards and procedures of the Institute of Field Archaeologists, and generally accepted best practice.

### 2.2 DESK-BASED ASSESSMENT

2.2.1 Several sources of information were consulted, in accordance with the project design. The principal sources of information were the SMR, maps and secondary sources. The study area consisted of a 200m radius centred on the proposed development area (Fig 2); this consisted of the site of Number 5 Dalton Square, with specific reference to the buildings in the plot, and also in the plot to the south, now occupied by the extension and corresponding to 'Number 6'. The more general area around the buildings was also examined to provide an historical and archaeological background to the site, both during the buildings use, and prior to its construction, when the site was occupied by the thirteenth century Dominican Friary. The results of the desk-based assessment are collated in a gazetteer (*Section 4*). A rapid desk-based compilation of geological (both solid and drift), pedological, topographical and palaeoenvironmental information was also undertaken, based on published geological mapping. The results were analysed using the set of criteria used to assess the national importance of an ancient monument (DoE 1990) (see *Section 6*, below).

2.2.2 ***Sites and Monuments Record:*** the Lancashire County Sites and Monuments Record (SMR), held in Preston, was consulted to establish the sites of archaeological interest already known within the study area, and the extent and character of these. The SMR consists of a list of known archaeological sites within the county, and is maintained by Lancashire County Archaeological Service (LCAS). Each site recorded within the assessment area was assessed and a brief entry including grid reference, sources, and description, was added to the gazetteer (see *Section 4*, below) and marked on a location plan (Fig 2); listed buildings on Dalton Square were omitted unless directly relevant to the development area. Aerial photographs were consulted for the study area where these were available.

2.2.3 ***Lancaster City Library:*** a search was conducted in the City Library, concentrating on secondary sources only. Publications in the local history and archaeology sections were also consulted.

2.2.4 ***Lancaster University Library:*** a search was conducted in the University Library, concentrating on secondary sources only. Publications in the local history and archaeology sections were also consulted.

- 2.2.5 **Oxford Archaeology North:** OA North has an extensive archive of secondary sources relevant to the study area, as well as numerous unpublished client reports on work carried out both as OA North and in its former guise as the Lancaster University Archaeological Unit (LUAU). These were consulted where necessary.
- 2.2.6 **Lancashire County Record Office (LRO) Preston:** the County Record Office in Preston holds the majority of original documents and maps for the area around Lancaster. The office was visited to consult early maps and primary documentation relating to the study area, as well as place name evidence for the site and its environs. Tithe and enclosure maps and estate plans for the study area were consulted, as well as the relevant Ordnance Survey maps. Secondary sources were also investigated, including any published documentary sources and unpublished documents such as appropriate sections of County histories.

### 2.3 BUILDING INVESTIGATION

- 2.3.1 **Descriptive Record:** written records using OA North *pro-forma* record sheets were made of all principal building elements, both internal and external, in addition to any features of historical or architectural significance. Particular attention was also paid to the relationship between parts of the building, especially those that would show its development and any alterations.
- 2.3.2 **Site drawings:** architects 'as existing' drawings were annotated at 1:100 scale to produce a plan of the ground floor level rooms. A sketch east/west cross-section was also drawn. These were produced in order to show the form and location of structural features and/or features of historical and historic interest. Where necessary these drawings were manually enhanced using manual-survey techniques. The hand-annotated field drawings were digitised using an industry standard CAD package to produce the final drawings (Figs 15 and 16).
- 2.3.3 **Photographs:** photographs were taken in both black and white 35mm print and colour slide formats. The photographic archive consists of both general shots of the whole building and shots of specific architectural details.

### 2.4 EVALUATION

- 2.4.1 The evaluation trench was excavated by a mechanical excavator, using a 0.8m wide toothless ditching bucket, working under full archaeological supervision. Mechanical excavation was to continue down to the level of the first potentially significant archaeological deposit; in the event, only post-medieval demolition deposits were encountered and these were removed by machine to the maximum depth of 1.2m. All subsequent excavation was by hand. The trenches was cleaned, in its entirety, by hand, and displaced material (stored in appropriate spoil-heaps at the sides of the trench) was scanned for the presence of archaeological artefacts and other potentially significant materials.
- 2.4.2 Recording was by means of the standard OA North context recording system, with trench records and supporting registers and indices. A full photographic record in colour slide and monochrome formats was made, and scaled plan and

section drawings were made of the trenches at appropriate scales (Figs 17 to 21). On completion of the site works, the trenches were backfilled in accordance with the instructions of the client, but were not otherwise reinstated.

## **2.5 ARCHIVE**

- 2.5.1 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). This archive, including a copy of the report, will be provided in the English Heritage Centre for Archaeology format and a synthesis will be submitted to the SMR (the index to the archive and a copy of the report). In this instance the archive will be submitted to the County Record Office (Preston).

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## 3. BACKGROUND

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### 3.1 LOCATION, TOPOGRAPHY AND GEOLOGY

- 3.1.1 The site lies within the eastern half of the city of Lancaster, in Lancashire, in the Georgian development of Dalton Square, centred on SD 4792 6161 (Fig 1). The development area is located to the rear, and east, of Number 5 Dalton Square, and comprises both the building and a private car-park at present. The development area is bounded on the west and north sides by the main buildings, and on the east and south sides by a brick wall. The land is largely flat, lying at approximately 17m OD.
- 3.1.2 The solid geology of Lancaster consists predominantly of Silesian (Upper Carboniferous) grey-brown or reddened, medium to coarse grained sandstones of the Pendle Grit Formation, which is part of the Millstone Grit Group (British Geological Survey 1992). These sandstones are thickly bedded with thin siltstone partings, but with mixed sandstone/siltstone units near the top. The drift geology for the site has been mapped as glaciofluvial sheet deposits of clayey-sands and gravels.

### 3.2 HISTORICAL BACKGROUND

- 3.2.1 **Roman:** the earliest known influence on the site occurred during the Roman period. A Roman fort was founded on Castle Hill in the AD 70s, when the conquest and pacification of northern Britain by Cerialis was already under way. The fort was certainly in existence by the last years of that decade, when Agricola, as Governor, pushed northwards along the west coast into Scotland. This was followed by a sequence of forts on the site (Shotton 1993).
- 3.2.2 Evidence from numerous excavations in Church Street, thought to have been the main road leading to and from the fort and linking it to the overall road system, suggests that the beginnings of extramural settlement were effectively contemporary with the foundation of the first fort, with a time lag of only a few years between the two. Few, if any, structures are known from this early activity. It was not until the early years of the second century, probably during the reign of the Emperor Hadrian, that the settlement grew and thrived. Archaeological investigation has focused on Church Street, which is, as a result, relatively well-understood (Howard-Davis *et al* forthcoming).
- 3.2.3 The full extent of the Roman settlement is as yet unknown, but it seems to have extended almost as far as Cheapside, approximately 200m north-west of Dalton Square, and some distance south along the line of Penny Street, approximately 150m to the west of Dalton Square. Penny Street and Cheapside form the line of a Roman road which intersected Church Street at right-angles, and settlement presumably infilled the angle between the two, running westwards as far as the fort. Burials have been found in the southern part of the town, including those excavated in 1996 at Penny Street (LUAU 1996), and individual burials between King Street and Penny Street (LUAU 1997). Burials have also been recovered east of Penny Street: two skeletons accompanied by pottery were uncovered near St. Nicholas Street (Penney 1981) (since demolished and replaced by St

Nicholas' Arcade shopping centre) and, during building work in 1840 at St Thomas's Church, south-west of Dalton Square, a burial was recovered (LUAU 1997), which probably included the black burnished pottery cremation urn, now in the City Museum (Lancaster Priory Timeline ND). More recently, a cremation cemetery was excavated on King Street in 2001 (LUAU 2001). The location of these burials seems to imply an arc of, perhaps superimposed, funerary activity extending around the southern and eastern side of the settlement, dating from the second to fourth centuries AD. In 1821, Roman ceramic material, including Samian ware, amphorae and tiles, was recovered whilst digging near to the Methodist church in Sulyard Street (Site 02), immediately north of the development area. Pieces of Roman pottery have also been recovered in the development area, placed by the SMR within the footprint of the nineteenth century extension of Number 5 Dalton Square (Site 08).

- 3.2.4 It seems likely that the settlement continued in existence well into the fourth century, when a drastic realignment of the fort seems to have precipitated a major contraction of the town (Howard-Davis *et al* forthcoming). Whether it shrank progressively, as its inhabitants withdrew to the safety of the fort walls (marked today by the Wery Wall on Castle Hill) in troubled times, or was simply abandoned, is not known, but there is very little, if any, evidence for fifth century activity beyond the fort (Shotter 1993, 102).
- 3.2.5 **Later Medieval:** little is known of settlement in the area following the Roman period. By the later medieval period, place names and documentary sources provide the main source of evidence, although excavations have also indicated the physical form of the settlement at Lancaster (Howard-Davis *et al* forthcoming; Penney 1981; White 1988). The centre of the local Lordship was moved from Halton to Lancaster shortly after 1086 and Lancaster Castle, on the site of the earlier Roman forts, was established by 1094, along with a priory on the church site (White ed 2001). A borough was created in 1193, with Church Street, Market Street and Penny Street being the main thoroughfares (*op cit.*)
- 3.2.6 The Domesday reference to a church suggests that this formed the centre of a vill ('*Chercaloncastre*', Church Lancaster; Newman 1996, 98) which was at that time dependent on the manor of Halton, and comprised six carucates of land (Penney 1981, 13-14). In addition, another vill existed (*Loncastre*), comprising two carucates of land (*ibid*). Although its precise location is uncertain, and more recently has been suggested as being located at Bowerham (White ed 2001, 41), Penney (1981, 14) suggests it may have been centred in the vicinity of Stonewell, St Leonard's Gate and Moor Lane, immediately north of the development area. An undated document of c1200 refers to a plot of land in 'Old Lancaster' which, from its description, was clearly located to the north and east of Stonewell (*ibid*). The distinction between the two parts of the town appears only to have been removed after the Scottish raids in 1322; Leland, visiting the town in the sixteenth century, states '*the old towne, as thei say ther, was almost al burned, and stood partly beyond the black Freres* [Black Friars, the Dominican Friary]. *The new town as thei ther say, builded hard by yn the descent from the Castle*' (*ibid*). Camden, writing in 1610, states: '*yet for prooffe of Romane antiquity they find otherwhiles peeces of the Emperours coine, especially where Friery stood: for there, they say was the plot upon which the ancient City was planted, which the Scots ...in...1322 set on fire and burnt.*

*Since which time they have begunne to build nearer unto a greene hill by the river side...*' (cited in White ed 2001, 41).

- 3.2.7 The first documented evidence for settlement of the land around Dalton Square dates from 1260, when a friary of the Dominicans or Blackfriars was founded by Sir Hugh Harrington; the Royal licence to acquire the site is dated 27<sup>th</sup> May 1268 (MPP Towns 1989; Site **01**). The Friary was dedicated to the Holy Trinity, and lay to the east of the medieval town, with entrances to the south, from what is now South Road, and from the north in Moor Lane (White ed 2001, 63). The friary is thought to have housed thirty friars, and appears to have expanded in 1311 (MPP Towns 1989).
- 3.2.8 The known historical records relating to the site are very sparse and there are no known pre-Dissolution plans showing the original layout of the Friary buildings. Simpson (1852, 242-3) states that, in 1801 during the construction of Sulyard Street in the 'Friarage', Edward Batty the architect reported that the remains of the friary buildings had been discovered. He reports finding 'several cells 7'6 x 6'6, also the bases and broken fragments of several large columns, as well as large quantities of human bones and some skeletons'. The 'cells' are likely to have been in fact the south transept of the church, subdivided into a series of small chapels (White ed 2001, 63). In 1873, the rebuilding of the Wesleyan chapel on Sulyard Street led to the discovery of four pier bases, with one at the south-east corner still retaining its plinth; the positions of the piers suggests that they carried the tower, with a narrow presbytery and aisled nave, which is typical of the layout of friary churches. On this, and subsequent occasions, fragments of sculpture, including part of an effigy of a knight, window-mouldings and floor tiles were also found (White ed 2001, 63). In 1892, two sections of medieval window tracery were donated to Lancaster Museum by the trustees of the Wesley Methodist Chapel, again confirming this as the site of the Friary church (Penney 1982a).
- 3.2.9 Simpson (1852) also reports that during the construction of a drain in Sulyard Street in the mid-nineteenth century, a section of glazed and decorated medieval tile pavement, presumably paved areas of the choir (Penney 1982b), was uncovered, described as 'tiles, bearing various devices, in a rough character, but evidently formed to be joined, and thus make one large pattern' Simpson (1852). A section of this pavement was also uncovered in 1801 during works on the same street. In 1981, 94 fragments of medieval floor tiles were found at Number 7 Dalton Square, probably not *in situ* but displaced during eighteenth century landscaping activity. During the early part of the twentieth century, 31 fragments were collected from the same area (Penney 1981, 19; Site **06**). A number of silver coins of Edward I (1272-1307) are also reported to have been found whilst excavating a cellar on Dalton Square (MPP Towns 1989; Site **07**); the grid reference given by the SMR places these coins in the area of the nineteenth century extension to Number 5 Dalton Square. White (2001, 65) states that if, as suggested, the church lay under, and north of, Sulyard Street, then the conventual buildings lay to the south, in the area defined by Numbers 4 and 5 Dalton Square. In 1950, Docton recovered a font in white sandstone 'at a depth of about four feet' during excavations for the car-park to the rear of Number 5 Dalton Square, and stated 'there is no doubt but that part of the Friarage stood there' (Docton 1971, 59; Site **10**).

- 3.2.10 One of the few buildings known to exist with any certainty is the chantry chapel; the chapel is recorded in the Friary, and was a location where priests prayed for the souls of the founder and his family (White ed 2001, 62). The chapel is reported in 1547 by the Chantry Commissioners as being founded by the ancestors of Thomas Lawrence of Ashton, near Lancaster (MPP Towns 1989); the clear annual value of the chantry in 1535 is given as £3 18s 0d (*ibid*).
- 3.2.11 After the foundation of the Friary in 1260, the friary lands expanded, as demonstrated by several documented donations of land. The first in 1300 was a burgage and garden in St Mary's Street (now Church Street) donated by Simon de Lancaster; in 1312, master William of Lancaster received licence to donate a rood of land to the friary, and by 1319 a further two acres of land had been taken in (White ed 2001, 63). The friars would also have owned sundry property around and outside of the town (in 1556, friary land sold included land at Edenbreck, and Friar's Moss near Quernmore -White ed 2001, 63).
- 3.2.12 In September 1291, the Friary is again mentioned, when the friars were instructed by the Archbishop of York to have their brothers preaching the crusade on Holy Cross Day (MPP Towns 1989). In 1322, the Scottish raids on Lancaster are recorded to have had little effect on the Friary, as the precinct wall kept the attackers out and the buildings escaped damage (White 1990, 2). In the fifteenth and sixteenth centuries, three Priors from the Friary are recorded by name: John of Lancaster in 1410, Richard Beverley in 1523, and Galfrid Hesketh in 1533 (White ed 2001, 63).
- 3.2.13 The area of the Friary precinct, covering twelve acres (White ed 2001, 62), was originally bounded approximately by Penny Street to the west, Gage Street and Moor Lane to the north, Bulk Street to the east, and Quarry Road or George Street to the south. Binn's map of 1821 (Fig 8) shows short stretches of the precinct wall surviving east of Bulk Street, south of Quarry Road and north of Gage Street (Penney 1981, 19); the latter two stretches are described by Simpson (1852, 242) as having 'a kind of coping raised on flags; the building is of a very rough character, but the mortar...is very hard'. The outline on Binn's map is identical to that shown on Mackreth's map of 1778 (Fig 5) (without the developments around Dalton Square), and the plans for Dalton Square drawn up in 1783 (Fig 6), and must represent a fairly exact outline of the Friary precinct wall. The precinct wall respected the eastern side of the burgage plots of Penny Street, clearly demonstrating they were laid out by this time (White ed 2001, 53). The precinct would have contained orchards and gardens, with the Friary church, its cloisters and domestic buildings at the centre (White ed 2001, 63).
- 3.2.14 Burials in the Friary cemetery (Site **03**) consisted mainly of townspeople, who were aghast at the flow of valuable property into monastic hands, and instead turned their generosity to the friars, who corporately owned little land, were personally destitute and lived on alms (White ed 2001, 62). Wealthy inhabitants were also buried in the friars' churches, denying the fees to the local parish priests (*ibid*); in 1513, Brian Tunstal of Thurland Castle, and in 1523, Edward Stanley, Lord Monteagle, left money in their wills for masses to be said for their souls (White ed 2001, 63). Two extended skeletons were uncovered on Messrs Hadwens property on Dalton Square in 1793, and the Methodist chapel built on Sulyard Street in 1806 was built 'on a piece of ground formerly occupied as part of the burying ground of the Dominican Friars' (Clark 1807). In 1981, the

skeleton of a male around forty years of age was found approximately eight feet below street level near the corner of Friary Street and Sulyard Street (Penney 1981). The Dominican cemetery is therefore thought to lie between Sulyard Street and Moor Lane to the north of the site (Penney 1981, 20, White ed 2001, 64).

- 3.2.15 In 1538, Bishop Richard Devereux, agent to Henry VIII's minister for religion, reported Lancaster's Dominican Friary '*yet...be stondeyng in the north parte...*' (White ed 2001, 84). At the Dissolution in 1539, the house was surrendered; the Friary lands were sold to a courtier, Sir Thomas Holcroft, on June 18<sup>th</sup> 1540 for £126 10s (MPP Towns 1989, White ed 2001). The lands and buildings then passed successively through the Rigmaiden, Carus, and Dalton families. In 1546, John Rigmaiden was called upon '*to shew by what title he held the site of the Friar Preachers called 'Le Blak Freres' near the town of Lancaster*' (Simpson 1852, 244). A document relating to the acquisition of lands by the Carus family in 1556 refers to the 'Church, bell tower and cemetery' (Penney 1981, 20); a square-buttressed tower is shown among a range of buildings on the bottom right-hand corner of a mid-sixteenth century elevation drawing of Lancaster, which may be the only known illustration of the Friary (not illustrated) (Penney 1982a). In 1578, Robert Dalton left in his will to his servant James Swinburne '*the seal of the Friars at Lancaster and one wind milne formerly belonging to the same*' (Penney 1982a, 1). The 'Friers' shown on Speed's map of 1610 (Fig 3), and as 'The Fryers' on Docton's map of 1684 (Fig 4), is smaller than that enclosed by the precinct wall during the medieval period. Ruined buildings can be seen on Speed's map to the north-east of the main square of buildings, but absent by 1684, and include a stylised representation of a church; the main square of buildings is probably the remains of the cloister (Penney 1981, 19). In 1690 to 1691, the site was alienated to Thomas Carus of Halton (MPP 1989).
- 3.2.16 **Post-Medieval:** the Dalton family, a catholic family based at Thurnham Hall (White 2000, 29), owned the Friarage House through the sixteenth to eighteenth centuries (Penney 1982b, White 2003); leasing documents dated 6<sup>th</sup> and 7<sup>th</sup> of February 1740 record Robert Dalton as being in ownership at the time (Docton 1971, 59). This building was variously known as 'The Friers', or 'The Friarage', and may have incorporated part of the claustral buildings. The land on which it stood in the eighteenth century consisted of a twelve acre polygon of ground, defining the former Friary precinct (White 2000, 34), and stretching west to Penny Street and north to Moor Lane and St Nicholas Street, with the southern and eastern sides marked by the old precinct walls.
- 3.2.17 By the eighteenth century, the remains of the Dominican Friary and its precinct were seen as an obstruction to the development of Lancaster, as the precinct walls effectively stopped the eastward expansion of the town, causing the town to grow in upon itself (White 1990, 2). In 1774 and 1782, a series of lease transactions were made by Robert Dalton and his son John Dalton on the land, primarily between family members and friends (Docton 1971, 59), in order to raise capital for a new venture: the construction of Dalton Square.
- 3.2.18 In 1783, a hand-bill announced the sale of building lots on 'the Fryerage', for the newly designed square (White 2000, 29); at the time of the break-up of the lands, the hand-bill lists 'the Fryerage' as being occupied by one Thomas Slater



(White 2000, 31). The name of the architect, Edward Batty, appears on the hand-bill and plan in connection with the sale, and he was subsequently responsible for the layout of the square and its associated streets in the same year; works on the site involved levelling a raised area near the centre of the development and it is suggested that the whole area was levelled down to natural at this time, with considerable earth moved within the area (Penney 1982a, 6). In 1784, John Dalton obtained a private Act of Parliament to break the entail on his estate (White 2000, 29).

- 3.2.19 The new scheme was intended to create a large London-style square with fifteen elegant streets leading off from the main focus and surrounding it (White 2000, 29, White 2003, 52); the names of the streets would enshrine the members of the Dalton family: Great John Street, Mary Street, Bridget Street and Gage Street are all examples (White 2000, 32). Names of streets were also given to two land-owners who allowed their buildings to be demolished on Penny Street, in order that access could be gained to the new development: James Brockholes gave his name to Brock Street, while the France family of Rawcliffe gave their name to Frances Passage (White 2000, 32). The project was conceived as a united whole, with large houses facing onto the square from the east and west, and smaller houses to the north, south and at the corners (White 2000, 35).
- 3.2.20 Little is known of Batty, and no buildings are directly associated with his designs. He does not appear to have been responsible for the design of the specific buildings on the square; once the plots were sold, individuals were responsible for having their own houses built, but construction was set to a carefully specified standard of height, elevation and finish (White 2000, 12): ‘...each House shall be carried not less than three stories high above the Surface of the Ground...’ (White 2000, 29). The buildings were let out on forty-one year leases, and the lessees were responsible for building a pavement in front of their house, and were allowed cellar entrances not exceeding five feet in front, with railings or ‘palisadoes’. Only houses, or a church, were to front the square, and nothing was to be built in the central oval without the approval of two thirds of the owners (White 2000, 32).
- 3.2.21 Initially, the plots were acquired by speculators and quickly sold on; it was predominantly the second lessees of the plots who began construction. Many of the houses subsequently constructed were sub-let to tenants, and plots on the western side of the square, facing Gage and Mary Streets, had lesser houses constructed on the rear of the plots to maximise revenue (White 2000, 32). The east side of the square was the last to be developed.
- 3.2.22 Building on the square took place over a number of years, creating the present day layout. The full scheme was never completed as planned due to a lack of demand and capital; the square had been conceived too late in Lancaster’s prosperity, with trade declining in the late eighteenth and early nineteenth centuries, in part affected by the Napoleonic Wars and the decline in the West Indies trade after 1800 (White 2000, White 2003, White ed 2001). The lots proved too large for many, and many of the lots were sub-divided to create building plots of more manageable size. The present-day square illustrates this, with a number of gaps or inferior buildings (White 2000, 32). Batty died in 1807 aged 67 (White 2000, 12) having not lived to see the completion of the square. By 1824 the impetus had run out (White 1990, 4), but piecemeal building

continued throughout the nineteenth and twentieth centuries. In 1907, Lord Ashton erected, at his own expense, a statue to Queen Victoria, and eminent personalities of her reign, in Dalton Square (White ed 2001, 222).

- 3.2.23 Despite the economic slump, a number of large town houses were completed on Dalton Square and these were built for the minor nobility and gentry of Lancaster. The houses were designed for entertaining, with large public rooms on the ground floor and a private drawing room above (White 2000, 3). Many of the houses had a form of rear service wing which was distinctive to houses in Lancaster, with a narrowing of the wing and a canted section to allow light to the rear rooms of the block, and the long stair window at the junction; compared with the coarse rubble of the service wing, the canted section was often of ashlar construction, as it could be seen from the main rooms (White 2000, 23). To the rear of the properties were coach-houses and stables, often also used as the sleeping quarters for the men-servants (maid-servants having garrets in the main house); a number of these buildings still exist along Bulk Street, now converted to offices and garages (White 2000, 22).
- 3.2.24 **Number 5 Dalton Square (to 1862):** Number 5 Dalton Square is a typical example of this form of town house (Site 09). The exact date of construction of the house is not clear; the land was sold by Robert Dodson, a merchant from Lancaster, to Jacob Ridley of Lancaster, 'Merchant Dealer and Chapman' on the 16<sup>th</sup> of February 1801 (Docton 1971, 61); Dodson presumably bought the land as a speculator in the initial rush for purchases of leases on Dalton Square. Ridley's fortunes were not so good. On the 10<sup>th</sup> of November 1810, he sold 'Lots E F and N, together with the Dwellinghouse Backbuildings and Conveniences lately erected by Jacob Ridley on E [the buildings extant on Number 5 Dalton Square], the coach house stables and buildings lately erected...on F [the rear of the main plot, on Bulk Street], and the Counting House erected on N [position unclear]...to John Dilworth Bamber (Dilworth and Hargreaves)' (Docton 1971, 61); Dilworth and Hargreaves was the name of a bank, and Ridley had gone bankrupt. The sale of the lands and his new house was to clear his debts; the house therefore was built some time prior to 1810, though its is interesting to note the house described as 'lately erected'.
- 3.2.25 The Georgian house occupies the north-west corner of the development area. The house was constructed with three bays and three storeys as per the specifications laid down in the lease agreement. The entrance to the house was placed asymmetrically to the left, and was approached by a short flight of steps; the doorcase carries Ionic capitals (White 2000, 51). The main public room on the ground floor was divided by a screen, presumably so that more space could be made on occasion for entertainment. The services were provided in the rear wing, the corner of which was chamfered to allow in light to an elaborate bow window in the main reception area (White 2000, 51). The garden wall to the rear of the house, which now demarcates the car-park, is unusually formed of brick with stone 'throughs' at intervals, which suggests that it may have been hollow and heated for espaliered fruit trees (White 2000, 24).
- 3.2.26 On the 16<sup>th</sup> of December 1811, the house and land were agreed for sale by John Dilworth to David Campbell of Lancaster, a 'Doctor of Physic'; the transactions were completed on the 10<sup>th</sup> of February 1812 (Docton 1971, 61). (This may be the same Doctor David Campbell who, in 1781, had established Lancaster's first

Dispensary to provide health care for the poor – Lancaster Priory Timeline ND). On the 12<sup>th</sup> of February, the land was mortgaged by Campbell and his trustee Richard Worswick, to John Addison of Preston ‘and other Trustees of Dr. and Mrs. Campbell’s Marriage Settlement’ (Docton 1971, 61). The land was further mortgaged by Campbell to John Dilworth (the afore-mentioned banker), perhaps to secure payment on the house, on the 14<sup>th</sup> of February 1812 (Docton 1971, 61). The latter mortgage was transferred by Dilworth and Campbell on the 14<sup>th</sup> of February 1815, to John Addison and Thomas Bowes of Lancaster in order to secure £800 (Docton 1971, 61); both were trustees of the marriage settlement between Campbell and his wife, and from this date the lands were entirely held by mortgage to the trustees.

- 3.2.27 In 1829, Dr. Campbell’s widow Margaret died intestate and without issue and, instead of her share of the property being taken over by her heir, John Pedder, Reverend James Pedder, ‘Clerk Vicar of Garstang’ took possession, acquiring the title by the Statute of Limitations (Docton 1971, 66). On the 17<sup>th</sup> of November 1829, Dr Campbell ‘and others’ sold their portion of the property to James Pedder, and the land became his property in its entirety (Docton 1971, 61).
- 3.2.28 On the 2<sup>nd</sup> of February 1850, a mortgage was made on the land between Pedder and Thomas Croft, a ‘gentleman’ of Nether Kellet, in order to secure £1000 (Docton 1971, 62). James Pedder held the land until his death in 1855. The land subsequently passed to his widow Elizabeth.
- 3.2.29 On the 23<sup>rd</sup> April 1861, the building at Number 5, described as ‘a commodious house’ was recorded as being leased by Pedder to the Regiment of 1<sup>st</sup> Royal Lancashire Militia; the regiment would use the building during annual rifle training between April and May from this time onwards. The house was altered by ‘Messrs Bell and Coupland’; they ‘formed a spacious Mess room by converting into one, two rooms upon the ground floor, the drawing room and a good ante-room’. The mess committee occupied the bedrooms, and the president of the committee ‘engaged a good chef, and the wine cellar being well stocked, the Officers were most comfortable’ (Docton 1971, 62).
- 3.2.30 **‘Number 6’ Dalton Square (to 1862):** the plot of land immediately south of Number 5 Dalton Square, between Dalton Square and Bulk Street, appears to have remained undeveloped until an amalgamation of this plot in 1862, called ‘Number 6’ for convenience, and Number 5. The combined plots became known as Number 5 from this period onwards.
- 3.2.31 The land which corresponds with Number 6 was sold by John Dalton ‘and others’ to John Walmsley of Lancaster, a merchant, on the 14<sup>th</sup> of February 1801. Walmsley immediately sold ‘Plot L’, presumably part of the plot adjacent to Bulk Street, to Robert Dodson; the transaction is recorded as having taken place on the 16<sup>th</sup> of February (Docton 1971, 60), the same day Dodson sold Number 5 to Jacob Ridley, who subsequently built the house there.
- 3.2.32 On the 27<sup>th</sup> of December 1802, Walmsley mortgaged ‘Land, Stables and other buildings’ to Mrs. Isabella Brewer. Walmsley is recorded as having gone bankrupt at this point in time, and this transaction was presumably to clear this debt to her, along with sales of his land between Bulk Street and Monmouth Street (Docton 1971, 60). It is unclear whether any structures existed on the plot

around the transaction date, though presumably they must have as they are mentioned in this document.

- 3.2.33 On the 22<sup>nd</sup> of September 1814, ‘the Mortgagee [Isabella Brewer] and Assignees of John Walmsley’ sold the land to James Bradshaw. On the 14<sup>th</sup> of February 1818, the land, described as a ‘Plot of Building Land, Gardens and Hereditaments’ was sold by Bradshaw, described as a ‘Tallow Chandler’ in Lancaster, back to John Walmsley ‘Lancaster Merchant’ and his wife Mary, and Thomas Bowes and John Addison of Preston ‘Barrister’, at this time ‘trustees of settlement to marriage of David Campbell Doctor of Medicine and Margaret his wife’ (Docton 1971, 60); Campbell was at this time resident at Number 5, and presumably bought the land to extend his garden area. The land owned by Walmsley, whose fortunes had presumably improved, is not given, but are likely to have been commercial premises along Bulk Street rather than fronting onto Dalton Square.
- 3.2.34 On the 28<sup>th</sup> of April 1862, Thomas B. Addison Esquire of Preston ‘and others’ sold the land to Mrs Elizabeth Pedder, Lancaster ‘(formerly of Giggleswick)’; Pedder was recorded as the owner of Number 5 at this time (Docton 1971, 60), and purchased the land in its entirety to improve a subsequent land sale. From this point onwards, both Number 5 and Number 6 were amalgamated in their entirety.
- 3.2.35 **Number 5 and 6 Dalton Square (from 1862):** on the 3<sup>rd</sup> of May 1864, it was decided at a meeting of the mess committee of the Royal Lancashire Militia to purchase ‘the Mess House and garden...out of the Regimental Mess Funds’ (Docton 1971, 62). The purchase was made, and on the 13<sup>th</sup> of December 1864, Mrs Elizabeth Pedder sold the ‘Dwelling House, Garden and Premises’ to the militia, ‘(Col. Clifton and others who were already tenants)’ (*op cit*, 60). On the 13<sup>th</sup> of April 1865, the land was mortgaged by the Militia to ‘Messrs. John and Robert Bourn’ for £900 (Docton 1971, 61).
- 3.2.36 Between 1865 and 1879, the numbers entertained at Number 5 Dalton Square, steadily increased, and in 1868 and 1869 the annual lunch had to be held ‘in a large marquee in the Mess House garden’ (Docton 1971, 63). From 1869, dances were held at the North Western Hotel, Morecambe (1869), and the County Hotel in Lancaster (1870) (Docton 1971, 65), the house now becoming too small to accommodate all the proceedings. At a mess meeting on the 3<sup>rd</sup> of July 1879, it was proposed that ‘the present Mess House be enlarged by the erection of new Mess Room, Billiard Room and suitable offices. The sum of money required was raised among the Officers by debenture bonds of £50 each’ (Docton 1971, 64). Work on construction of the new premises was begun in 1879, and finished by the following year, when the premises were first used. The new premises are described in detail:

*‘the new Mess Room, approached from the old Mess Room now turned into an ante-room, was a well ventilated room 18 feet in height, 43 feet long and 30 feet wide, the proportions being admirably suited for dancing [...]; adjoining the Mess Room was a spacious Billiard Room 33 feet long by 27 feet wide. A Butler’s Pantry and other offices formed also part of the new building’* (Docton 1971, 64).

- 3.2.37 On the 21<sup>st</sup> of August 1882, a trust deed was drawn up between the 3<sup>rd</sup> and 4<sup>th</sup> Battalions of the Kings Own Regiment, formerly the Militia, and ‘Col. Sheppard and others’, for ‘securing debt for alterations and additions’ (Docton 1971, 61), presumably relating to the construction of the new Board Room.
- 3.2.38 On the 2<sup>nd</sup> of July 1883, an ‘unfortunate’ disagreement is recorded between the ‘Government Authorities and the owner of the Rifle Range’ at Lancaster Moor, and the annual rifle training had to take place at Fleetwood (Docton 1971, 65). The disagreements do not appear to have been resolved, and in 1884 ‘the Rifle Range at Lancaster Moor being still unavailable this year’, annual training was moved permanently to Fleetwood (Docton 1971, 65).
- 3.2.39 On the 3<sup>rd</sup> of August, 1884, the decision was made to sell the property, ‘having now become practically useless, owing to the Regiment not training in Lancaster’ (Docton 1971, 65). On the 12<sup>th</sup> of September 1884, ‘The Military Authorities’ sold the premises to the Guardians of the Poor of the Lancaster Union (Docton 1971, 61); the furniture was also sold and reinvested into the mess funds (Docton 1971, 65). The premises are shown as the ‘Poor Law Union Offices’ on OS mapping until between 1910 and 1931 (Figs 12 and 13), when they became ‘Public Assistance Offices’. The house served as the offices of the Lancaster Rural District Council in the latter half of the twentieth century, with the Board Room serving as the Council Chamber, and more recently as the City Council’s Housing Service. The buildings are now vacant.

### 3.3 MAP REGRESSION ANALYSIS

- 3.3.1 The Lancashire County Record Office (LRO) at Preston was consulted for maps for regression analysis, and a large amount of cartographic information was found to be available for the site and the surrounding area. The maps consulted consisted of the early seventeenth, eighteenth, and nineteenth century maps for the area, and a full sequence of OS maps, either 25” or 60” to 1 mile, which were examined from the first to the third editions. Relevant sections of the early maps, and the First Edition 60” to 1 mile, and the First, Second and Third Edition 25” to 1 mile OS maps, are reproduced in Figures 3-12 from resources in the OA North library, secondary sources and the maps supplied by LCAS; due to the restrictive copying policy at the Record Office it was not possible to reproduce any further OS maps.
- 3.3.2 ***John Speeds’ Map of Lancaster, 1610*** (Fig 3): Speed’s map is the earliest available map of the city which provides sufficient detail for analysis. The map is a cartouche plan of Lancaster taken from his larger map of Lancashire. The remains of the Dominican Friary are shown; at this point the Friary is likely to be a private dwelling, and is marked on the key as ‘18. The Friars’. The buildings are shown as a series of structures around a central courtyard, with a gap at the south-eastern corner, perhaps corresponding to the entrance of a road which is not illustrated, but which may originally have run south and connected to South Street; the map does show the main connecting road or lane to ‘The Friars’, running north to the junction of Moor Lane and St Nicholas Street. One particularly large building, probably ‘The Friars’ itself, is shown in the north-eastern corner of the courtyard. A series of probable ruins to the north-east of the existing buildings, which include a building reminiscent of a church, could be the

remains of the friary church (Penney 1982a). No evidence of the precinct wall is shown on this map. The plan of the courtyard is reminiscent to that of a medieval cloister, which strengthens the evidence for the later house incorporating the claustral buildings, and shows that 'The Friers' was probably a manor-type house with a range on ancillary buildings rather than a single building. Such an arrangement is paralleled at the site of Vale Royal Abbey in Cheshire, also acquired after the Dissolution by Sir Thomas Holcroft, where the later house incorporated the standing buildings and one half of the cloister (*ibid*).

- 3.3.3 ***Kenneth Docton's Map of Lancaster, 1684*** (Fig 4): the drawing is a reproduction of an original survey, dated to 1684, by an unknown surveyor, and reproduced by Docton in 1957. Only part of the eastern range of buildings of the Friary survive, corresponding to three buildings shown on the eastern side of the courtyard on Speed's map of 1610; all the other buildings appear to have been demolished, and the western side of the courtyard has contracted to the road-line. The Friary is referred to as 'The Fryers' on this map. The road or lane northwards to the junction of Moor Lane and St. Nicholas Street is still shown. The precinct wall for the Friary is not shown, but the boundaries on the western and southern sides of adjacent burgage plots correspond to the known outline of the precinct, shown in more detail on later maps.
- 3.3.4 ***Stephen Mackreth's Map of Lancaster, 1778*** (Fig 5): the Mackreth map of 1778 is the first highly-detailed map of Lancaster available, and is unusual in that it has been drawn inverse to normal mapping, with north towards the bottom of the drawing. The eastern range of buildings identified on Speed's map of 1610 is shown in greater detail, as a long rectangular north/south aligned block of building(s), with small extensions at the northern end and on the north, west and east sides of the building(s). Immediately north of the block is another building, broadly rectangular and aligned east/west, which is shown as being slightly narrower on its eastern side; this building appears to correspond to the large building shown on Speed's map of 1610, suggested as the main house, and implies that this building may have been omitted by the surveyor in 1684, or could have been built between 1684 and 1778. The buildings are named as 'The Fryerage'. The road or lane is shown as previously, running south from the junction of Moor Lane and St. Nicholas Street; the road continues on this map, however, running southwards past the buildings for a short distance and terminating at a field boundary. A further field boundary may replicate the original road-line, running further south, and terminating at a wall. The courtyard is now only visible as a slight widening of the road, west of the block. A wall is shown running west, then north from the main house along the eastern side of the lane edge, with a small rectangular building shown at its northern end, approximately halfway down the lane. Between the main house and the block is a large walled enclosure, and a further walled enclosure is shown east of the block. Allotments or gardens are shown east of the block, and east of the lane adjacent to Moor Lane. The main precinct wall of the Friary is shown in some detail, running south from Moor Lane, then west in a northerly arc to the rear of the burgage plots on Penny Street; the precinct wall then follows the backs of the burgage plots northwards, circling the burgage plots off St. Nicholas Street and joining the latter street to the west of its junction with Stonewell. The precinct is shown subdivided into six fields, three to the west of the lane, and three to the

east. The southernmost of the eastern three fields has a small lake or tarn within it, which could be the remains of a medieval fish-pond related to the Friary (Site 11). The main buildings occupy the western central side of the middle field in the eastern range of fields.

- 3.3.5 ***A Plan of the Fryerage Lands in Lancaster, Edward Batty, 1783*** (Fig 6): the plan is a representation by Edward Batty, the architect of Dalton Square, of the layout of the square as it was supposed to appear, and is useful in that it provides a link between later maps of the square, and the earlier Friary elements. As with Mackreth's map, the plan is shown with north at the bottom of the drawing, and may in fact have been based on his survey. The main buildings of the Friary are not shown, but buildings to the south on Moor Lane are represented, providing a useful link between this plan and Mackreth's map of 1778, published five years earlier. On the new plan, a new street called 'Friary Street' is shown, broadly corresponding to the earlier sinuous lane to the Friary, but rationalised and straightened. The outline of the precinct wall is shown as previously surveyed, on the west, north and east sides; the southern side falls some distance south of the new street called 'George Street'. The eastern side was evidently to be rationalised with the construction of Bulk Street, not named at this stage but shown as a dashed line on its eastern side; east of Bulk Street is a block of land named 'Brockholes Esq. Land', which belonged to the man who would later give his name to Brock Street. To the south of this block is shown a further block of land called 'Upper Tarn Field', the name taken from the tarn or fish-pond identified on Mackreth's map but no longer shown, but located approximately at the corner of modern-day Bulk Street and Sidney Street (Site 11). The vanished buildings of the Friary line up approximately with the north-west corner of Dalton Square and Sulyard Street (not yet named), extending southwards from this point. This corresponds with the present position of the development area.
- 3.3.6 ***Map from C Clark's History of Lancaster, 1807*** (Fig 7): this map appears in a historical account of Lancaster published in 1807, and is generally viewed as being representative rather than a true survey of the town at this time. Despite this, a limited amount of information can be gleaned from this resource. The outline of the streets are shown, but a number of these had yet to be built upon, particularly in the south-eastern corner of the square (the street marked as Duncan Wharf was in fact never built). The eastern side of the square, corresponding to the development area, is shown as five plots of land running east/west between Dalton Square and Bulk Street, as shown on Batty's original plan of 1783. The map shows buildings all along the frontage of the square; however, this is not a true representation of the buildings which were later built and is schematic only. It is likely that Clark was anticipating the likely outcome of the development, and did not want his map being out of date as soon as it was published. The newly-built Methodist Chapel is shown at the corner of 'Frier's Street' north of the development area (actually Bryer Street; 'Frier's Street' is shown twice, also in its correct position to the west). The outline of the Friary precinct is still discernible on the western side of the development.
- 3.3.7 ***Jonathan Binns' Map of Lancaster, 1821*** (Fig 8): the map produced by Binns is the first accurately surveyed map of Lancaster since Mackreth's map of 1778. The street layout and the square are shown precisely for the first time. Elements

of the Friary are still identifiable, in the form of the outline of the friary precinct, which was fossilized in the street boundaries; a series of sections of the original Friary precinct wall are shown, marked as 'Friar's Wall', to the north of Gage Street, east of Bulk Street, and south of George Street, and the outline of the precinct is shown as a dashed line. The position of the Friary is shown at the north-east corner of the square, at its junction with Sulyard Street. The line of the old lane to the Friary is also shown as a dashed line; the lane runs through the centre of Number 5 Dalton Square. This is the last point in time when elements of the Friary are identified cartographically. The Georgian buildings of Number 5 Dalton Square are clearly shown as they stand now, as a rectangular house fronting the square with a service wing to the rear; the service wing appears to extend further east than on later maps, when it is altered. East of the service wing, a further building is shown approximately mid-way down the plot on the north side; this may possibly be the site of the counting house. At the end of the plot, fronting onto Bulk Street, is a further large rectangular building. This is presumably the stable block. The land between the two latter buildings is shown as stylized gardens. The plot to the south, 'Number 6', is shown entirely as stylized gardens; the gardens are subdivided down the centre of the plot, possibly by a wall, forming a large rectangular garden on the west side, and two long rectangular gardens on the east side. Only one small rectangular building is shown, apparently attached to the southern wall of Number 5; buildings are mentioned during land transactions of this date, but their use is not given.

- 3.3.8 ***Edward Baines Map of Lancaster, 1824*** (Fig 9): this map is very similar to Clark's map of 1807, in that the area is only shown in limited detail. The map shows that at this stage only a small number of buildings had been constructed on the eastern side of the square, and that the land is mostly undeveloped. Number 5 is shown as a rectangular building with eastwards-projecting service wing, with a wall running east then south from the wing down to Sidney Street. A further wall runs west from this wall at its mid-point to Dalton Square, forming a rectangular enclosure to the south of Number 5; this is shown as an elaborate stylized garden. The land to the rear and east of this wall is shown as waste, with large stable buildings at the corners between Bulk Street, and Sidney and Sulyard Streets. Though little should be drawn from this illustration due to its limited detail, it is clear that the garden occupying 'Number 6' was a significant feature at this time, as it is shown in great detail. Documentary sources show that from 1814 the land was used as a garden by Dr Campbell, who was resident at Number 5.
- 3.3.9 ***OS First Edition 60" to 1 mile (1848)*** (Fig 10): the 1848 First Edition OS map of Lancaster shows the most detailed plan of the square to date. Number 5 is shown as outlined on Binns' map of 1821, as a rectangular house, with service wing extending eastwards; at this stage the service wing has not been altered, and a further small rectangular building is shown attached to the southern side. Of note on the house is a semi-circular protrusion on the eastern side of the house, which illustrates the presence of a bay window. A roofed passage is indicated along the south side of the main house; the rectangular structure at 'Number 6' shown on Binns' map abuts this on its central southern side. A water-pump, marked as 'pump', is indicated in the yard south of the service wing (Site 12). The buildings shown to the east of the service wing on Binns' map are still



present; the central building has a further small rectangular extension built on its eastern side. The land between the two buildings is still shown as garden; the land comprising 'Number 6' is also shown as garden, though it is less subdivided now and appears to exist as an almost continuous plot of land, only subdivided down its centre by a short section of wall. The land was still in the ownership of Doctor Campbell at this time.

- 3.3.10 **OS First Edition 25" to 1 mile (1892)** (Fig 11): the buildings and layout of the square have noticeably changed at this time, with significantly more development shown on the eastern side of the square than previously recorded. Number 5 has altered extensively. The service wing has noticeably shortened on its eastern end, and earlier structure has been replaced by a small rectangular extension. The central buildings east of the service wing have been removed, though the eastern 'stable' block is still shown. To the south of the main house, a large rectangular extension has been built, replacing the earlier small building on the site of 'Number 6'. The extension corresponds to the present-day extension, now known to be the Mess Room constructed by the Lancashire Militia, and at this date in the ownership of the Guardians of the Poor of the Lancaster Union; the buildings are labelled as the 'Poor Law Union Offices'. An open passage runs down the southern side of the extension; to the rear of the extension, a short wall provides a small courtyard space. From the wall eastwards, the land which was originally sub-divided is shown as a large block of open land as far as Bulk Street. Across Sulyard Street is written 'Site of Friary' in large letters; presumably this follows the findings uncovered on the street around this time, which have re-established the importance of the complex.
- 3.3.11 **OS Second Edition 25" to 1 mile (1910)** (Fig 12): the layout has altered little at this stage, though developments have evidently occurred across the square. The buildings and gardens forming Number 5 Dalton Square have not developed from 1892, though a small porch has been added on the eastern side of the nineteenth century extension. The buildings are still recorded as the 'Poor Law Union Offices', and the 'site of Friary' is still shown on Sulyard Street.
- 3.3.12 **OS Third Edition 25" to 1 mile (1931)** (Fig 13): developments continue in a piece-meal fashion on the square. The buildings and gardens of Number 5 are as for 1910; a large building has been constructed fronting onto Bulk Street immediately south of the stable block; the block has a long rectangular enclosure running west from its western side, which may indicate it has been separated from Number 5 at this time. The buildings are recorded now as 'Public Assistance Offices'; the site of the Friary is given as previously.

### 3.4 DOCUMENTARY SEARCH

- 3.4.1 A brief assessment of selected secondary source documentary material was made and is outlined within the section on Historical Background (*Section 3.2*). The scope of this project did not allow for full consultation of all primary documentary sources, although these are a valuable resource for the future, and may reveal the presence of new archaeological features or provide additional information regarding existing sites.
- 3.4.2 Twelve sites were identified, nine of which had been previously recorded within the SMR. These sites appear in the gazetteer (*Section 4*). The sites consist predominantly of elements relating to the Dominican Friary at Lancaster, namely the Friary itself (Site **01**), the graveyard of the Friary (Site **03**), and the discovery of a medieval mosaic floor (Site **06**). Medieval coins found on the site may also relate to the presence of the Friary (Site **07**), as may the discovery of a font, found within the development area (Site **10**). A potential medieval fish-pond thought to relate to the Friary is also recorded (Site **11**). Two incidences of discovery of Roman pottery and other material are identified (Sites **02** and **08**), suggesting a Roman presence. The archaeological excavations undertaken at Numbers 3 and 7 Dalton Square, and at the Methodist Chapel on Sulyard Street, are also included within the listing (Sites **04** and **05**). The Georgian building elements of Number 5 Dalton Square are recorded (Site **09**), as is a post-medieval water-pump to the rear of the building (Site **12**).
- 3.4.3 No significant primary source material was identified within the Lancashire County Record Office (LRO), where only secondary source material and cartographic evidence was located. A limited search was made of the Dalton Family Archive (DDDA), which covers multiple boxes of unsorted material; further research on this resource may yield further information, but insufficient time was available at this stage to undertake this.
- 3.4.4 No sites were identified or recorded from aerial photographs held by the SMR or the Record Office in Preston. A single oblique photo of the site is shown in White (2003), and is reproduced in Figure 14. The photograph, dated to 1956, shows limited information for the site; a further building is visible between the stable block and the service wing, evidently built between 1931 and 1956. Otherwise, the angle is too tight for any clear identification of features.

### 3.5 ARCHAEOLOGICAL INTERVENTIONS

- 3.5.1 Until the later part of the twentieth century, physical evidence for the position of the friary buildings had only come from chance observations during construction of Dalton Square and surrounding buildings in the nineteenth century (see *Section 3.2*).
- 3.5.2 The first excavations on the Friary were conducted in 1980 to 1981 by SH Penney of Lancaster Museum, one on the site of the Methodist Chapel on Sulyard Street, and the second to the rear of Number 7 Dalton Square (Penney 1982b; Site **05**). The excavations at Sulyard Street were conducted in the old

school yard in the centre of the site. The excavations demonstrated that all medieval stratigraphy had been removed by the construction of a sunken flagged yard floor, approximately 1m below the level of Friar Street. Nineteenth century wall foundations and a lane were uncovered; within the foundation trenches, five fragments of human bone were recovered, suggesting the friary cemetery was located nearby. Seven medieval worked stone fragments were also recovered built into the walls surrounding the yard and removed during their demolition. Six of these were sections of tracery, and the seventh part of a column base, all originating from the Friary buildings (Penney 1982b).

- 3.5.3 The excavations at Number 7 Dalton Square (now occupied by the offices of the Inland Revenue) were conducted on a block of vacant land adjacent to the council offices immediately south of the present development area. A small trench measuring 6.5m by 2m was excavated, running east/west (Penney 1982b). The frontage of the plot had never been developed, and was annexed as a garden in the eighteenth century; the plot remained as a garden until the 1890s when it was used as a timber yard. The plot subsequently became a bus terminal between the 1920s and 1940s, then was used as a scrap yard until the 1960s (Penney 1982a). Approximately 1.5m of eighteenth and nineteenth century make-up deposits was identified and removed. Beneath this, a massive stone-built eighteenth century culvert was found crossing the trench in a north/south direction, measuring over a metre in depth. This related to drainage of a tarn located 150m south/south-east of the site and shown on Mackreth's plan of 1778 (Fig 5); the tarn is absent from Batty's plan of 1783 but the area is named as 'Upper Tarn Field' (Fig 6) (Penney 1982a; Site 11). The drain cut through the basal three courses of a 1 metre wide medieval wall foundation, which ran east-north-east/west-south-west. A further wall extended south from this wall at right angles at the eastern end, the join obscured by the drain cut. The second wall was founded on a layer of small rounded cobbles cut into the natural subsoil, above which were massive stone blocks with a dressed outer face. The size of the stones meant that only a minimal amount of core-work was necessary. No medieval levels survived, having been removed during eighteenth century landscaping prior to the construction of Dalton Square (Penney 1982b). Two sherds of medieval pottery were recovered from the foundation trench of the wall, and around forty sherds from the eighteenth to nineteenth century contexts. Ninety-four whole or fragmentary sections of medieval mosaic tile flooring were found scattered throughout the deposits, none *in situ* (Site 06). It is suggested that the landscaping may have displaced the tiles from Sulyard Street (Penney 1982b). The 33 motifs represented have affinities with tiles found at Norton Priory and Warrington Friary, and are dated to 1300-25 (Penney 1982a).
- 3.5.4 A watching brief during the construction of the new Inland Revenue offices at Number 7 Dalton Square in the 1980s revealed the remains of stone-built walls at a depth of 2m. These walls were not securely dated but could also be remains of the Friary (Peter Iles, cited in LUAU 1985).
- 3.5.5 An evaluation by LUAU in 1985 at Number 3 Dalton Square, in gardens to the rear of the property, exposed a substantial wall bonded with lime mortar and running north/south, continuing beyond the limits of excavation (Site 04). The wall was covered with a deposit of crushed mortar representing the demolition of

the upper elements of the wall in advance of the development of the surrounding area in the eighteenth and nineteenth centuries. The wall was thought to represent part of the claustral area of the Friary which lay to the south of the Friary church (LUAU 1985).

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#### 4. GAZETTEER OF SITES

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<b>Site number</b>	<b>01</b>
<b>Site name</b>	<b>Lancaster Friary, Dalton Square</b>
<b>NGR</b>	SD 47895 61652
<b>Site type</b>	Findspot, Demolished Building
<b>Period</b>	Medieval
<b>SMR No</b>	454
<b>Statutory Designation</b>	None
<b>Sources</b>	Speed 1610; Docton 1684; Mackreth 1778; Binns 1821; Penney 1982b; White 2003 and others.
<b>Description</b>	The house of the Black Friars of Lancaster, founded in 1260 by Sir Hugh Harrington. Site existed until Dissolution in 1540, when it was sold to Thomas Holcroft. Held as a private house, passing through the Rigmaiden, Carus and Dalton families. In 1783, land was sold and cleared for the development of Dalton Square, by John Dalton; square exists to this day. Excavations and chance finds have uncovered claustral walls, pier bases for church tower, tiled pavements, human remains, and pottery, dating to the medieval period (C13th).
<b>Assessment</b>	The site is likely to lie within the development area, and will be affected.

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<b>Site number</b>	<b>02</b>
<b>Site name</b>	<b>Roman Pottery, Methodist Chapel, Sulyard Street</b>
<b>NGR</b>	SD 47930 61675
<b>Site type</b>	Findspot
<b>Period</b>	Roman
<b>SMR No</b>	454
<b>Statutory Designation</b>	None
<b>Sources</b>	SMR
<b>Description</b>	Roman pottery, including Samian ware and amphorae, and tiles uncovered in 1821 whilst digging at the Methodist Chapel on Sulyard Street.
<b>Assessment</b>	The site lies to the north of the development area and will not be affected.

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<b>Site number</b>	<b>03</b>
<b>Site name</b>	<b>Dominican Friary Graveyard, Corner of Sulyard Street and Dalton Square</b>
<b>NGR</b>	SD 47903 61666
<b>Site type</b>	Findspots, Inhumations
<b>Period</b>	Medieval
<b>SMR No</b>	3509 and 5034
<b>Statutory Designation</b>	None
<b>Sources</b>	SMR; Penney 1981; Clark 1807; Baines 1835
<b>Description</b>	Two extended skeletons were uncovered on Messrs Hadwens property of Dalton Square in 1793, and the Methodist chapel built on Sulyard Street in 1806 was built 'on a piece of ground formerly occupied as part of the burying ground of the Dominican Friars'. Human bones were found on the site of the Dominican Friary in the north-east corner of Dalton Square before 1835. In 1981, the skeleton of a male around forty years of age was found approximately eight feet below street level near the corner of Friary Street and Sulyard Street. The discovery was made in August during the conversion of the old school premises to sheltered housing. The area is known to have been the cemetery for the Friary.
<b>Assessment</b>	The site lies to the north of the development area, and will not be affected

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<b>Site number</b>	<b>04</b>
<b>Site name</b>	<b>3 Dalton Square, Archaeological Evaluation</b>
<b>NGR</b>	SD 47925 61648

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<b>Site type</b>	Archaeological Excavation
<b>Period</b>	Medieval
<b>SMR No</b>	3978 and 23624
<b>Statutory Designation</b>	None
<b>Sources</b>	SMR; LUAU 1995
<b>Description</b>	In May 1995, an archaeological evaluation was undertaken to the rear of Number 3 Dalton Square prior to a proposed redevelopment of the site. Two trenches opened uncovered a section of claustral wall 0.9m wide, bonded with lime mortar.
<b>Assessment</b>	The site lies to the north of the development area and will not be affected.

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<b>Site number</b>	<b>05</b>
<b>Site name</b>	<b>Methodist Chapel, Sulyard Street, and 7 Dalton Square, Archaeological Evaluation</b>
<b>NGR</b>	SD 47903 61660
<b>Site type</b>	Archaeological Excavation
<b>Period</b>	Medieval
<b>SMR No</b>	4691
<b>Statutory Designation</b>	None
<b>Sources</b>	SMR; Penney 1982a
<b>Description</b>	Excavations at the Methodist Chapel showed that medieval levels had been truncated by a sunken yard, but seven fragments of medieval worked stone were recovered, and fragments of human bone. Excavations at 7 Dalton Square uncovered two walls of medieval date, and a substantial post-medieval culvert, as well as ninety-four fragments of floor tile (see also Sites <b>06</b> and <b>11</b> ).
<b>Assessment</b>	The site lies to the south and north of the development area and will not be affected.

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<b>Site number</b>	<b>06</b>
<b>Site name</b>	<b>Medieval Mosaic Floor, Dalton Square</b>
<b>NGR</b>	SD 47894 61648
<b>Site type</b>	Findspot
<b>Period</b>	Medieval
<b>SMR No</b>	4692
<b>Statutory Designation</b>	None
<b>Sources</b>	SMR; Simpson 1852; Penney 1981; Penney 1982a
<b>Description</b>	This is a grouping of findspots. During the construction of a drain in Sulyard Street in the mid-nineteenth century, a section of glazed and decorated medieval tile pavement, presumably paved areas of the choir, was uncovered, described as 'tiles, bearing various devices, in a rough character, but evidently formed to be joined, and thus make one large pattern'. A section of this pavement was also uncovered in 1801 during works on the same street. In 1981, ninety-four fragments of medieval floor tiles were found at Number 7 Dalton Square, probably not <i>in situ</i> but displaced during eighteenth century landscaping activity. During the early part of this century, thirty-one were collected from the same area. The tiles have close affinities with tiles from Norton Priory and Warrington Friary. The tiles are dated to the first quarter of the fourteenth century.
<b>Assessment</b>	The site lies to the south of the development area and will not be affected.

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<b>Site number</b>	<b>07</b>
<b>Site name</b>	<b>Coins of Edward I, Dalton Square</b>
<b>NGR</b>	SD 47907 61660
<b>Site type</b>	Findspot
<b>Period</b>	Medieval
<b>SMR No</b>	5033
<b>Statutory Designation</b>	None

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<b>Sources</b>	SMR
<b>Description</b>	A number of silver coins of Edward I (1272 to 1307) were found whilst digging a cellar on Dalton Square, on the site of the Dominican Friary. Grid Reference given places these within development area.
<b>Assessment</b>	The site lies within the development area and will be affected.

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<b>Site number</b>	<b>08</b>
<b>Site name</b>	<b>Roman Pottery, Dalton Square</b>
<b>NGR</b>	SD 47897 61660
<b>Site type</b>	Findspot
<b>Period</b>	Roman
<b>SMR No</b>	5035
<b>Statutory Designation</b>	None
<b>Sources</b>	SMR
<b>Description</b>	Pieces of Roman pottery were found on Dalton Square, on the site of the Dominican Friary. Grid Reference given places these within development area.
<b>Assessment</b>	The site within the development area and will be affected.

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<b>Site number</b>	<b>09</b>
<b>Site name</b>	<b>Number 5 Dalton Square</b>
<b>NGR</b>	SD 47906 61626
<b>Site type</b>	Building
<b>Period</b>	Post-Medieval
<b>SMR No</b>	15777 and 21755
<b>Statutory Designation</b>	Grade II Listed – 7-101
<b>Sources</b>	SMR; Docton 1971; White ed 1993
<b>Description</b>	Building comprising a Georgian house, built before 1810 for Jacob Ridley, a Lancaster Merchant, and a later nineteenth century extension, built 1880 as a Mess House for the Lancashire Militia. The entire building was used as Poor Law Union Office from late nineteenth century, then council offices. It is now empty. The building is of three storeys above a cellar, and is built of sandstone ashlar with a slate roof. A service wing is built to the rear. The extension is not listed.
<b>Assessment</b>	The site lies within the development area, and will be affected.

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<b>Site number</b>	<b>10</b>
<b>Site name</b>	<b>Font, 5 Dalton Square</b>
<b>NGR</b>	SD 47920 61610
<b>Site type</b>	Findspot
<b>Period</b>	Medieval
<b>SMR No</b>	-
<b>Statutory Designation</b>	None
<b>Sources</b>	Docton 1971
<b>Description</b>	In 1950, during groundworks for the new car-park to the rear of Number 5 Dalton Square, Docton recovered a font in white sandstone ‘at a depth of about four feet’. The font is now in Lancaster Museum.
<b>Assessment</b>	The site lies within the development area, and will be affected.

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<b>Site number</b>	<b>11</b>
<b>Site name</b>	Tarn or Medieval Fish-Pond, Corner of Bulk Street and Stanley Street
<b>NGR</b>	SD 47972 61562
<b>Site type</b>	Fish-pond
<b>Period</b>	Medieval
<b>SMR No</b>	-
<b>Statutory Designation</b>	None
<b>Sources</b>	Mackreth 1778; Batty 1783; Penney 1982a

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<b>Description</b>	A tarn or medieval fish-pond shown on Mackreth's map of 1778, and referred to as 'Upper Tarn Field' on Batty's plan of 1783. Excavations in 1981 uncovered a large culvert believed to have been used to drain the tarn (see also Site <b>05</b> )
<b>Assessment</b>	The site lies to the south-east of the development area, and will not be affected.

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<b>Site number</b>	<b>12</b>
<b>Site name</b>	<b>Water-pump, Number 5 Dalton Square</b>
<b>NGR</b>	SD 47915 61615
<b>Site type</b>	Water-pump
<b>Period</b>	Post-medieval
<b>SMR No</b>	-
<b>Statutory Designation</b>	None
<b>Sources</b>	First Edition Ordnance Survey (OS) 1848 60" to 1 mile
<b>Description</b>	A water-pump shown as 'pump' on the First Edition OS map of 1848, to the rear of Number 5 Dalton Square (Site <b>09</b> ). The pump is not shown on later maps.
<b>Assessment</b>	The site lies to within the development area, and will be affected.

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## 5. BUILDING INVESTIGATION RESULTS

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### 5.1 INTRODUCTION

5.1.1 The building under investigation was used as offices by Lancaster City Council until recently and forms a single-storey annex to Number 5 Dalton Square. It is visibly different to Number 5 and is of a later date. The building has been heavily modernised internally, and most of the architectural detail appears to have been removed or is obscured.

### 5.2 FABRIC

5.2.1 The building is constructed from coursed yellow sandstone bonded with cement mortar, and has tooled quoins, the front elevation being more finely finished than the rest. Part of the south elevation has been incorporated into Number 7 Dalton Square, which is a modern building. The north elevation exhibits a small area of stucco rendering (cement). The windows are mainly large sashes with ashlar surrounds. The two (wooden) doors also have ashlar surrounds. Internally, there are two solid walls (also of sandstone), modern plasterboard partitions and a lath and plaster partition. The roof is of Welsh slate laid in diminishing courses with roof lights, lead lined valleys, plain closed eaves and flush verges. The rain water goods are cast iron.

### 5.3 ARRANGEMENT OF THE BUILDING

5.3.1 The main part of the building is L-shaped and laid out on a single floor with a roof space only accessible via a hatch in the south wall on the first floor of the main building of Number 5 Dalton Square. The north-east room (Room 7 *Section 5.5.10*) is an addition and is roofed separately (with access from Room 7) thus forming a rectangular overall plan. A modern suspended ceiling of polystyrene tiles and strip lights has been inserted in all the front rooms.

5.3.2 Structurally, the building comprises three main areas divided by solid cross walls (Fig 15) which are partitioned to form nine rooms. These vary in size from the small lobby at the front of the building (Room 1) to the large rooms at the rear. (Rooms 8 and 9). The L-shaped main roof is of pitched construction with a single sandstone chimney-stack, located flush with the east gable straddling the ridge. The roof over Room 7 is mono pitched.

5.3.3 Access to the front and main door is via steps and a sloping walkway bounded by wrought iron railings with urn heads. To the rear of the building is a car-park.

### 5.4 EXTERNAL DETAILS

5.4.1 **West (front) elevation:** this is the external elevations of Rooms 1, 2 and 4 and is composed of bright yellow random-coursed sandstone laid in diminishing courses (Plate 3) with yellow cement mortar. There are yellow sandstone ashlar

quoins at the southern corner, which are similar to the ashlar facing of Number 7 Dalton Square. A course of ashlar blocks is present at the eaves. The wall rests on a chamfered ashlar plinth within which are three cast-iron ventilation grilles.

- 5.4.2 There are three identical windows present, which are six-over-six sashes with horns. They all have slightly projecting ashlar surrounds with projecting sills. A nine-panelled solid wood door with rectangular fanlight and simple-beaded architrave is located off centre. This has a recessed ashlar surround with simple moulding. Above this, and separated by an ashlar lintel (or frieze), is a plain triangular pediment. The access ramp is constructed from sandstone and flagstones. There is an ogee-gutter and a single cast-iron down-pipe.
- 5.4.3 **North elevation:** this is the north external elevation of the outshut (Room 7) (Plate 4). It is constructed from random-coursed sandstone similar to the east and south elevations, with cement mortar. Most of the elevation has been stucco (cement) rendered. The render follows the line of the sandstone quoins and stands slightly proud. The quoins exhibit picked tool-marks. A small top-hung casement window is present, which has a sandstone surround with diagonal furrow tool marks, and a projecting sill.
- 5.4.4 **East elevation:** this is the gable elevation of Rooms 8 and 9 together with the outshut (Room 7) (Plates 5 and 6). The main gable is supported by a spider's web of scaffolding. It is constructed from random-coursed sandstone similar to the north and east elevations. Most of the mortar joints appear to have been recently repointed. There are sandstone quoins present at both corners, which have picked toolmarks. A chimney-stack is situated on the ridge and is flush with the elevation. This has a chamfered-plinth and a sandstone cornice.
- 5.4.5 There are four windows present, two of which are large one-over-one sash windows. Two smaller windows are present in Room 7 (Plate 6). One of these is a small one-over-one sash; the other being a single pane of mesh-reinforced glass. All of the windows have sandstone ashlar surrounds, which exhibit diagonal furrow tool marks, with projecting sills. The doorway, which is located at the north-east corner of Room 8, has a similar surround with concrete steps. The door is four-panelled and solid with brass fittings; it has a plain architrave and rectangular fanlight. Approximately two metres below the apex of the roof, a small hatch (with the same surround) gives access to the roof space. There are two cast-iron down-spouts below each gutter of the main roof. There is no visible evidence to show how the outshut is joined to the main building.
- 5.4.6 **South elevation:** this shares the same construction details as the north and east elevations (Plate 7). Two large baulks of timber are bolted to the wall to aid stability. There are two large one-over-one sash windows identical to those described for the east elevation. The eastern sash has had a side opening casement window inserted into the lower frame. The gutter is of the same design as those on the west and north elevations. Approximately half of the elevation has been incorporated into the modern building next door.

## 5.5 INTERNAL DETAILS

- 5.5.1 Internally, the building is divided into nine rooms. The rear rooms (Rooms **8** and **9**) still retain some of their original character and testify to the quality of this building. The front rooms (Rooms **1-6**) have all been modified to accommodate modern reception areas and waiting rooms, and all have a modern suspended ceiling (which hides the original ceiling discussed in *Section 5.5.10*). The rooms are all in good condition, are wired for electricity, and contain strip-lighting.
- 5.5.2 **Room 1:** this room forms a small entrance lobby (Plate 9) and is wholly contained within Room **2**. It is constructed from plasterboard partition walls and has a brown ceramic tile floor. The main front door is as described in *Section 5.4.2*. The door giving access into Room **2** is a modern automatic door with a varnished wood architrave.
- 5.5.3 **Room 2:** forming a waiting and reception area this room has two windows and four doors giving access to Rooms **1, 3, 4, 5** and **6** (Plate 10). The room has been heavily modernised. The windows are large six-over-six sash windows described in *Section 5.4.2*. They have splayed and panelled reveals with stop-chamfered detail and wide moulded architraves with plinths and wooden sills (Plates 11 and 12). The doors are all modern.
- 5.5.4 The north and west walls are modern plasterboard and there is a modern reception desk at the southern end of the room dividing this room from Room **3**. The floor is laid down to a rubber/vinyl floor covering. As mentioned above the ceiling is suspended.
- 5.5.5 **Room 3:** this room contains similar construction details as Room **2** and forms the eastern part of the open plan office/reception (Plate 13). There are two doors giving access to Rooms **2** and **8**. There are no windows. The doorway into Room **2** is modern and is inserted into a partition wall. The doorway into Room **8** appears to be original and the architrave and panel detail is similar to the windows described above (Plate 14). It is similar to the doorway giving access to the main building of Number 5 Dalton Square from Room **6**. The door is six-panelled with a single mesh-reinforced window inserted into one of the panels. The floor is carpeted.
- 5.5.6 At the south end of the room is evidence of a fireplace. Beneath the carpet and next to a slightly projecting chimney-breast is a concrete hearth. The fireplace has been blocked and plastered over.
- 5.5.7 Room **3** has been subdivided by modern partition walls to create Room **6**. A small partitioned area in the south-east corner is also labelled as Room **3**.
- 5.5.8 **Rooms 4 and 5:** there was no access to these rooms at the time of survey. However, the general layout of the rooms could be observed through the windows in the doors. They are small partition rooms each with a modern door leading into Room **2**. All the features are entirely modern in appearance. Room **4** contains a doorway leading into the main part of Number 5 Dalton Square and a window identical to those already discussed in Room **2**. There is an internal window between the two rooms and Room **5** has a window facing into Room **6**.

- 5.5.9 **Room 6:** this room, at the northern end of Room 3, contains two doors giving access to Room 7 and the main part of Number 5 Dalton Square. It is entirely modern in appearance (Plate 15) and is separated from Room 3 by a modern partition. The doorway giving access into the main part of Number 5, is very similar to that in Room 3 giving access to Room 8 (Plate 16). The main differences are the arrangement of the panelling.
- 5.5.10 **Room 7:** this room forms the outshut described above, has three windows and three doors giving access to Rooms 6 and 8 and the main part of Number 5 (Plate 17). All the doors are modern. The windows are a mixture of styles: small, a one-over-one sash window, a window glazed with a single pane of mesh glass (modern) and a top-hung casement (modern). All the windows have splayed reveals and flat sills.
- 5.5.11 A hatch in the ceiling just to the east of the door into Room 6 allows limited access into the roof space which is full of pipes and ducts. A limited inspection of the roof construction details was possible. The slates are lined with bitumen felt and the rafters appear to be original and exhibit circular saw marks. The wall, which separates this room from Room 6, continues into the room space and butts up to the south wall of the main house.
- 5.5.12 At the eastern end of the room a modern partition wall creates a further small L-shaped room. There is evidence for a blocked fireplace within the south elevation and it is set into a slightly projecting chimney-breast. A concrete hearth lies beneath the carpet and ventilation brick is present in the wall.
- 5.5.13 **Room 8:** this is the largest room in the building and (together with Room 9) has the highest ceiling at 4.64m (Plate 18). The room has four (six counting the partitions) doors giving access to Rooms 3, 7, 9 and an exterior door allowing access to the rear of the property. There is a single large one-over-one sash window present (identical to those in Room 9).
- 5.5.14 The door into Room 3 is as described in *Section 5.5.5*; the door into Room 7 is modern in appearance. The exterior door is contained within a small entrance lobby in the north-east corner and is as described in *Section 5.4.5*. The lobby itself is 2.93m high and has a flat roof with simple moulding and is probably earlier than the other partitions. The door way into Room 9 is a more elaborate affair (Plate 19) and consists of a single opening with twin-glazed panelled section and twin rectangular fan-lights. The panelling is of similar design to the windows and door surrounds already described. The door has six glazed panels and lies on the floor in Room 9. The whole doorway forms a small roofed projection into Room 9.
- 5.5.15 The large sash window has splayed reveals and panelling of similar design to those in Room 2. A cast-iron radiator (there are four in this room) sits under the sash within the reveal. An interesting knob is situated within the wall just to the south of window (Plate 20). It has an up and down movement and is connected to a ventilation mechanism in the roof space and is described in further detail in *Section 5.5.26*.

- 5.5.16 The ceiling has a plain run cornice (identical to that in Room 9) and ceiling rose of nineteenth century appearance (Plate 33). The rose is not located near the centre of the room as one might expect but right next to the wall dividing this room from Room 9. The cornice in this area has been truncated and it is probable that the room has been divided. Interestingly, the corresponding area in Room 9 does not show the same detail (*Section 5.5.19*). The wall appears to be lath-and-plaster and there is some limited evidence for the blocking of apertures.
- 5.5.17 The room has been divided to create a separate office area and corridor (Fig 15 and plate 18) with modern plasterboard partition walls. The partitions do not reach the ceiling. The floor has been raised by 0.2m within the partitioned area to counteract the sloping original floor, which has a 14" skirting board. A blocked fireplace may be present in the south-east corner of the room, although the only direct evidence for this is the chimney-stack directly above (*Section 5.4.4*). A slightly projecting chimney-breast is visible here and in the north-east corner of Room 9.
- 5.5.18 **Room 9:** of similar proportions to Room 8, this room has three windows and one door. The windows are identical to that already described in Room 8 (Plate 22). The doorway from Room 8 projects into the room (Plate 23). This room contains a great deal of scaffolding. The floor has been raised to counteract the sloping floor and the step up has a modern pine balustrade.
- 5.5.19 As mentioned in *Section 5.5.16*, the cornice in this room is uninterrupted. There is no evidence for any form continuance through into Room 8. There is, however, some evidence for blocking which corresponds to that noted in Room 8.
- 5.5.20 **The Roof space:** the only access into the roof space is via a small hatch located in the south elevation of a corridor on the first floor of the main building. The L-shaped roof space is composed of two pitched sections, one on a north/south axis, the other east/west (their relationship described below). This corresponds to the original layout of the building before the outshut (Room 7) was added. There is no access to the roof space above Room 7. Both sections are of king-post truss design with heavy principal rafters, braces, trenched-purlins and no collar (Plate 24). There are carpenter's marks visible at all the main joints. The north/south section has three trusses (3.1m apart), while the east/west section has only one central truss. The end of the purlins in both sections rest on the gable walls (except the western end of the east/west section described below). All of the rafters appear to be original and the slates have been lined with bitumen felt. Most of the timber exhibits circular saw marks.
- 5.5.21 A hole in the ceiling at the northern end of the north/south section allows a limited inspection of the space above the suspended ceiling in Rooms 1-6. A cornice that is identical to those recorded in Rooms 8 and 9 is present and the room appears to be around the same height. The ceiling is of lath-and-plaster construction and both it and the wall bear partition wall scars (Plate 25).
- 5.5.22 The two roof sections are separated by a dividing wall, which is an upward continuation of the southern two thirds of the wall separating Room 3 from Rooms 8 and 9. A small aperture with a timber lintel inscribed on both sides with

the initials 'B & L', allows passage between the two areas (Plates 26 and 27). The east/west roof appears to have been constructed later than the north/south section. The north/south purlin on the east side has been cut to accommodate the western end of the east/west roof section. The east/west purlins project through the wall and almost meet the principal rafters of the north/south roof.

- 5.5.23 Enigmatic 'Baltic timber marks' are present on the lower face of the tie-beam of the southern truss and on the soffit of the western purlin of the central truss in the north/south roof section (Plates 28 and 29). Those marks on the tie-beam consist of a Figure of eight next to an X mark with three parallel marks on either side. A complex set of marks exists on the soffit of the purlin. These appear to be truncated which leads to the conclusion that the baulk of timber was sawn (probably in half) after the marks were made, an occurrence also recorded in other buildings (Greene 1996, 4). An interesting observation is that the marks on the purlin soffit were inscribed after the baulk has been sawn once and then they were truncated as it was cut again to make the purlin. The marks on the tie beam have also been inscribed into a sawn surface. After an extensive search no more of these timber marks could be seen.
- 5.5.24 The east/west section of roof as already discussed contains only a single central truss. The king post has been boxed-in (Plate 30), probably to house the mechanism operated by the knob by the window in Room 8 (*Section 5.5.15*). A thin cable enters the roof space via a small hole in the wall at the base of the east gable, below and slightly to the north of a hatch (Plate 31). This then passes up and across a plank to a small hole in the casing of the king post. A plank was removed in order to inspect the mechanism, which consists of a simple wooden flap (Plate 32). When the cable is pulled the flap is raised and lowered. Below this, and below the base of the king-post, perforations in the ceiling of Room 8 can be seen. These are contained within the ceiling rose described above. The boxed-in king post probably formed a flue to allow the room below to be ventilated. This flue once probably exited out through the roof but has since been capped.
- 5.5.25 The hatch mentioned in the above paragraph (Plate 31) opens inwards and enables one to look out of the roof to the car-park at the rear of the building. It has been inserted directly below the chimney-stack, which may have necessitated the blocking of the flue.
- 5.5.26 The structure of the roof is generally in good condition, the walls are of random-coursed rubble-stone construction, and there is a large air conditioning unit at the southern end of the north/south roof section.

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## 6. EVALUATION RESULTS (PHASE 1)

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### 6.1 INTRODUCTION

6.1.1 The first phase of evaluation was undertaken in the car-park to the rear of Number 5 Dalton Square, immediately east of the nineteenth century extension. The original trench was to measure 7m by 2m, and was to be excavated on a north/south alignment, maintaining a 4m distance from existing supporting scaffolding along the east side of the building, and a 2m distance from the brick wall enclosing the car-park. The trench was originally to be positioned running south from the eastern end of the service wing. However, following the identification of an active drain running east/west across the northern side of the car-park, between the north-east corner of the extension and the car-park entrance, the layout was modified. A 3m by 5m trench was excavated instead, on an east/west alignment, in the south-eastern corner of the car-park, maintaining a 2m buffer from the wall (Fig 17). The excavation area was scanned for services, but none were found to be present.

### 6.2 THE EVALUATION

6.2.1 The excavation of the trench involved the removal of the car-park surface, in the form of asphalt and overburden, using a breaking arm; in the event the asphalt was found to be fairly thin, no deeper than 50mm, and was removed fairly swiftly using the machine bucket. Beneath the asphalt was a spread of brick, evidently laid as firm surface to support the car-park, and originating from a demolished brick building on the site (scars on the eastern end of the service wing show the position of a building which has been demolished, and which may have provided the origin of the rubble). The brick was spread evenly over a deposit of loose black mixed clayey- and silty-sand, **07**, containing large quantities of demolition debris in the form of bricks, roof slates and frequent gravel. This was evidently a make-up layer which had been laid as a firm base for the car-park, and was, therefore, of fairly modern date. The deposit extended to a maximum depth of 0.52m.

6.2.2 On removal of the car-park related deposits, a mid- to dark brownish-grey compacted clayey-sand **06** was identified, extending to 0.65m in depth, and containing large quantities of eighteenth century pottery, clay tobacco pipe, bone and shell. The deposit was fairly homogenous in nature, and appeared to be an imported garden soil, laid down when the land was open gardens, as visible on the early nineteenth century maps of the area (*Section 3.3*). The deposit had evidently been truncated during the levelling of the area for use as a car-park.

6.2.3 Initial removal of this deposit identified a substantial wall **05** on a north/south alignment running across the centre of the trench (Fig 14); machining was continued on both sides of the wall. On removal of the garden soils **06**, the wall was further exposed. The wall was constructed of roughly-hewn sandstone blocks, randomly coursed, and bonded with pale grey to yellow lime mortar. The blocks ranged in size from 160mm x 200mm x 100mm to larger blocks,

particularly at the base, of 200mm x 250mm x 120mm. The wall was well-faced on both sides, with no evidence of plaster on the surface; a single stone on the upper course projected out eastwards, but the function of this projection was not established. Around five courses of stonework were exposed during initial machining, but the base was not attained at this stage as the maximum excavation depth of 1.2m had been reached.

- 6.2.4 Banked up against the wall on the eastern and western sides were large deposits of loose sandstone rubble in a dark brownish-grey sticky clayey-sand matrix **04** (Fig 19), extending to a maximum depth of 1.0m. The deposits contained clinker and mortar fragments, slate tile fragments, fragments of flagstone, and predominantly eighteenth century pottery and glass. The deposit appears to represent an attempt to build up the ground layer around the wall, a process which was completed with the importation of the garden soils; the deposit evidently derives from demolition rubble of a nearby stone building or buildings, though no evident dressed stones were identified, presumably having been robbed for use elsewhere. At this stage, excavation could not continue any further due to health and safety issues. A decision was made to excavate two sondages within the base of the trench, one against the eastern side of the wall, and the second within the centre of the western half of the trench, in order to further expose the wall and to establish the profile of the deposits beneath the demolition rubble.
- 6.2.5 Excavation of the eastern sondage exposed the full elevation of the wall **05**, which was found to survive to approximately eight courses, and around 1.3m, in height (Fig 20). The wall had not been constructed within a foundation cut, but was evidently free-standing when it had been buried by the make-up deposits, as both sides of the wall were faced to the base of the wall, with no evidence of mortar bleeding out, which would have been expected had it been built within a narrow cut. The wall was constructed on a foundation course of large, crude sandstone blocks, which were partially set into the underlying deposit, a pinkish-grey friable silty-clay marl **03**. No dating evidence was derived from the wall. Excavation of the deposit of marl found it to contain rare charcoal flecks and sub-rounded stones, but no archaeological dating evidence, though it clearly marked a horizon between the eighteenth century activity and earlier, undated, activity. The deposit was excavated to 0.21m in depth.
- 6.2.6 The subsequent excavation of the western sondage (Fig 21) also identified this deposit of marl, sealed beneath the dumps of demolition rubble **04**. The pinkish-grey marl became a light bluish-grey, recorded as **02**, towards the base of the sondage, and was excavated to a depth of 0.54m. The deposit was also found to contain quantities of charcoal flecks and iron-staining within it, at a greater concentration than those seen in **03**; this deposit was also not dated. Both deposits were excavated to a combined maximum depth of 0.75m, and appear to represent an early soil horizon, predating the construction of Dalton Square in the eighteenth century, and resonant of deposits normally found in open boggy ground. The deposits were sampled, and future work will be able to establish their provenance. Excavation of deposit **02** showed that it lay directly on the natural drift geology **01**, a pale pinkish-orange friable clayey-silt, which was seen



at the base of the western sondage. The natural was located approximately 2.3m below the present ground level.

- 6.2.7 On completion of the excavation, the trench was back-filled but not otherwise reinstated, and the area was fenced-off to allow the car-park to be reused; the trench was subsequently reinstated by the client.

## 7. THE FINDS

### 7.1 THE FINDS

7.1.1 **Introduction:** in total, 59 artefacts and ecofacts were recovered from the evaluation, the majority of which was pottery. Smaller quantities of ceramic building material, clay tobacco pipe, glass, stone, bone, and shell were also present. The finds were retrieved from the demolition material **04** and the garden soil **06**, and are summarised in Table 1, below. All the artefacts have been dated to the post-medieval period, and are listed in *Appendix 3*.

Material	Demolition Material 04	Garden Soil 06	Total
Bone	3	1	4
Ceramic building material	1	0	1
Clay tobacco pipe	1	1	2
Glass	4	0	4
Pottery	25	19	44
Shell	0	1	1
Stone	3	0	3
Total	37	22	59

Table 1: Type of finds from different contexts

7.1.2 **Pottery:** the earliest coarsewares identified were shallow dishes decorated with a mottled ware glaze on one example, and with an internal red slip coating and a brown glaze on the other. These were coarseware versions of mottled ware and slip-coated tablewares, and were dated to the late seventeenth to early eighteenth century. Contemporary finewares were mottled ware, tin-glazed earthenware, and brown-glazed stoneware. The mottled ware vessels were hollow-ware but otherwise undiagnostic, and the tin-glazed earthenware was undecorated and from a chamber pot or similar vessel. Two brown-glazed stoneware fragments comprised a rim from a possible cup, and a base from a hollow-ware vessel, probably a bowl.

7.1.3 The single largest group of pottery fragments was from brown-glazed red earthenware domestic coarseware vessels, dated to the late seventeenth to early twentieth century. These were essentially kitchen wares, and the many rims and bases present allowed several different vessels to be identified. Shallow dishes, pancheons, tall pots and jars were recovered from both contexts. Some of the smaller vessels were decorated with white slip on the rim, but they were otherwise plain with brown glaze and often unglazed red earthenware on at least part of the exterior. Vessels similar to those recovered have been illustrated by McGarva (2000, for example 26, tall pot far left). A shallow dish of self-glazed red earthenware was essentially the same fabric but with a lighter glaze.

7.1.4 The later tableware was white earthenware, which was dated broadly to the late eighteenth to twentieth century. One fragment was recovered from demolition dump **04**, and nine from garden soil **06**. Those from garden soil **06** included pearlware blue shell edge plate rims, likely to date to the late eighteenth or early nineteenth century, and two transfer-printed plate rims. The first of these was identified as Spode's 'Italian' pattern, which was introduced c1816, and has been

manufactured ever since (Coysh and Henrywood 1982, 191). It is probably Spode's most popular transfer pattern, and it has been copied by other manufacturers (*ibid*). The border of the pattern, which is all that is present on the fragment from garden soil **06**, was a straight copy of a Chinese original (Drakard and Holdway 2002, 214). It is therefore conceivable that this may pre-date Spode's use of the border in 'Italian', but this is unlikely.

- 7.1.5 The other transfer-printed pattern in the assemblage has been identified as the border of the 'Antique Scenery' series, which was produced by an unknown manufacturer (Coysh 1972, 100-101, pl 134). The series kept a constant border, with the central picture being one of at least nineteen different scenes or views (Coysh and Henrywood 1982, 24). Some of the views were based on prints from *The Antiquities of Great Britain, illustrated in Views of Monasteries, Castles and Churches now existing*, published in 1807 (*ibid*). One of the views is slightly later, having been taken from a print published in *Select Views of Britain* in 1825 (Coysh and Henrywood 1982, 24). All the places portrayed were in England and Scotland, and one of them, 'North-east View of Lancaster' (*ibid*), would have been of particular interest to residents of Lancaster in the early nineteenth century. The series has been broadly dated to c1820-40 by Coysh (1972, 100).
- 7.1.6 Unusually, none of the most common transfer-printed patterns of the nineteenth century (Willow - Coysh and Henrywood 1982, 402, Broseley - *op cit*, 62, and Asiatic Pheasants - *op cit*, 29) were present. This can perhaps be attributed to the likelihood that none of the artefacts present were deposited after the early to mid-nineteenth century, and that the patterns listed were perhaps most popular slightly later on. The overall assemblage can be dated using the tablewares, which are much more diagnostic than the kitchenwares (Draper 1984, 5), to the late seventeenth to early or mid-nineteenth century.
- 7.1.7 **Clay tobacco pipe and glass:** a clay tobacco pipe stem, recovered from demolition dump **04**, was undiagnostic in terms of date, whilst a bowl from garden soil **06** was dated to the late seventeenth to early eighteenth century (Ayto 1994, 8, nos. 8 and 9). All four glass fragments were from demolition dump **04**, and they were from dark olive green wine bottles. They were dated, based on the profiles of the kicks in the bases, and of the neck, to the eighteenth century (Morgan n.d., 24).
- 7.1.8 **Ceramic building material and stone:** a single brick fragment was recovered from demolition dump **04**. Two sandstone slabs were retrieved as a sample of the many seen on site. They were interpreted as floor tiles. A single fragment sample of the slates from demolition dump **04** was also recovered.
- 7.1.9 **Bone and shell:** bones from pig, sheep, and cow, and an oyster shell, were recovered during the evaluation. These have all been interpreted as food waste.
- 7.1.10 **Conclusions:** an interesting domestic assemblage was recovered during the evaluation, comprising pottery and other remains dated to the late seventeenth to early or mid-nineteenth century. The large numbers of rims and bases present lend the assemblage the potential to inform the range of vessels in use in Lancaster during this period. Demolition dump **04** and garden soil **06** contained

finds diagnostic of this date range, and the absence of tableware produced after the mid-nineteenth century suggests that no finds were deposited after this time.

## 8. SIGNIFICANCE OF THE REMAINS

### 8.1 INTRODUCTION

8.1.1 There were twelve archaeological sites within the immediate environs of the proposed development site (at a 200m radius) recorded during this assessment, and these are listed in detail in the site gazetteer (*Section 4*). Nine SMR records were identified within the study area, excluding listed buildings on Dalton Square not directly linked to the development imprint. Most of the sites identified (six) date to the medieval period and appear to relate to the thirteenth century Dominican Friary; two findspots of Roman material are noted. The archaeological evaluations at Numbers 3 and 7 Dalton Square, and the Methodist Chapel on Sulyard Street, are also included as they are detailed in the SMR, and form two of the sites recorded. The Georgian buildings of Number 5 Dalton Square form one of the sites, as does a post-medieval water-pump identified to the rear of the building. The sites directly related to the development area consist of the Friary itself (Site **01**), the medieval coin findspot (Site **07**), the Roman pottery findspot (Site **08**), the Georgian buildings of Number 5 Dalton Square (Site **09**), the medieval font findspot (Site **10**), and the post-medieval water-pump (Site **12**). All the other sites lie outside the area.

8.1.2 One Grade II Listed Building was identified directly relating to the development area, the Georgian buildings of Number 5 Dalton Square (Site **09**).

Period	No of sites	Site number and type
Neolithic	0	-
Bronze Age	0	-
Iron Age/ Romano-British	0	-
Roman	2	Pottery and Tile Findspot (Site <b>02</b> ); Pottery Findspot (Site <b>08</b> )
Medieval	6	The Dominican Friary Site (Site <b>01</b> ); The Friary Graveyard (Site <b>03</b> ); The Medieval Mosaic Floor (Site <b>06</b> ); The Edward I Coin Findspot (Site <b>07</b> ); The Font Findspot (Site <b>10</b> ); The Fish-Pond (Site <b>11</b> )
Post-medieval	2	Number 5 Dalton Square Georgian Buildings (Site <b>09</b> ); the Water-Pump (Site <b>12</b> )
Modern	2	The Archaeological Evaluations at: Number 3 Dalton Square (Site <b>04</b> ); Number 7 Dalton Square, and the Methodist Chapel on Sulyard Street (Site <b>05</b> )

Table 4: Number and type of sites by period

## 8.2 CRITERIA

- 8.2.1 There are a number of different methodologies used to assess the archaeological significance of sites; that to be used here is the ‘Secretary of State’s criteria for scheduling ancient monuments’ which is included as Annex 4 of PPG 16 (DoE 1990). The sites previously listed (*Section 4*, above) were each considered using the criteria, with the results below.
- 8.2.2 **Period:** the prehistoric periods are not represented, although evidence for these periods exists outside the study area. The Roman period is represented by two findspots of Roman material on Dalton Square (Sites **02** and **08**); this suggests a likelihood of Roman activity in the area, though arguably at a lower level than seen elsewhere in Lancaster (such as on Church Street). Nevertheless, excavations in the environs of Dalton Square have been limited over the last 100 years, due to the absence of major development in the historic core of the Square, which has been preserved. The limited recovery needs, therefore, to be viewed in this context. The presence of finds directly relating to the development area is of significance, as it prompts the possibility of activity on the site and/or in the vicinity.
- 8.2.3 The medieval period is significantly represented by the Dominican Friary, which is known to date from at least the thirteenth century, and which existed until the eighteenth century when the levelling of the area and the development of Dalton Square caused it to be removed. The bulk of the evidence of archaeological activity relates to the Friary itself (Site **01**), including evidence of its mosaic floor (Site **06**), and its related cemetery (Site **03**); a possible fish-pond (Site **11**) may also relate to the establishment. Findspots of medieval coins (Site **07**) and a font (Site **10**) may also relate to activity associated with the Friary, and directly associated with the development area. The Friary represents a significant resource at regional level for understanding of the development of medieval monastic settlements in the north-west. The significance for this period is measured more by the likely surviving sub-surface remains than any extant buildings or earthworks, as demonstrated during the archaeological evaluations in the 1980s and 1990s (Sites **04** and **05**).
- 8.2.4 The post-medieval period is represented by the Georgian buildings of Number 5 Dalton Square (Site **09**) and its related water-pump (Site **12**). The Georgian buildings around Dalton Square are listed as Grade II due to the significant part the square maintains within the historical fabric of Lancaster. The Georgian buildings at Number 5 contribute significantly to this resource, as they consist of some of the earliest structures built following the layout of the square.
- 8.2.5 **Rarity:** the Roman pottery finds are significant as they are locally rare, with most known Roman sites occurring further to the west within the Lancaster city boundaries. Their presence suggests activity within the area at this time and there remains the possibility that such finds may occur within the proposed development site. The medieval Friary remains are of regional if not national rarity; they represent a hitherto poorly-studied and poorly-understood resource, originating from one of only two known Friaries in the county, including a possible Franciscan Friary in Lancaster (Wood 1996, 148). The undeveloped nature of the proposed development site may provide a relatively rare opportunity within a city to trace such early archaeological deposits, in particular

those relating to the origins and use of the Friary. The Georgian buildings of Number 5 Dalton Square are not rare in essence, as a number of Georgian buildings survive within the city of Lancaster, but are rare in the context of Dalton Square, where they represent one of only a handful dated to the earliest building activity on the newly laid out square in the early 1800s.

- 8.2.6 **Documentation:** there is a large quantity of documentation available for all the medieval and post-medieval sites identified within the study area, including cartographic sources and primary source material. Visits to the Preston record office identified a wealth of primary sources for Dalton Square, particularly in the Dalton family archives. These included deeds, family histories and so forth. The material was not directly relevant to this research, but would form a good source for any future research of Dalton Square.
- 8.2.7 More specific to the proposed development area, of all the information assessed only the medieval and post-medieval cartographic information was of any direct relevance. All ownership documentation and developmental history of the site was derived from secondary sources.
- 8.2.8 **Group Value:** the Roman pottery finds have a significant group value in that their presence may indicate settlement or burial activity (Sites **02** and **08**). The evidence of the medieval Friary (Site **01**, and related Sites) has significant group value, as the large number of findspots, chance discoveries of structural remains, excavated examples of structural remains, and evidence of burials, all point to an establishment of some size and permanence, as suggested by the known history of the site. The discovery of material on both sides of the development area, during archaeological evaluations, and chance discoveries within the development area itself, emphasise the significance of this grouping in relation to the proposed development, and highlight the high probability of material surviving on the site. The recent discovery of a pre-eighteenth century wall during the evaluation (*Section 6*), probably relating to the Friary, only serves to strengthen this point.
- 8.2.9 The Georgian buildings on the site (Site **09**) are of local significance when grouped with other Georgian buildings in the locality, which represent some of the earliest sections of development on Dalton Square. The buildings are essentially representative of a particular local style of building, which is not evident elsewhere in Lancaster, and is therefore regionally significant. The inclusion of the extension to Number 5 should be argued at this stage, as it has been demonstrated by the desk-based assessment to be a significant part of the local history of the site, and, as a part of the development of Dalton Square, represents a phase of activity which is important to the way the square now exists. The building survey (*Section 5*) has also demonstrated its importance in view of the apparent survival of a number of its original features. The extension should be seen as being of local significance, when grouped with other buildings on the square, and in particular when grouped with the Georgian building of Number 5 Dalton Square, to which it is inextricably linked.
- 8.2.10 **Survival/Condition:** the land within the proposed development area appears to have been open ground for many centuries, which usually allows for good preservation of any surviving below-ground archaeological deposits such as evidence of medieval activity relating to the Friary. The discovery that

archaeology is preserved beneath levelling deposits dated to the eighteenth century, during the evaluation (*Section 6*) and during previous archaeological works in the area (*Section 3.5*), highlights the strong probability of sub-surface remains surviving in the area. *In situ* structural remains have also been uncovered in relatively built-up areas.

- 8.2.11 The Grade II listed buildings of Number 5 Dalton Square survive in good condition, aided by preservation orders. The extension also survives in good condition, and is not at present subject to a preservation order; this building is currently being considered for demolition.
- 8.2.12 **Fragility/Vulnerability:** the development area contains known archaeological features that are vulnerable to the proposed development, in the form of the Friary remains and potential Roman archaeology. The statutory designated site of Number 5 Dalton Square is vulnerable to the development in terms of: the visual effect the proposed extension on the rear of the building; the demolition of the nineteenth century extension which has been demonstrated as of importance to its developmental history; and the loss of the rear elevations of the building and the associated service wing, which has been demonstrated to be of a style unique to the city of Lancaster.
- 8.2.13 **Diversity:** the individual sites identified show a moderate degree of diversity, ranging from Roman finds through to medieval remains, and post-medieval buildings. This reflects the variety of uses to which the area has been put.
- 8.2.14 **Potential:** the desk-based assessment has shown the potential of archaeological and structural remains within the proposed development area for furthering understanding of the historical development of Lancaster. Most of the sites identified have potential for furthering our understanding of the development of the Friary, and other activities in the more general area.

### 8.3 SIGNIFICANCE

- 8.3.1 The development area has apparently existed as open land for centuries, containing a known medieval monastic settlement. It is therefore significant in that it offers considerable potential for furthering the understanding of medieval activity, and any earlier (possibly Roman) deposits on the site, as well as the growth of Lancaster as a whole: ‘the opportunity to excavate an early or temporary monastic site in Lancashire would be of enormous significance for the study of construction techniques for both timber and early stone buildings’ (Wood 1996, 151). The listed buildings, by their very status, are of national significance, but are also of local significance to Dalton Square in terms of their architecture. The extension to Number 5 Dalton Square should also be considered of local significance.
- 8.3.2 In more general terms, the Square, with its associated streetscape, is significant in its contribution to the understanding of the development of Lancaster as a city.



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## 9. DISCUSSION

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### 9.1 BUILDING INVESTIGATION

- 9.1.1 **Introduction:** inspection of the extension at Number 5 Dalton Square, analysis of its form and construction, and examination of historical records, suggest that it dates from the nineteenth century, specifically to 1880. The building has clearly undergone various phases of alteration. Most of the major alterations appear to have been carried out in the late twentieth century, during its use as council offices. There appear to be four principal phases of development of the building, which will be outlined below.
- 9.1.2 **Phase 1:** a building appears not to have been present here before 1879 (though a small building is shown from 1821, Binns 1821) and that most of Dalton Square remained relatively unfinished, containing several empty plots right up until the mid-1800s. The first phase of construction probably included the construction of two single large rooms, Rooms 1-6 and Rooms 8 and 9, making an L-shaped building. Rooms 8 and 9 may have originally been a single large room with a fireplace on the east elevation and a central ceiling rose with ventilation. The south elevation of Rooms 2 and 3 probably contained windows either side of the fireplace.
- 9.1.3 The rough nature of the intersection between the two roof sections described in *Section 5.5.21* may suggest the original plan was to construct a single rectangular building but was modified early on as both roof structures are identical in detail. The doorways between Rooms 3 and 8 and between Room 6 and the main part of Number 5 Dalton Square are similar, suggesting that the extension was accessible from next door at an early date.
- 9.1.4 **Phase 2:** Room 8 may well have been partially divided up during this phase and a new cornice inserted. The cornice of the front rooms is identical to the rear rooms suggesting that it was inserted at the same time. At some point soon after the large front room may have been divided up into smaller areas as the wall scars in cornice the space above the suspended ceiling testify (*Section 5.5.16*). Rooms 8 and 9 were probably then completely divided and a new doorway leading into Room 9 inserted. It bears similar detailing and construction to both the windows and other door surrounds and it respects the earlier door into Room 3. The rear lobby may have been constructed at this time (this is now known to have occurred between 1892 and 1910).
- 9.1.5 **Phase 3:** the next phase of building probably included the construction of the outshut (Room 7). Inspection of the roof suggests that this happened not long after the other rooms were constructed. Unfortunately, no evidence of the relationships of the walls is visible and the east external elevation appears to have been rebuilt or repaired recently, although the north wall of Room 7 is much thinner than the other walls.
- 9.1.6 **Phase 4:** this is the modern phase of alteration. The original internal partitions in the front rooms seem to have been affected by the insertion of the suspended

ceiling. The scars above the suspended ceiling discussed in *Section 5.5.16* appear to line up with the dividing wall between Rooms 4 and 5, but this is only conjecture, as no accurate measurements could be made.

- 9.1.7 **Room 1** may also have been inserted at this time. It would appear that the fireplaces were blocked and the building redecorated. It is likely that the elevations were also repaired/modified. The south elevation of Rooms 3 and 2 were altered during the construction of Number 7 Dalton Square. Finally, the floors in Rooms 8 and 9 were raised to counteract the dipping floor.

## 9.2 EVALUATION (PHASE 1)

- 9.2.1 The discovery of a substantial wall within the trench was of great significance; previous excavations within the area have identified walls on north/south and east/west alignments, which have been found to be of medieval date and are thought to have related to the original friary complex (*Section 3.5*). The alignment and position of the wall may tie in with walls identified within previous excavations, to the north in the gardens of Number 3 Dalton Square, and to the south in the gardens of Number 7 Dalton Square, though the present scope of this report precludes any firm conclusions on this.
- 9.2.2 The stratigraphic sequence established during excavation of the trench shows that the wall predates large-scale deposition of eighteenth century make-up deposits and, therefore, is likely to predate the construction of Dalton Square in the late eighteenth and early nineteenth century. Cartographic evidence from the early nineteenth century onwards shows that this section of land was part of a garden throughout most of the nineteenth century, until it was developed in 1880 through the construction of the extension to Number 5. Though garden walls are shown within the early part of the nineteenth century, and later alignments are recorded following the construction of the extension to the rear of Number 5, none of these walls align with those identified during the excavation. Furthermore, these are unlikely to have been substantial walls, and were probably reminiscent of the wall which now forms the eastern boundary of the car-park. The position of the wall uncovered during the excavation, buried beneath significant deposits of eighteenth century levelling deposits, also makes it unlikely that this wall relates to any laid out within the gardens, but rather that it belongs to an earlier (pre-eighteenth century) phase of activity.
- 9.2.3 Documentary evidence has identified that prior to the construction of the square, the land on which the square now stands was open ground containing the remains of the friary, with no other buildings within the vicinity; by inference the wall must therefore relate to the friary complex, though it does not necessarily have to relate to the thirteenth century phases and could relate to later phases of its use as a private house. The discovery that the wall was built directly onto deposits identified as open boggy ground would appear to support this hypothesis.
- 9.2.4 The wall was evidently free-standing when it was buried, and does not appear to be part of a building, though the amount of exposed fabric was insufficient to establish this for certain. The wall may relate to a claustral wall for the friary

complex. Previous excavations of walls in the vicinity only uncovered walls surviving to around three courses in height; the discovery of the wall in this area surviving to at least eight courses in height may indicate substantial survival of putative medieval deposits within the area, preserved by eighteenth and nineteenth century make-up layers for levelling.

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## 10. IMPACT AND RECOMMENDATIONS

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### 10.1 THE EXTANT BUILDING

- 10.1.1 This building is in generally good condition. Apart from the rear elevation, there are no outward signs of degeneration. Although heavily modernised, the building still contains original features such as the panelled door and window reveals and the ventilation mechanism in Room 8, which is of much interest as it provides an insight into how such buildings were organised. It may also help to determine a function for the room (i.e. it may have been used to ventilate a smoky room). This was clearly an important building, which will be impacted upon greatly by the proposed development and its features justify preservation and/or further investigation.
- 10.1.2 Of particular interest are the 'Baltic timber marks' described in *Section 5.5.25*. These enigmatic marks provide important insights into the timber trade between Britain and the Baltic countries in the eighteenth and nineteenth centuries (Greene 1996). It is recommended that they be preserved for further study, *in situ*.
- 10.1.3 The explanation of the development of the building and its relationship to Number 5 Dalton Square would be enhanced by further archaeological investigation during any future development in the form of watching briefs. This would particularly assist in helping to understand how the partitioning of Room 8 was carried out and the relationship of the outshut (Room 7) to the rest of the building.

### 10.2 THE SUB-SURFACE EVIDENCE

- 10.2.1 The extension of the buildings which form Number 5 Dalton Square in an eastwards direction will have a detrimental effect on the archaeological remains, particularly the preserved walls, which have been shown to exist at around 0.5m below the current ground level. At present, understanding of the extent and nature of the surviving remains or their definitive date, is limited.
- 10.2.2 It is, therefore, recommended that a programme of archaeological excavation be undertaken within the car-park area in order to establish the relative survival of further deposits and to further inform the planning process. The second phase of evaluation within the footprint of the present building, which is to be demolished, should be incorporated within the excavation.

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## 12. ILLUSTRATIONS

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Cover: Reconstruction of the Dominican Friary by David Vale, reproduced from White 2003

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Figure 2: Gazetteer Sites

Figure 3: John Speed's Map of Lancaster, 1610

Figure 4: Map of Lancaster, Unknown Surveyor, 1684, reproduced by Kenneth Docton

Figure 5: Stephen Mackreth's Map of Lancaster, 1778

Figure 6: Plan of lots for leasing on Dalton Square, by Edward Batty, Architect, 1783

Figure 7: Detail of Dalton Square from Clark's *History*, 1807

Figure 8: Detail of Dalton Square from Jonathan Binns' map, 1821

Figure 9: Detail of Dalton Square from Edward Baines map, 1824

Figure 10: Detail of Dalton Square from the OS First Edition 60" to 1 mile map, 1848

Figure 11: Detail of Dalton Square from the OS First Edition 25" to 1 mile map, 1892

Figure 12: Detail of Dalton Square from the OS Second Edition 25" to 1 mile map, 1910

Figure 13: Detail of Dalton Square from the OS Third Edition 25" to 1 mile map, 1931

Figure 14: Aerial photograph of Dalton Square, 1956 (from White 1990)

Figure 15: Ground Floor Plan

Figure 16: South-facing cross-section

Figure 17: Trench location plan

Figure 18: Plan of trench showing wall **05**

Figure 19: North-facing trench edge (Section 3)

Figure 20: East-facing elevation wall **05**

Figure 21: North-east-facing western section of sondage (Section 1)



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- Plate 24: The roof trusses
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- Plate 26: Aperture between roof spaces facing east

Plate 27: Initials 'B & L' in lintel

Plate 28: Baltic timber marks of southern truss, facing south

Plate 29: Baltic timber marks on soffit of west principal rafter

Plate 30: Boxed in king-post in east/west roof space

Plate 31: Hatch in east elevation of roof space

Plate 32: Flap within boxed in king-post

Plate 33: Perforations above ceiling rose



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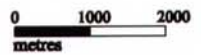
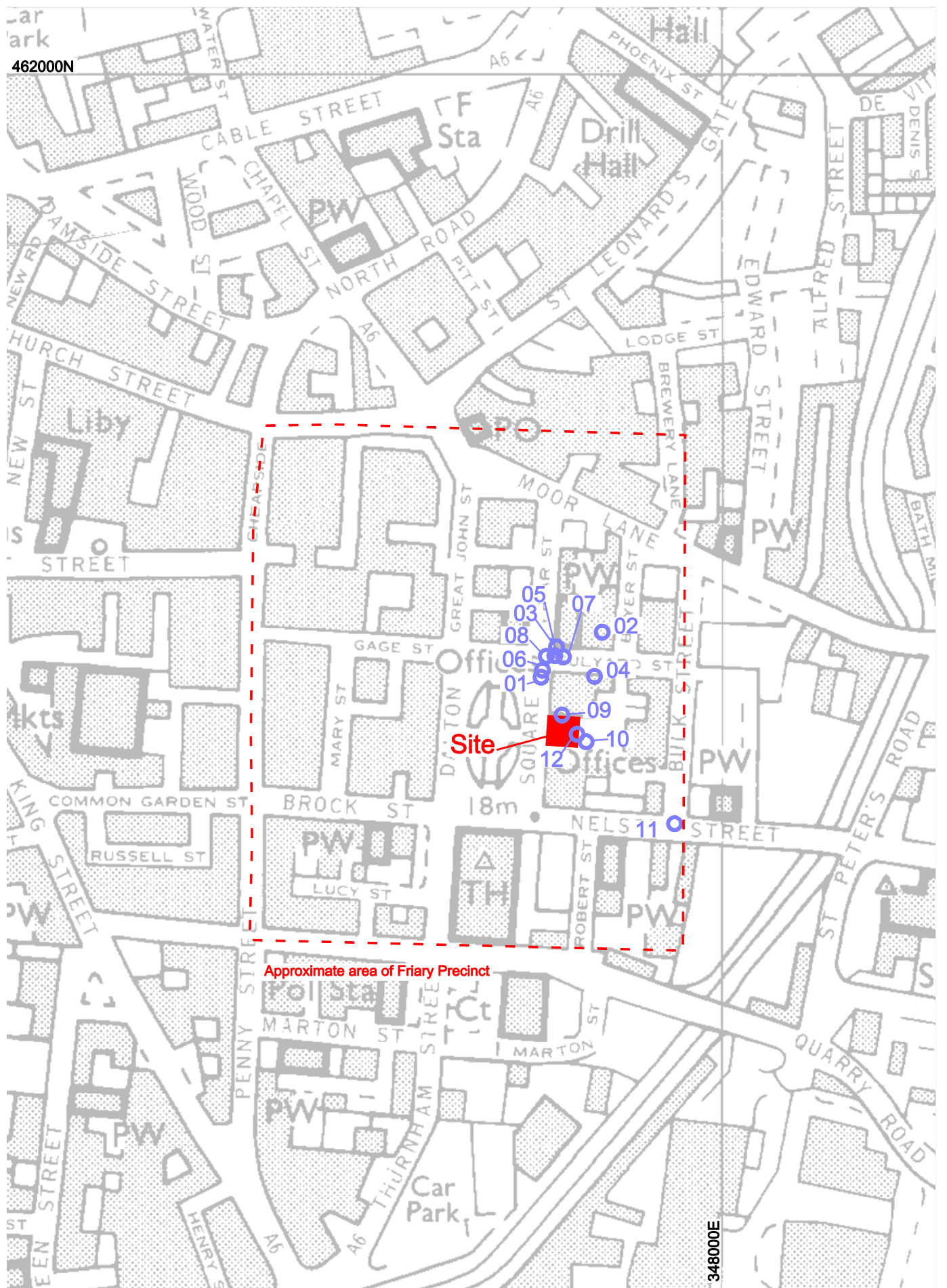


Figure 1: Location Map

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Figure 2: Gazetteer Sites

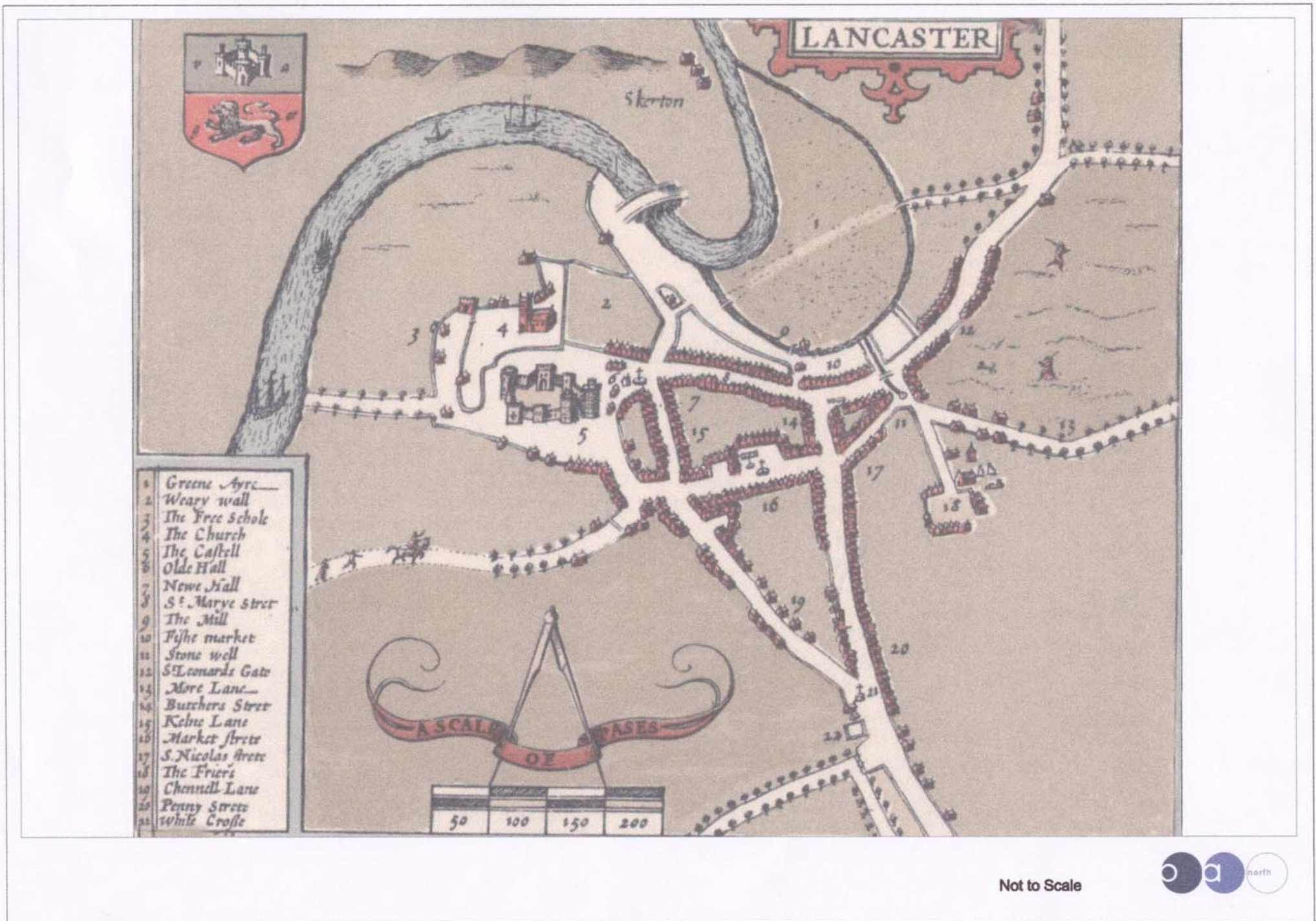
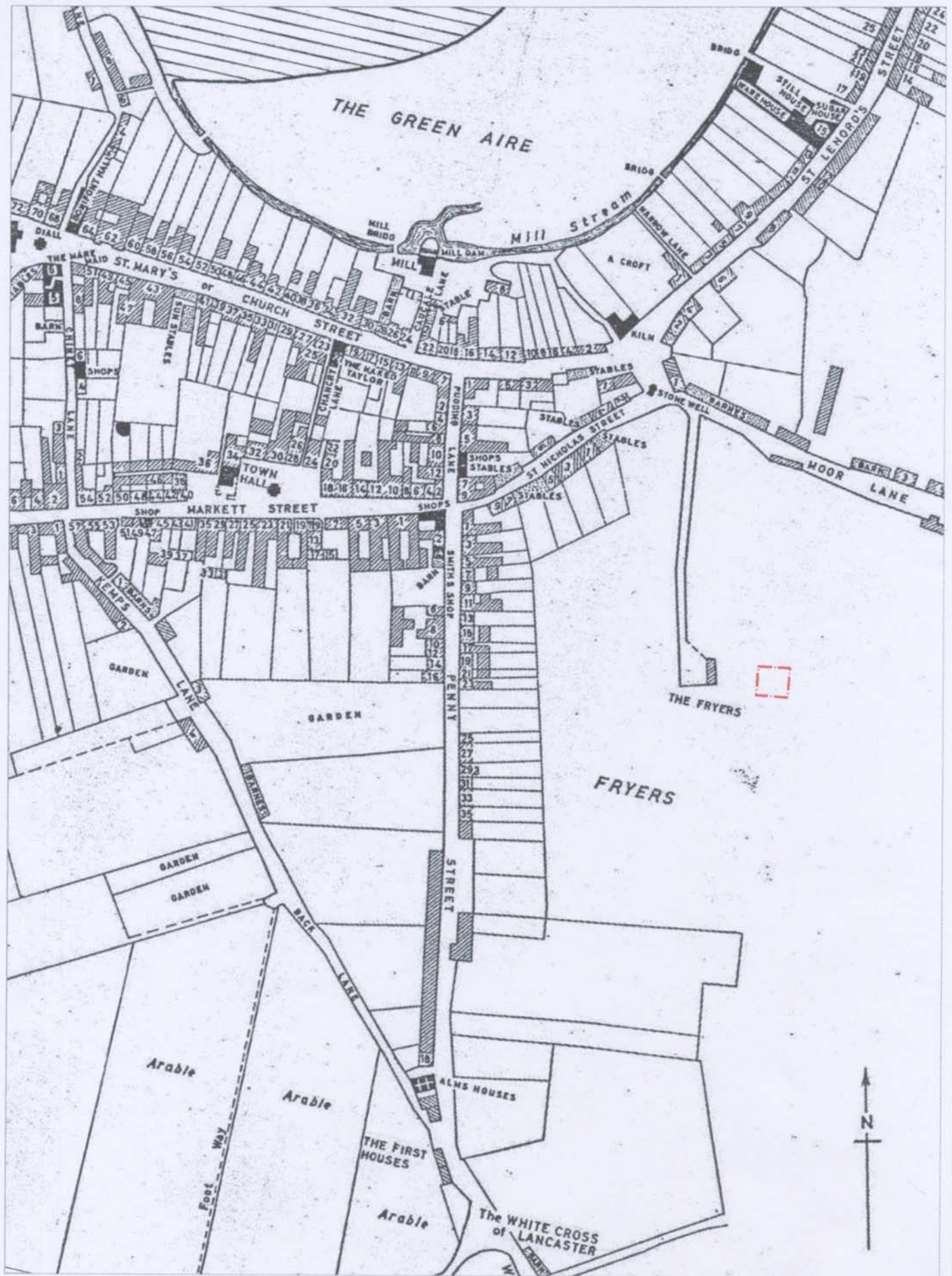


Figure 3: John Speed's Map of Lancaster, 1610



Approximate location of site

Not to Scale



Figure 4: Map of Lancaster, Unknown Surveyor, 1684, reproduced by Kenneth Docton

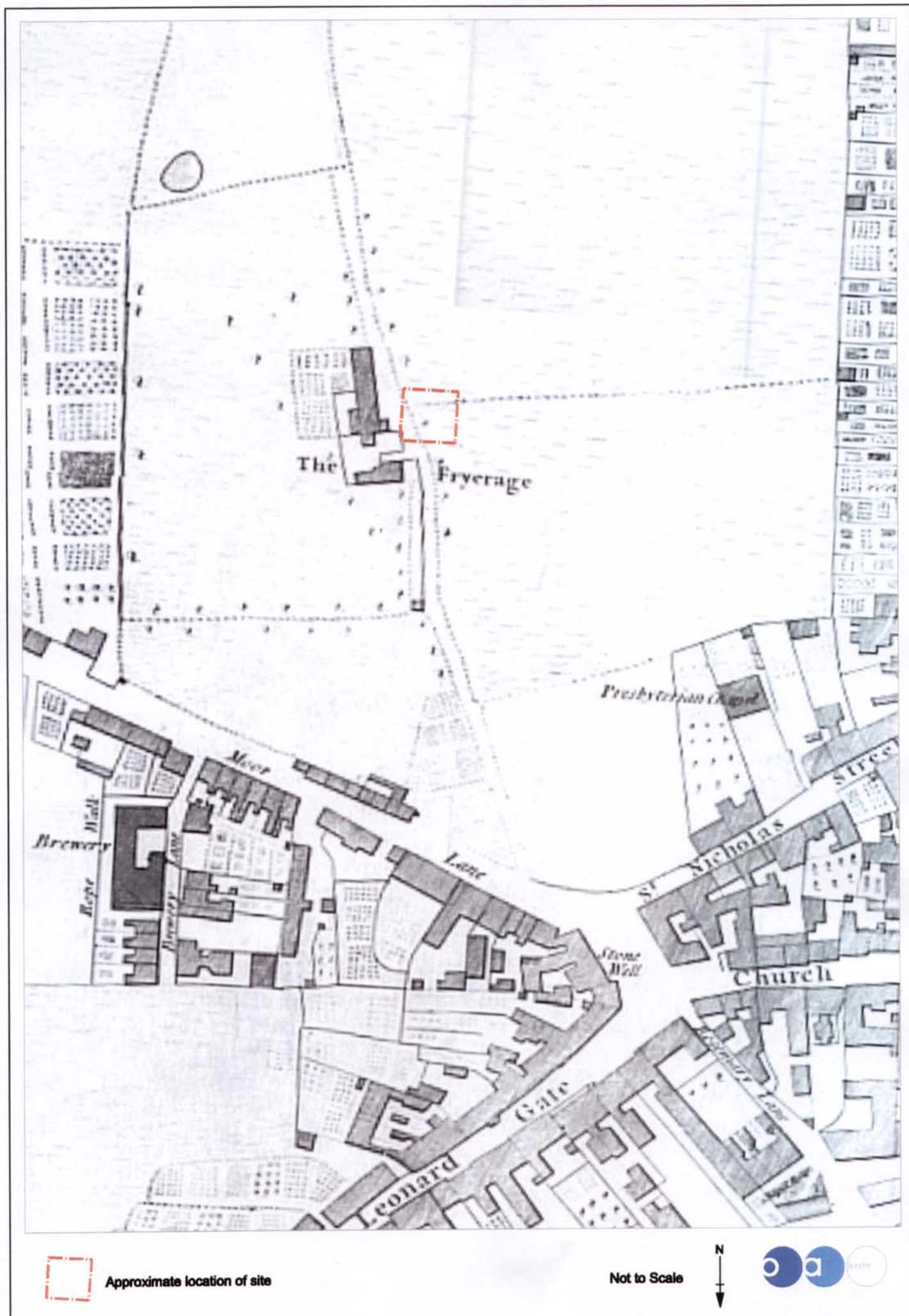


Figure 5: Stephen Mackreth's Map of Lancaster, 1778

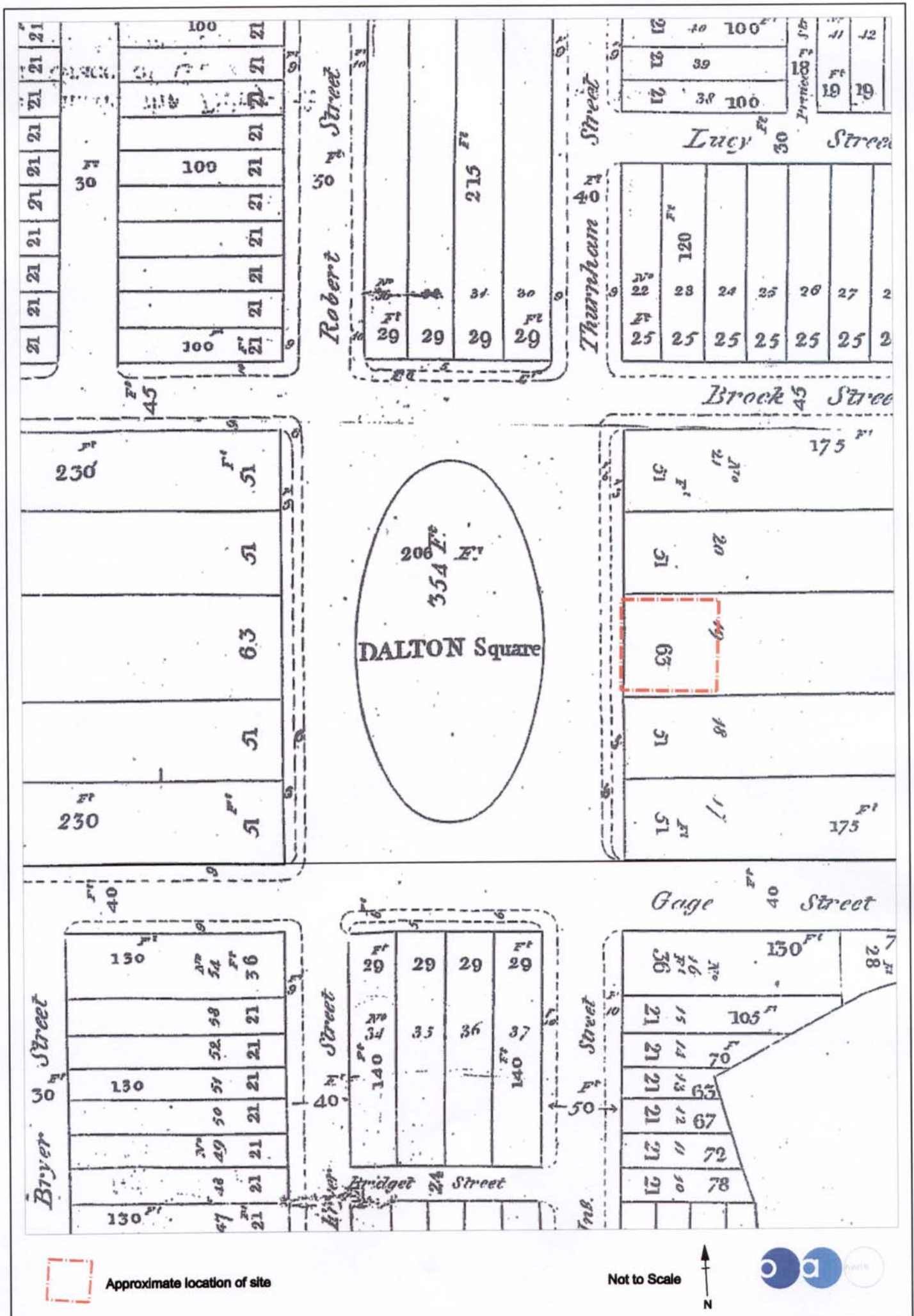


Figure 6: Plan of lots for leasing on Dalton Square, by Edward Batty, Architect, 1783



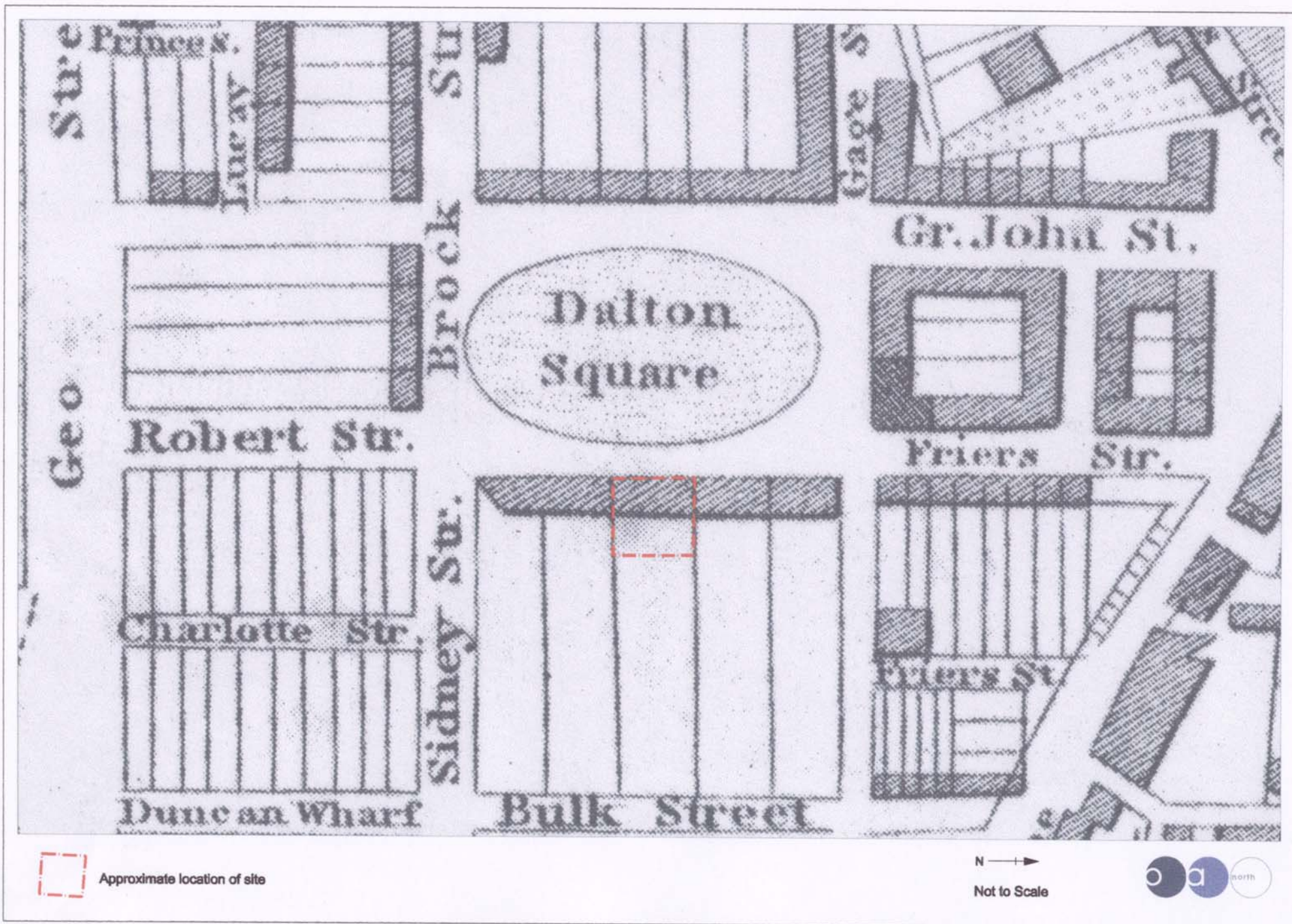


Figure 7: Detail of Dalton Square from Clark's History, 1807

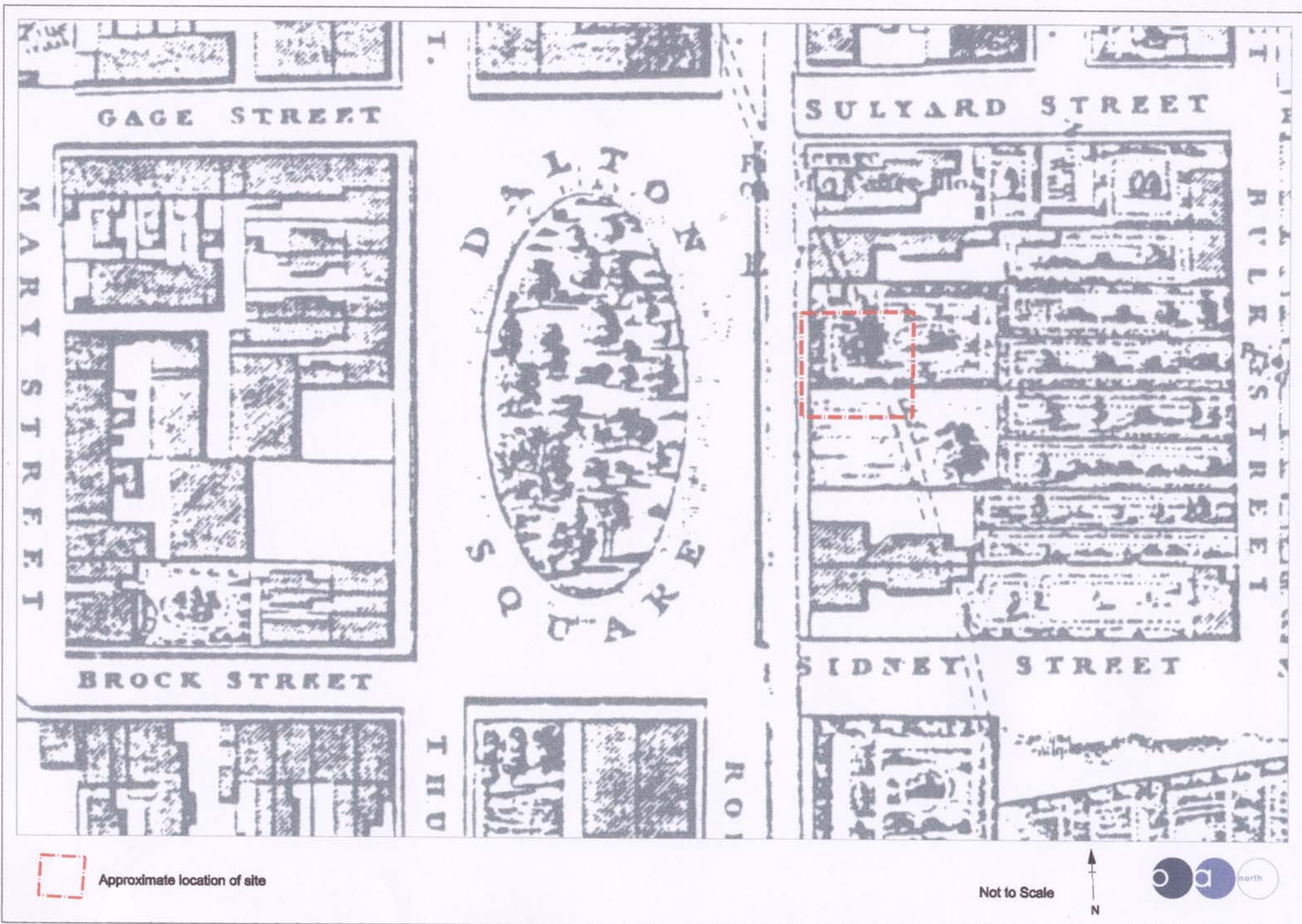
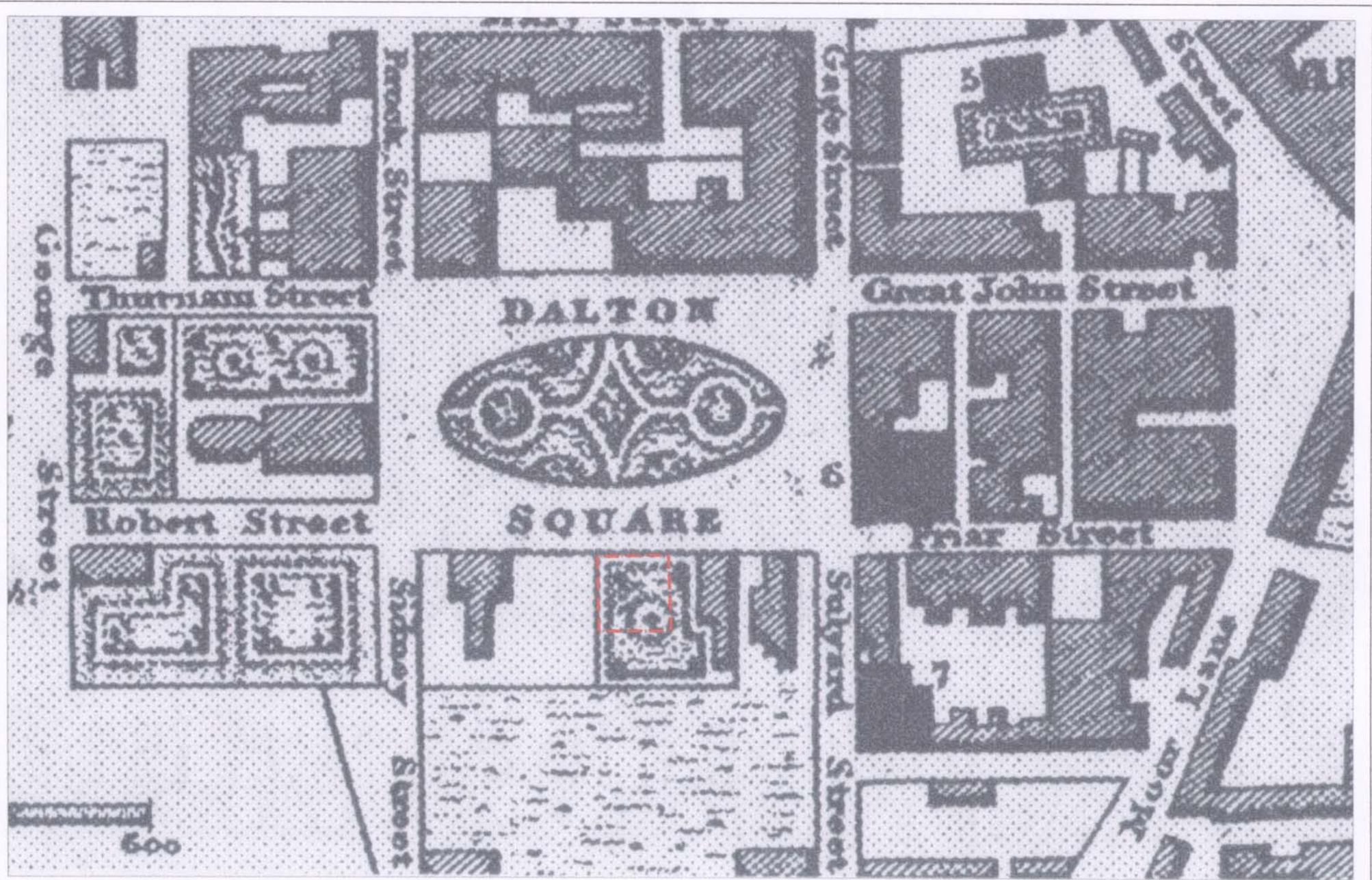


Figure 8: Detail of Dalton Square from Jonathan Binns' map, 1821



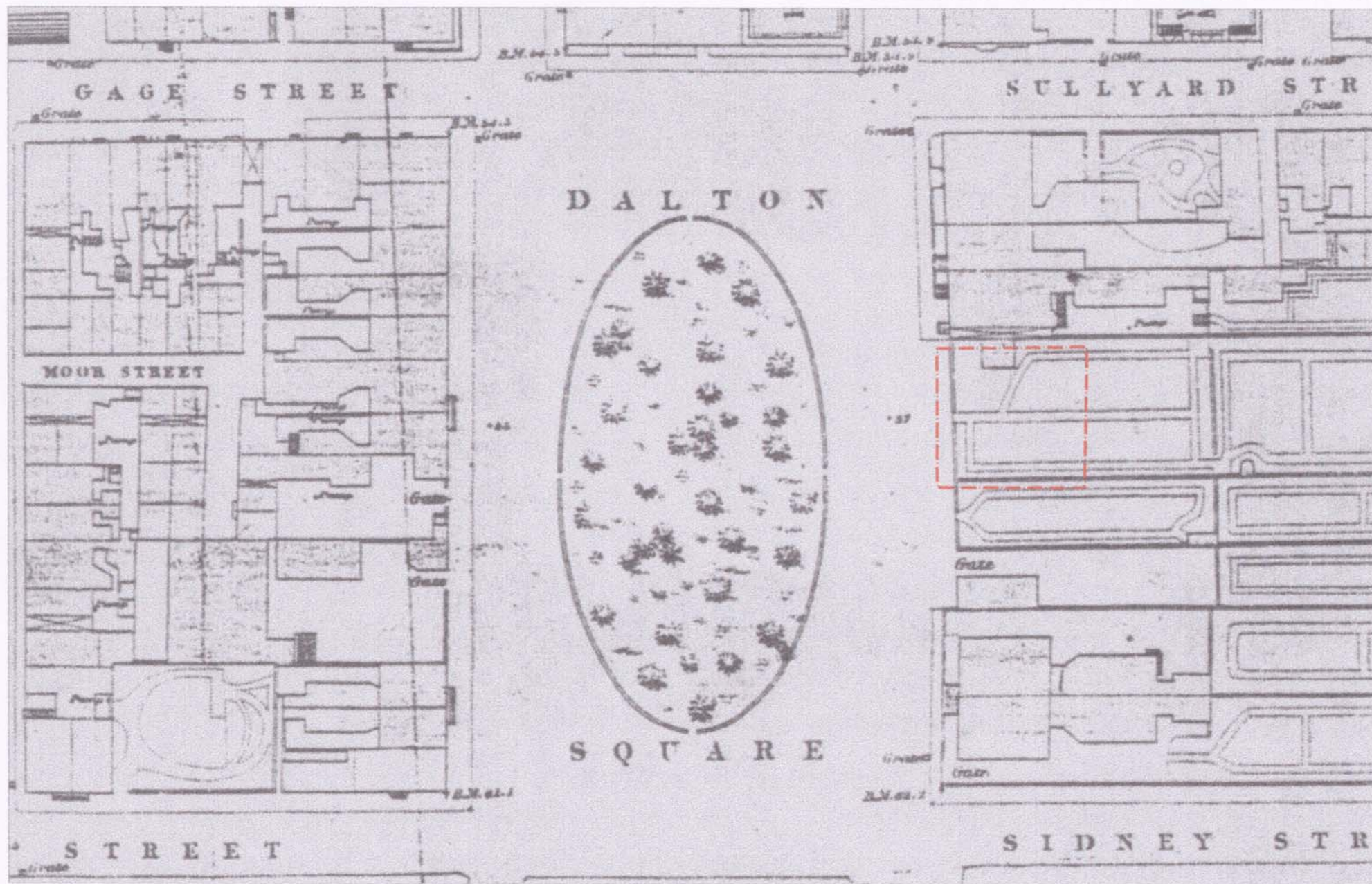
Approximate location of site



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Figure 9: Detail of Dalton Square from Edward Baines map, 1824

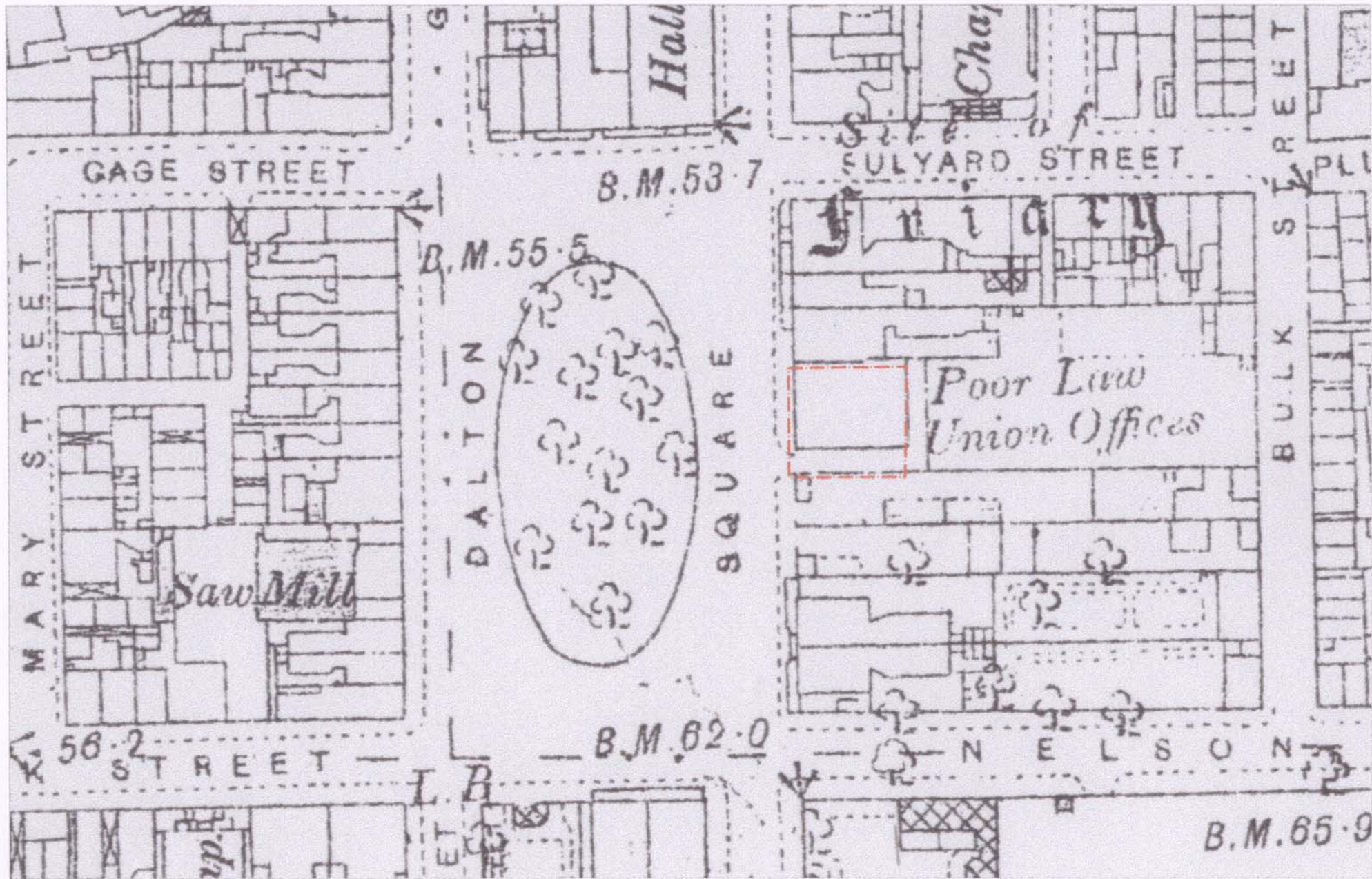


Approximate location of site

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Figure 10: Detail of Dalton Square from the Ordnance Survey First Edition 60" to 1 mile map, 1848



Approximate location of site

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Figure 11: Detail of Dalton Square from the Ordnance Survey First Edition 25" to 1 mile map, 1892

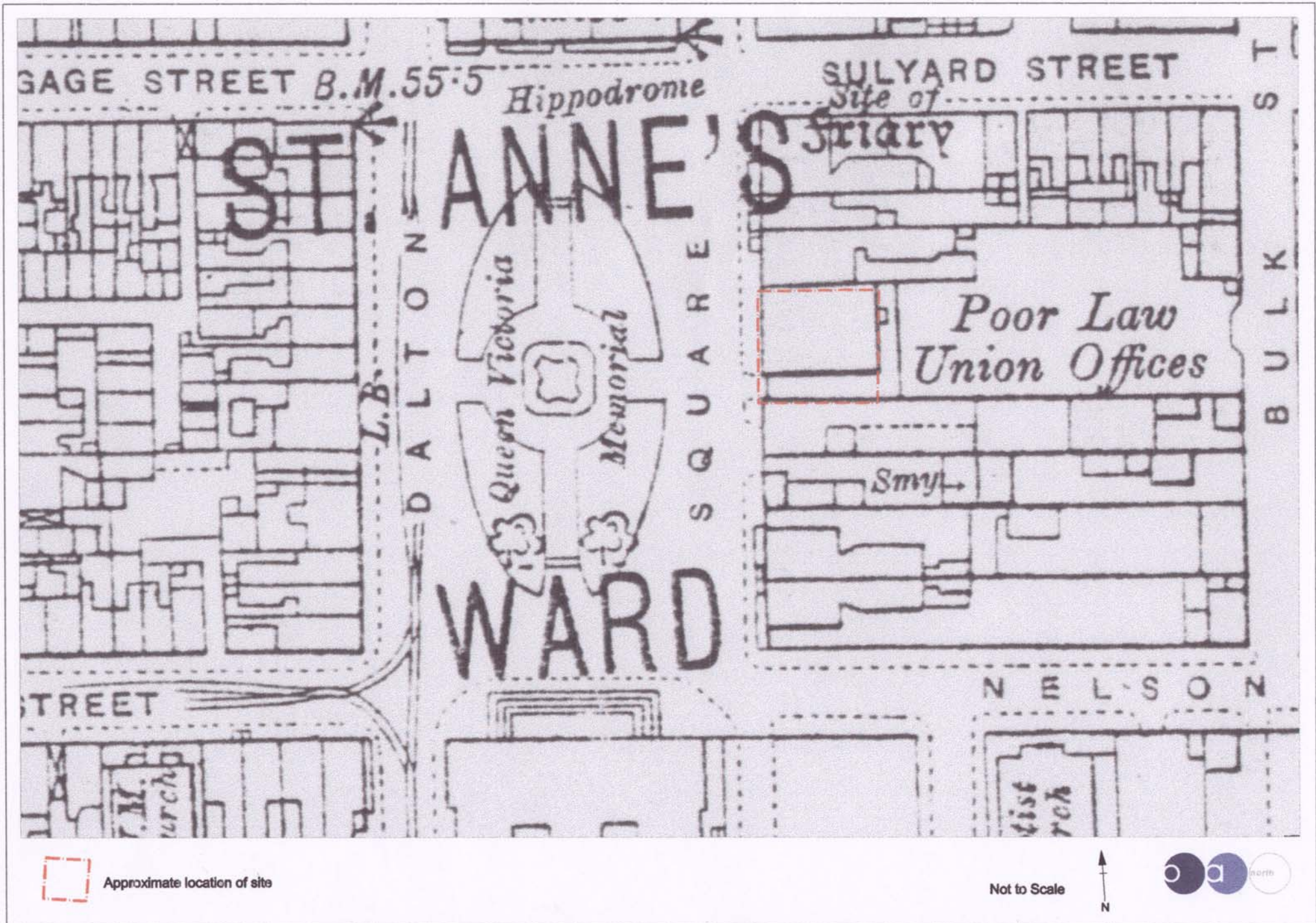
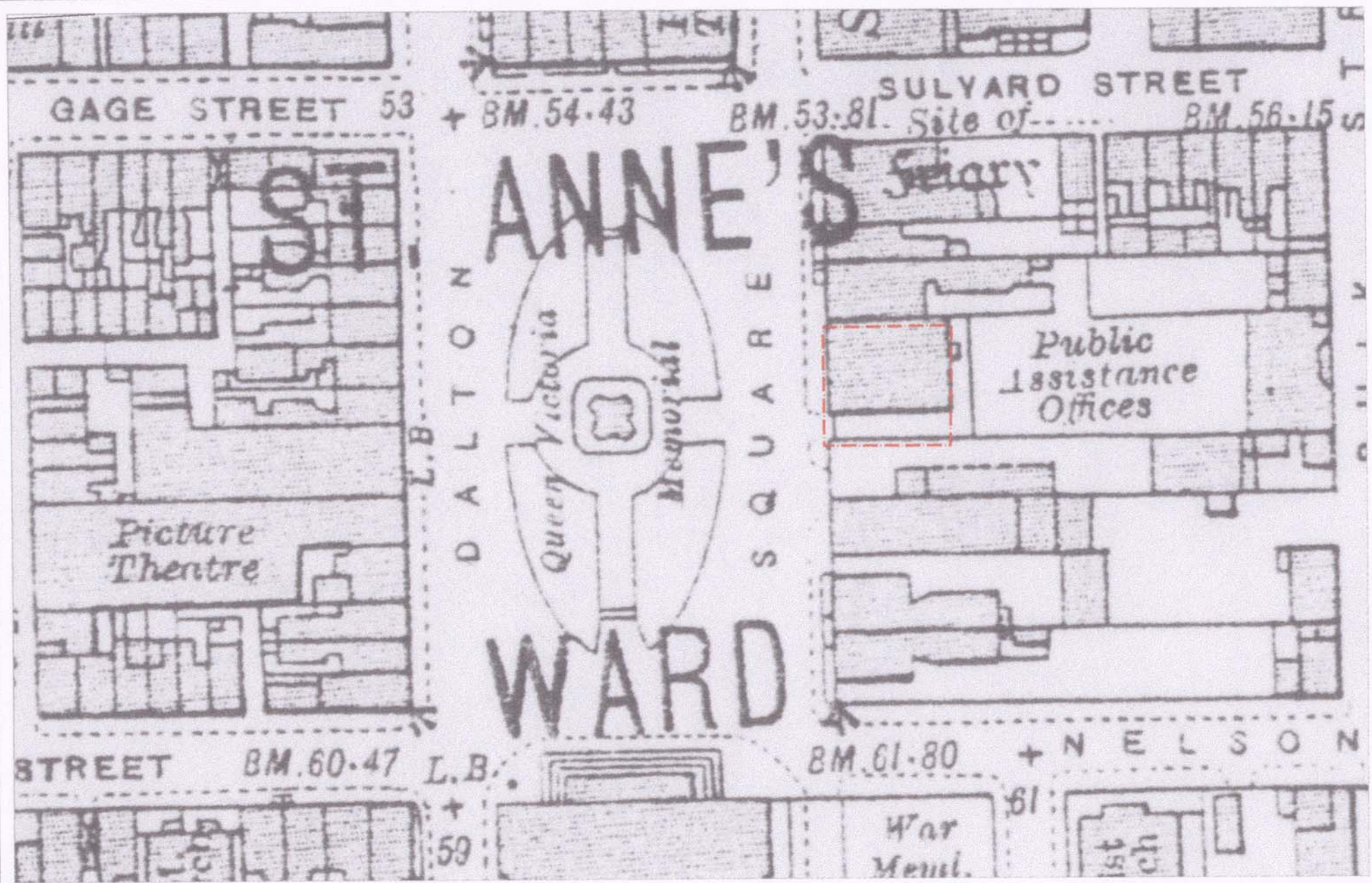



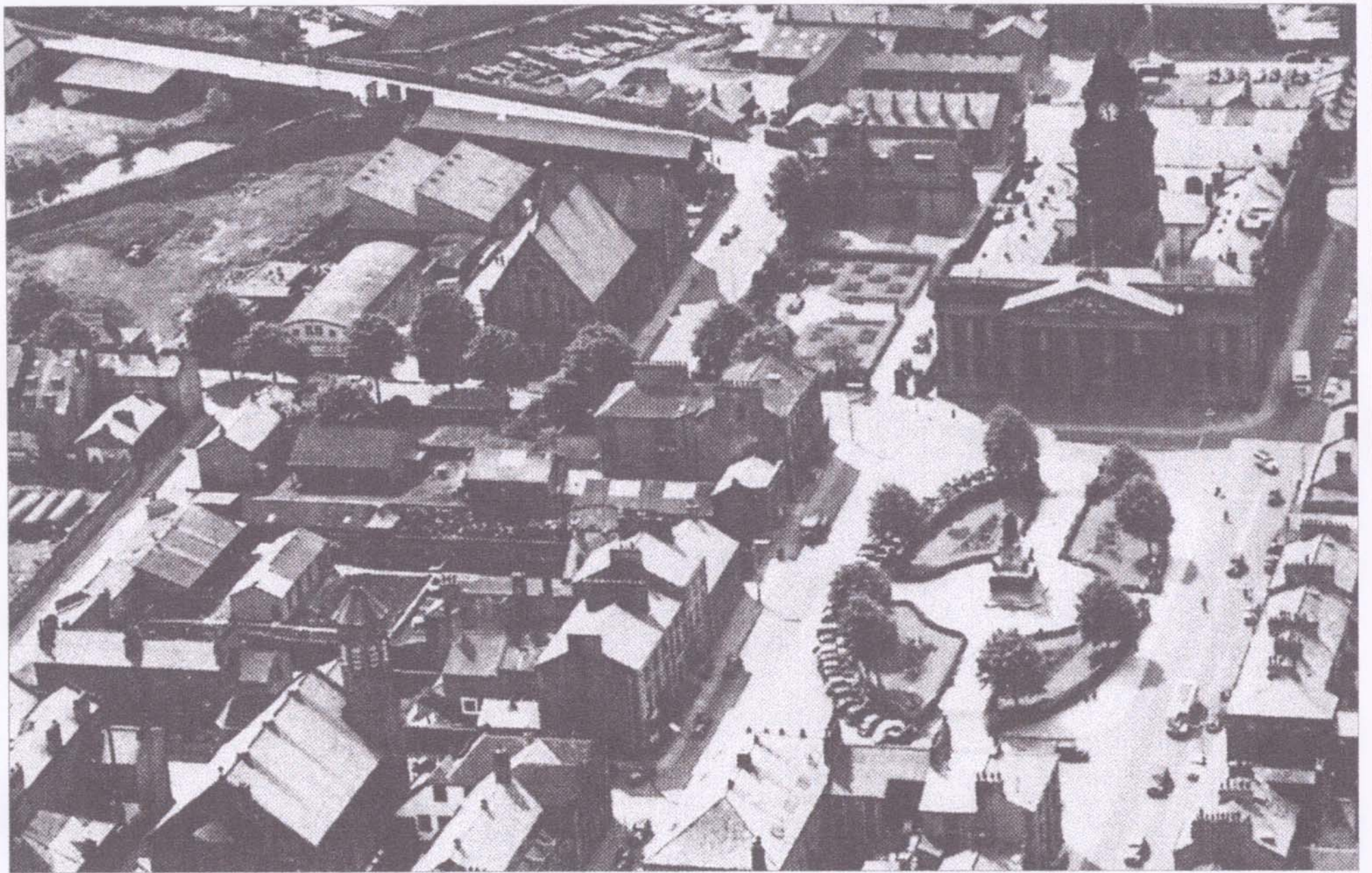
Figure 12: Detail of Dalton Square from the Ordnance Survey Second Edition 25" to 1 mile map, 1910



 Approximate location of site

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Figure 13: Detail of Dalton Square from the Ordnance Survey Third Edition 25" to 1 mile map, 1931

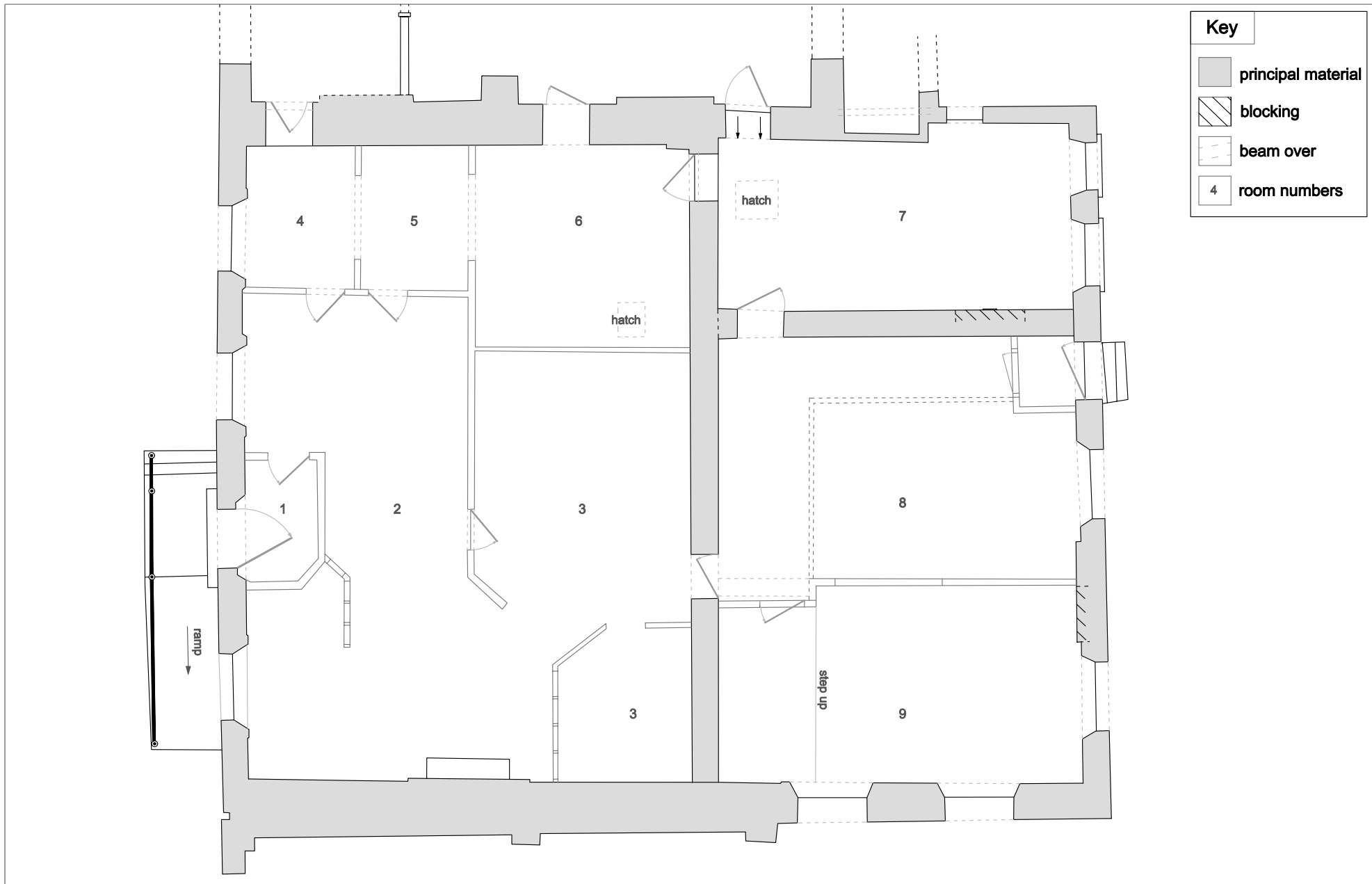


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Figure 14: Aerial photograph of Dalton Square, 1956 (from White 1990)





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Figure 15: Ground floor plan

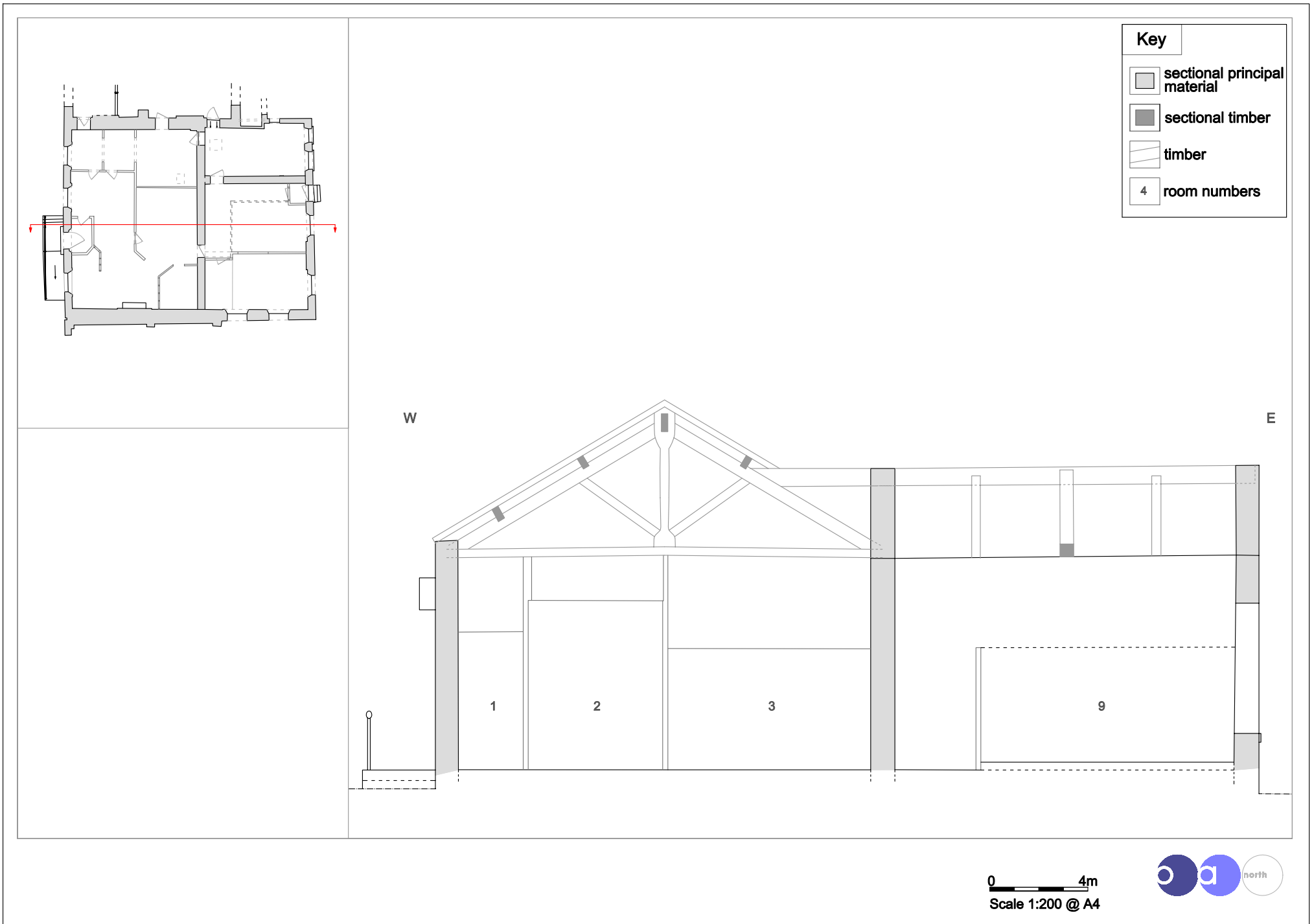


Figure 16: South-facing cross-section

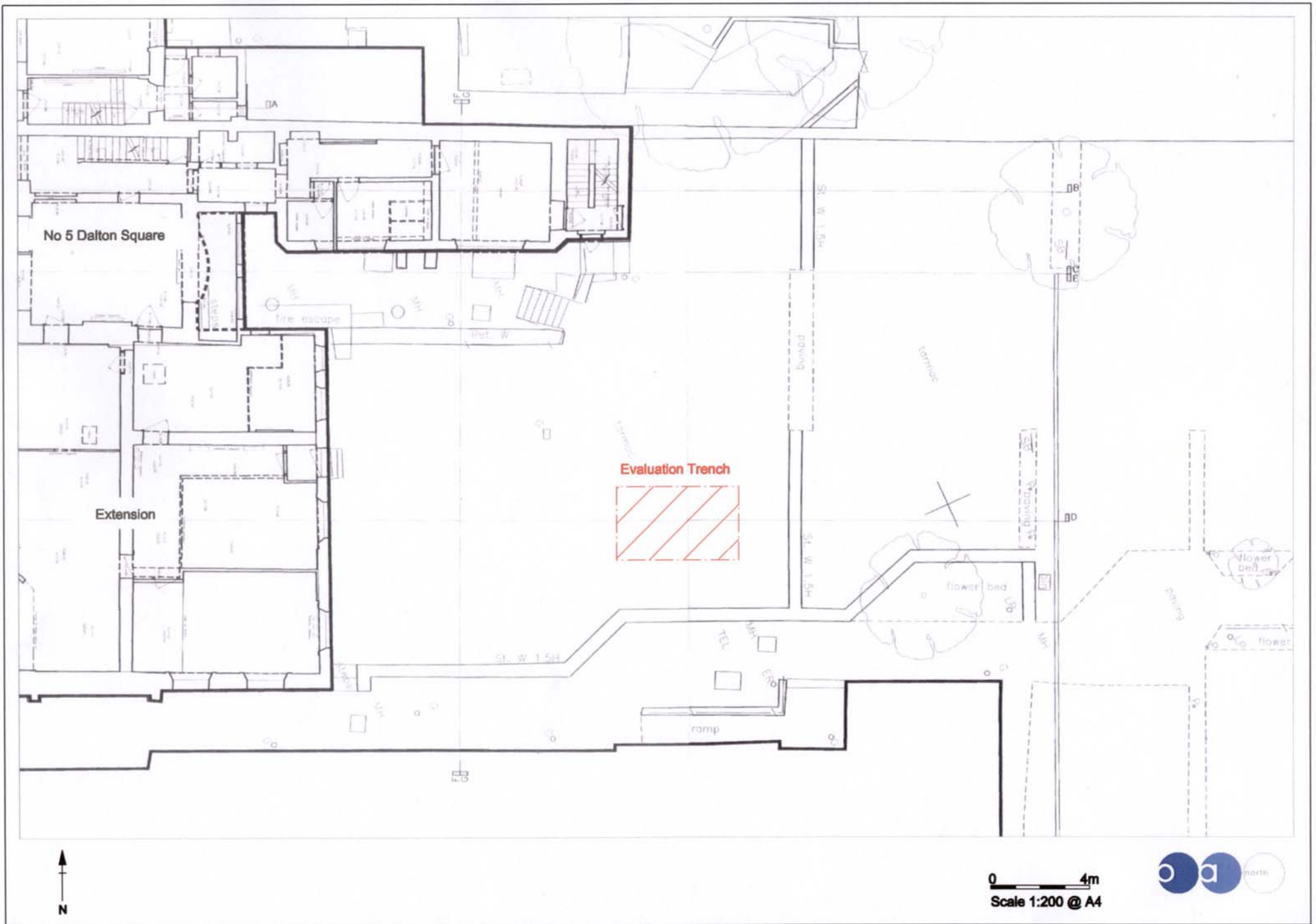


Figure 17: Trench location plan

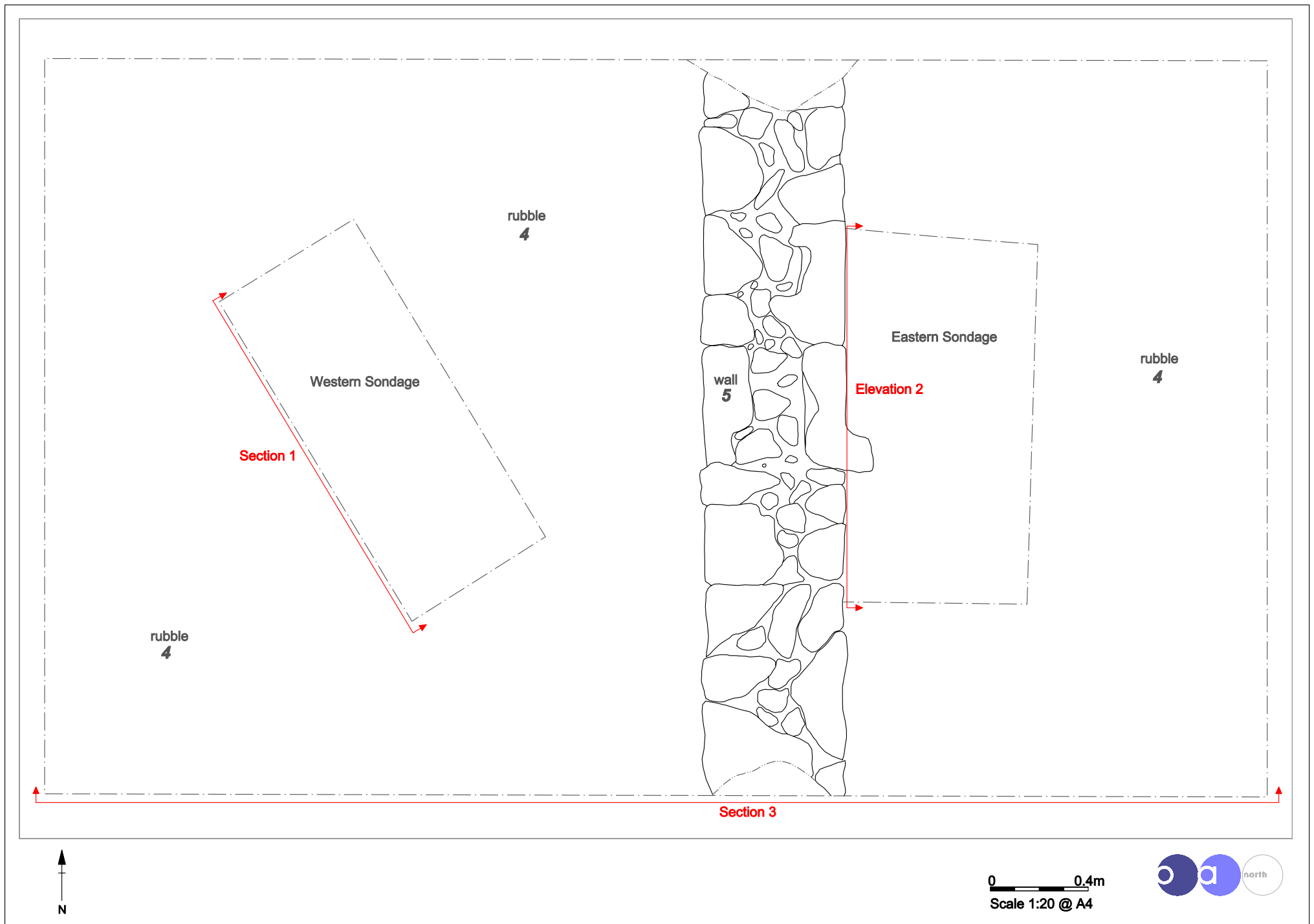
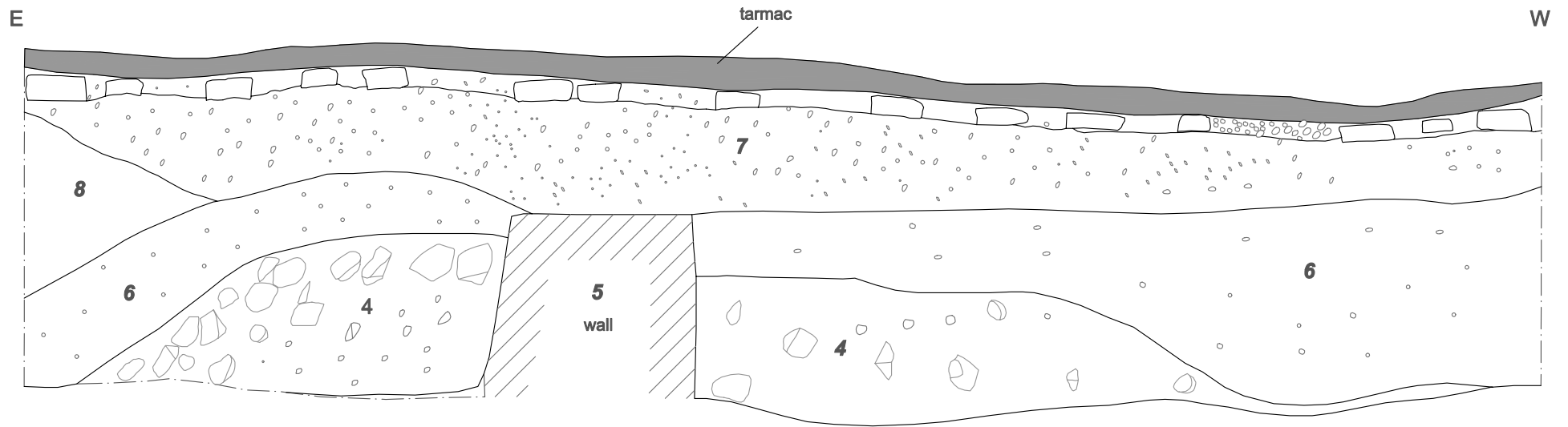


Figure 18: Plan of trench showing wall 05



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Figure 19: North-facing trench edge (section) 3



Figure 20: East-facing elevation wall 05

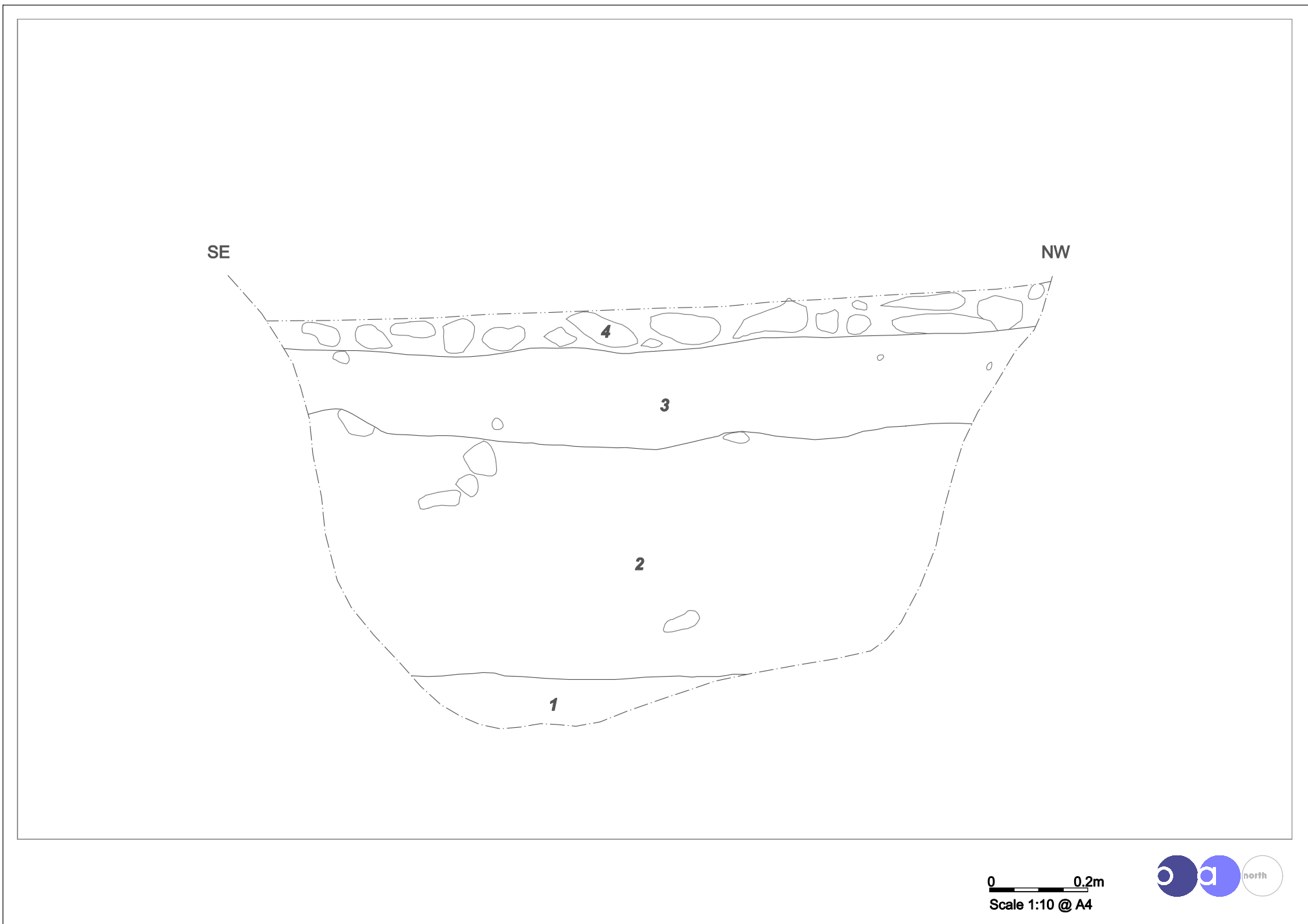


Figure 21: North-east-facing section of western sondage ( section 1)



Plate 1: General shot of trench, facing east



Plate 2: West-facing shot of wall and trench





Plate 3: The front (west) elevation



Plate 4: The north elevation



Plate 5: The rear (east) elevation



Plate 6: The outshut (rear) elevation



Plate 7: The south elevation



Plate 8: The western half of the south elevation



Plate 9: Room 1, facing south

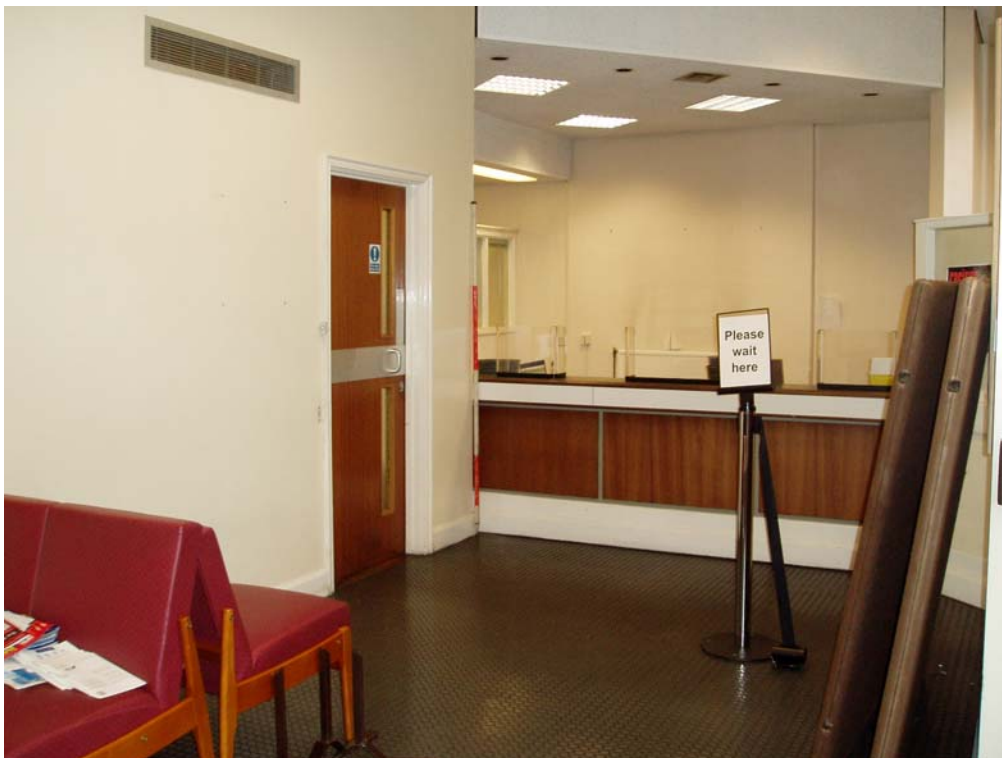


Plate 10: Room 2, facing south



Plate 11: Sash window in Room 2



Plate 12: Chamfer detail on window reveal



Plate 13: Room 3, facing south



Plate 14: The doorway from Room 3 to Room 8



Plate 15: Room 6, facing south



Plate 16: The doorway into No 5 Dalton Square, facing north



Plate 17: Room 7, facing east



Plate 18: Room 8, facing south





Plate 19: The doorway between Rooms 8 and 9, facing south



Plate 20: The knob adjacent to the window in Room 8



Plate 21: The cornice and ceiling rose in Room 8



Plate 22: Room 9, facing south-east



Plate 23: Room 9, facing north-west



Plate 24: The roof trusses



Plate 25: View above suspended ceiling, facing north



Plate 26: Aperture between roof spaces, facing east



Plate 27: Initials 'B & L' in lintel



Plate 28: Baltic timber marks of southern truss, facing south



Plate 29: Baltic timber marks on soffit of west principal rafter



Plate 30: Boxed in king-post in east/west roof space



Plate 31: Hatch in east elevation of roof space



Plate 32: Flap within boxed-in king-post



Plate 33: Perforations above ceiling rose



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## APPENDIX 1: PROJECT DESIGN

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### 1. INTRODUCTION

- 1.1 This project design has been compiled for Corstophine and Wright and Hills Erwin Partnership on behalf of Lancaster City Council (hereafter the client). It presents proposals for the assessment and evaluation of the proposed demolition and redevelopment of Number 5, Dalton Square, Lancaster. Section 2 of this document states the objectives of the project, Section 3 deals with OA North's methodology. Section 4 addresses other pertinent issues including details of staff to be involved, and project costs are presented in Section 5.
- 1.2 OA North has extensive experience of assessment and building investigation, as well as the evaluation and excavation of sites of all periods in this area, having undertaken a great number of small and large-scale projects during the past 20 years. These have taken place within the planning process, to fulfil the requirements of Clients and planning authorities, to very rigorous timetables.
- 1.3 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.

### 2. OBJECTIVES

- 2.1 The following programme has been designed to provide an accurate archaeological assessment of the designated area within its broader context, together with an evaluation of the archaeological resource of the proposed development area. The required stages to achieve these ends are as follows:
- 2.2 **Desk-Based Assessment:** to provide an outline desk-based assessment of the development area;
- 2.3 **Building Investigation:** to provide an interpretation of the plan, form, function and development of the property;
- 2.4 **Evaluation:** to undertake a programme of trial trenching both prior to and following demolition of the property;
- 2.5 **Report and Archive:** production of a report following the collation of data during section 2.2 to 2.4. A site archive will be produced to English Heritage guidelines (MAP 2) and in accordance with the *Guidelines for the Preparation of Excavation Archives for Long Term Storage* (UKIC 1990).

### 3. METHOD STATEMENT

#### 3.1 DESK-BASED ASSESSMENT

- 3.1.1 The following will be undertaken as appropriate, depending on the availability of source material. The focus of the assessment will be the proposed development area but mention will be made of the immediate surroundings to allow an historical background to the setting of the site to be established.
- 3.1.2 **Documentary and Cartographic Material:** this work will comprise a rapid desk-based assessment of the existing resource. It will include an appraisal of the data in the County Sites and Monument Record (Preston), appropriate sections of County histories, early maps (printed

and manuscript), and such primary documentation (title and estate plans etc.) as may be reasonably available. Particular attention will be paid to field and place names recorded on early cartographic sources relating to estate and parish boundaries, field boundaries, woodlands and routes, as these often provide important evidence of archaeological activity and transformation of the historic landscape. All available published and unpublished documentary sources will also be examined and assessed. The Lancashire Record Office (Preston), the Lancaster City Library and the Lancaster City Conservation Officer will also be consulted.

3.1.3 **Aerial Photography:** any relevant photographic material held by County Council will also be studied. This may indicate the range and survival of archaeological and structural features in the designated area no longer visible at ground level.

3.1.4 **Physical Environment:** a rapid desk-based compilation of geological (both solid and drift), pedological, topographical and palaeoenvironmental information will be undertaken in order to set the archaeological features in context. Any engineering and/or borehole data relating to the site will also be examined.

3.1.5 **Historic map regression:** available cartographic sources will be consulted in an attempt to trace the development of the site back to the earliest available cartographic source. This will provide information on additional sites not included in the SMR, as well as ascertaining potentially any areas of more recent development.

## 3.2 BUILDING INVESTIGATION

3.2.1 **Photographic Archive:** a photographic archive will be produced utilising a 35mm camera to produce both colour slides and monochrome contact prints. A high-resolution digital camera (4 megapixels) will also be employed for general coverage. A full photographic index will be produced and the position of photographs will be marked on the relevant floor plan/elevation. The photographic archive will comprise the following:

- (i) The buildings' external appearance;
- (ii) The overall appearance of principal rooms and circulation areas;
- (iii) Any external or internal detail, structural or decorative, which is relevant to the buildings' design, development and use and which does not show adequately on general photographs;
- (iv) Any internal detailed views of features of especial architectural interest, fixtures and fittings, or fabric detail relevant to phasing the building.

3.2.2 **Site Drawings:** the following architect's drawing (supplied by the client) will be annotated for the building:

- (i) Existing ground floor plan Dwg No (0)080 to be annotated to show form and location of any structural features of historic significance and recording the form and location of any significant structural details (1:100 scale);
- (ii) Sketch section through the building (east/west) showing roof truss detail.

3.2.3 The drawings will be used to illustrate the phasing and development of the buildings. Detail captured by the annotation will include such features as window and door openings, an indication of ground and roof level, and changes in building material.

- 3.2.4 OA North does not undertake to correct survey inaccuracies in the client's drawings, which shall remain the responsibility of the client. However, if inaccuracies significantly impede the progress of the archaeological survey and must be rectified to allow the archaeological survey to proceed, a charge for this correction will be made (see *Section 5*).
- 3.2.5 **Interpretation and Analysis:** a visual inspection of the building will be undertaken utilising the OA North building investigation proforma sheets. An outline description will be maintained to RCHME Level II-type survey. This level of survey is descriptive and will provide a systematic account of the building's origins, development and use.
- 3.2.6 The written record will include:
- (i) An analysis 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) which should be preserved in-situ;
  - (v) A discussion of the relative significance of rooms within the building;
  - (vi) Identify areas that are currently obscured or inaccessible which might hold key information to inform our understanding of the origin and development of the building and where an archaeological watching brief should be undertaken during ground works for the development;

### 3.3 EVALUATION

- 3.3.1 The programme of evaluation will require trenching to establish the presence or absence of any previously unsuspected archaeological deposits and, if established, will then test their date, nature, depth and quality of preservation. In this way, it will adequately sample the threatened available area. The evaluation will comprise two phases: the first phase should be undertaken prior to development works taking place, and the second phase following demolition of the building on site.
- 3.3.2 **First Phase - prior to demolition:** the evaluation will take the form of one linear trench 7m x 2m. The trench will be positioned to the rear of the property, as close to the rear elevation of number 5 as possible but no closer than 4m to the base of the scaffold, and no closer than 2m to the car park wall and steps down to the adjoining property. The trench will not be excavated deeper than 1.20m to accommodate health and safety constraints; any requirements to excavate below this depth will involve recosting.
- 3.3.3 **Second Phase - following demolition:** the second phase of work will comprise the evaluation of approximately 5% of the area of the current building (252sq metres). This equates to one 8m x 2m metre trench or the equivalent. The trench/test pits will be located in order to investigate the widest possible area of the site and their position will be informed by the desk-based assessment, findings of the first phase trench and in consultation with the LCAS Archaeologist.
- 3.3.4 **Methodology:** the overburden will be removed by machine (fitted with a toothless ditching bucket, approximately 1.6m in width) under archaeological supervision to the surface of the first significant archaeological deposit. This deposit will be cleaned by hand, using either hoes, shovel scraping, and/or trowels depending on the subsoil conditions, and inspected for

archaeological features. All features of archaeological interest must be investigated and recorded unless otherwise agreed by the LCAS Archaeologist.

- 3.3.5 All trenches will be excavated in a stratigraphical manner, whether by machine or by hand. Any investigation of intact archaeological deposits will be exclusively manual. A minimum sample of 50% of archaeological features must be examined by excavation. Selected pits and postholes will normally only be half-sectioned, linear features will be subject to no less than a 25% sample, and extensive layers will, where possible, be sampled by partial rather than complete removal. It is hoped that in terms of the vertical stratigraphy, maximum information retrieval will be achieved through the examination of sections of cut features. All excavation, whether by machine or by hand, will be undertaken with a view to avoiding damage to any archaeological features, which appear worthy of preservation *in situ*.
- 3.3.6 A CAT scan will be undertaken prior to the trenches being opened. It is known that a drain exits to the west end of the site but no other service information was available.
- 3.3.7 The trenches will be backfilled but not otherwise reinstated.
- 3.3.8 **Recording:** all information identified in the course of the site works will be recorded stratigraphically, with sufficient pictorial record (plans, sections and both black and white and colour photographs) to identify and illustrate individual features. Primary records will be available for inspection at all times:
- (i) Results of the field investigation will be recorded using a paper system, adapted from that used by Centre for Archaeology of English Heritage. A context numbering system will be adopted as appropriate;
  - (ii) The location of evaluation trench will be annotated onto a large-scale plan provided by the client ( Topographical survey dwg no 1747-P-01);
  - (iii) The drawn archive will include accurate large-scale trench plans and sections at an appropriate scale (1:50, 1:20, and 1:10) showing the appropriate context numbers;
  - (iv) Levels will be tied into the Ordnance Datum;
  - (v) A photographic archive will be maintained utilising a 35mm format camera for the production of both monochrome (contact prints) and colour slide.
- 3.3.9 **Environmental Sampling:** environmental samples (bulk samples of 30 litres volume, to be sub-sampled at a later stage) will be collected from stratified undisturbed deposits and will particularly target negative features (gullies, pits and ditches). Subject to the results of the evaluation an assessment of any environmental samples will be undertaken by the in-house palaeoecological specialist, who will examine the potential for further analysis. The assessment would examine the potential for macrofossil, arthropod, palynological and general biological analysis. The costs for the palaeoecological assessment are defined as a contingency and will be subject to the agreement of the LCAS Archaeologist, and the Client.
- 3.3.10 Samples will also be collected for technological, pedological and chronological analysis as appropriate. If necessary, access to conservation advice and facilities can be made available. OA North maintains close relationships with Ancient Monuments Laboratory staff at the Universities of Durham and York and, in addition, employs artefact and palaeozoological specialists with considerable expertise in the investigation, excavation and finds management of sites of all periods and types, who are readily available for consultation.
- 3.3.11 **Human Remains:** any human remains uncovered will be left *in situ*, covered and protected. No further investigation will continue beyond that required to establish the date and character of the burial. The LCAS Archaeologist and the local Coroner will be informed immediately. If removal

is essential the exhumation of any funerary remains will require the provision of a Home Office license, under section 25 of the Burial Act of 1857. An application will be made by OA North for the study area on discovery of any such remains and the removal will be carried out with due care and sensitivity under the environmental health regulations, and if appropriate, in compliance with the 'Disused Burial Grounds (Amendment) Act, 1981.

- 3.3.12 **Treatment of finds:** all finds will be exposed, lifted, cleaned, conserved, marked, bagged and boxed in accordance with the United Kingdom Institute for Conservation (UKIC) *First Aid For Finds*, 1998 (new edition) and the recipient museum's guidelines. All artefacts and ecofacts will be recorded using the same system as the fieldwork.
- 3.3.13 All identified finds and artefacts will be retained, although certain classes of building material can sometimes be discarded after recording if an appropriate sample is retained on advice from the recipient museum's archive curator.
- 3.3.14 **Treasure:** any gold and silver artefacts recovered during the course of the excavation will be removed to a safe place and reported to the local Coroner according to the procedures relating to the Treasure Act, 1996. Where removal cannot take place on the same working day as discovery, suitable security will be employed to protect the finds from theft.
- 3.3.15 **Contingency plan:** in the event of significant archaeological features being encountered during the evaluation, discussions will take place with the LCAS Archaeologist, as to the extent of further works to be carried out, and in agreement with the Client. All further works would be subject to a variation to this project design. In addition, a contingency costing may also be employed for unseen delays caused by prolonged periods of bad weather, vandalism, discovery of unforeseen complex deposits and/or artefacts which require specialist removal, use of shoring to excavate important features close to the excavation sections etc. This has been included in the costing and would be in agreement with the client.

#### 3.4 ARCHIVE/REPORT

- 3.4.1 **Interim report:** an interim report will be issued following the completion of the first phase evaluation. This will include the results of the trial trench and will be illustrate as appropriate. Following the completion of the desk-based assessment, building investigation and second phase trial trenching, the final report will be issued, usually within eight weeks of completion of the fieldwork
- 3.4.2 **Final Report:** one bound and one unbound copy of a written synthetic report will be submitted to the Client, and a further copy submitted to the LCAS SMR within eight weeks of completion of the study. The report will include a copy of this project design, and indications of any agreed departure from that design. It will present, summarise, and interpret the results of the programme detailed above. The report will also include a complete bibliography of sources from which data has been derived.
- 3.4.3 This report will identify areas of defined archaeology. An assessment and statement of the actual and potential archaeological significance of the identified archaeology within the broader context of regional and national archaeological priorities will be made. Illustrative material will include a location map, section drawings, and plans.
- 3.4.4 Provision will be made for a summary report to be submitted to a suitable regional or national archaeological journal within one year of completion of fieldwork, if relevant results are obtained.
- 3.4.5 **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.

3.4.6 **Archive:** 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. This archive will be provided in the English Heritage Centre for Archaeology format and a synthesis will be submitted to the Lancashire SMR (the index to the archive and a copy of the report). The paper archive will be deposited with the County Record Office, Preston. Arrangements for deposition of the full site archive will be made with an appropriate receiving museum.

#### 4 OTHER MATTERS

4.1 **Project Monitoring:** whilst the work is undertaken for the Client, the LCAS Archaeological Officer will be kept fully informed of the work. Any proposed changes to the project design will be agreed with the Archaeological Officer and the Client.

4.1.1 **Access:** OA North will consult with the Client regarding access to the site.

4.1.2 **Health and Safety:** OA North provides a Health and Safety Statement for all projects and maintains a Unit 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 written risk assessment will be undertaken in advance of project commencement and copies will be made available on request to all interested parties.

4.1.3 **Work Timetable:** the desk-based element is expected to take approximately five days to complete and the building investigation three days. The first phase evaluation will take approximately two days in the field and the second phase three days. An interim report will be issued following the completion of the first phase and to meet the deadline of 15th December 2004. The final report will be completed within approximately eight weeks following completion of the fieldwork.

4.1.4 **Staffing:** the project will be under the direct management of **Alison Plummer BSc (Hons)** (OA North Senior Project Manager) to whom all correspondence should be addressed.

4.1.5 **Daniel Elsworth MA** (OA North Project Supervisor) will undertake the desk-based assessment. Daniel has a great deal of experience in documentary research and in particular for the North West. **Karl Taylor MSc** (OA North project Supervisor) will undertake the building investigation and the evaluation will be supervised in the field by an OA supervisor. Present timetabling constraints preclude who this will be.

4.1.6 **Insurance:** OA North has professional indemnity to a value of £2,000,000, employer's liability cover to a value of £10,000,000 and public liability to a value of £15,000,000. Written details of insurance cover can be provided if required.

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**APPENDIX 2: TABLE OF CONTEXTS**

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<b>CONTEXT NUMBER</b>	<b>Description</b>
<b>01</b>	Natural Drift Geology
<b>02</b>	Marly Clay (Primary Open Ground Deposit)
<b>03</b>	Marly Clay (Secondary Open Ground Deposit)
<b>04</b>	Demolition Rubble (Eighteenth Century)
<b>05</b>	Sandstone Wall (?Friary Cloister)
<b>06</b>	Imported Garden Soil (Eighteenth to Nineteenth Century)
<b>07</b>	Car-Park Make-Up Layer
<b>08</b>	Car-Park Make-Up Layer

## APPENDIX 3: FINDS SUMMARY

Context	Quantity	Material	Description	Date range
4	2	Pottery	Coarse mottled ware dish rim and base	Late seventeenth - early eighteenth century
4	1	Pottery	Mottled ware hollow-ware vessel	Late seventeenth - early eighteenth century
4	1	Pottery	White earthenware hollow-ware vessel	Late eighteenth - twentieth century
4	1	Pottery	Fine brown salt-glazed grey-bodied stoneware hollow-ware base	Late seventeenth - early eighteenth century
4	1	Pottery	Buff-coloured coarse earthenware dish base with a red slip coating and brown glaze on the upper surface	Late seventeenth - early eighteenth century
4	1	Pottery	Tin-glazed earthenware from chamber pot or similar vessel	Eighteenth century
4	4	Pottery	Self-glazed red earthenware shallow dish with white slip stripe on rim	Late seventeenth - early twentieth century
4	14	Pottery	Brown-glazed red earthenware from pancheons, jars, and crocks	Late seventeenth - early twentieth century
4	1	Clay tobacco pipe	Stem with medium bore	Eighteenth - early twentieth century
4	1	Ceramic building material	Brick	Post-medieval
4	4	Glass	Dark olive green wine bottle neck and bases	Eighteenth century
4	2	Stone	Sandstone slabs	Not closely dateable
4	1	Stone	Slate	Not closely dateable
4	3	Bone	Pig tibia, cow calcaneum, and large mammal vertebra	Not closely dateable
6	1	Pottery	Mottled ware	Late seventeenth - early eighteenth century
6	8	Pottery	Brown-glazed red earthenware from pancheons, jars, and dishes	Late seventeenth - early twentieth century
6	1	Pottery	Fine brown-glazed stoneware cup rim?	Late seventeenth - early eighteenth century
6	9	Pottery	White earthenware, including blue shell edge plate rims, 'Antique Scenery' transfer-patterned plate rim, 'Italian' transfer-patterned plate rim, factory-made slipware barrel shaped jug (?) rim, and parts of bowl, basin, and ashet	Late eighteenth - early twentieth century
6	1	Clay tobacco pipe	Bowl with spur	Late seventeenth - early eighteenth century
6	1	Bone	Sheep tibia	Not closely dateable
6	1	Shell	Oyster	Not closely dateable