

The former Bee's Knees public house  
(previously the Derby Hotel)  
St James' Street, Accrington, Lancashire:  
Level 2 Historic Building Record



January 2021

STEPHEN HAIGH  
Buildings Archaeologist

11 Browcliff Silsden Keighley West Yorkshire BD20 9PN  
[www.stephenhaigh.co.uk](http://www.stephenhaigh.co.uk)  
07986 612548

OASIS ID: stephenh1-406900

*This report is formatted for printing on both sides of the paper  
and may contain blank pages*

*NB: one drawing is at A2 size*

The former Bee's Knees public house  
(previously the Derby Hotel)  
St James' Street, Accrington, Lancashire:  
Level 2 Historic Building Record

**Contents**

1 Introduction.....	7
2 Location.....	7
3 Current use.....	7
4 Planning context.....	9
5 Previous investigative work.....	10
6 Historical background.....	10
7 Recording methodology.....	16
8 Description of the building.....	16
9 Conclusion.....	20
Appendix: Contents of the Project Archive.....	22
Drawings (figures 10 & 11)	
Photographs	

**SUMMARY**

The former Bee's Knees public house (NGR: SD 75983 28518), first known as the Derby Hotel, was built in about 1863 in the centre of Accrington, during the town's boom years, resulting from industrial growth. Plans submitted to the Local Board of Health show it contained a number of bar rooms, and what were probably letting rooms on the first floor, as well as stables, and a dwelling thought to have been for staff accommodation, at the lower end. It remained in its original use into the 21st century, but underwent extensive internal changes during recent years. The building was recorded for Bees Knees Development Ltd to fulfil a condition of planning consent, before conversion to apartments.

January 2021

**S T E P H E N   H A I G H**  
B u i l d i n g s   A r c h a e o l o g i s t

11 Browcliff   Silsden   Keighley   West Yorkshire   BD20 9PN  
[www.stephenhaigh.co.uk](http://www.stephenhaigh.co.uk)  
07986 612548

**List of figures**

Figure 1: Location map (i).....	8
Figure 2: Location map (ii).....	8
Figure 3: Site plan (1:500).....	9
Figure 4: OS 1:500 map, 1892.....	11
Figure 5: Proposed front elevation, 1862.....	12
Figure 6: Proposed side elevation to Holme Street, 1862.....	12
Figure 7: Proposed ground floor plan, 1862.....	13
Figure 8: Proposed basement plan, 1862.....	14
Figure 9: Proposed first floor plan, 1862.....	15

*After text:*

10: Site plan with key to photographs

11: Floor plans

## List of photographs in report (selection)

Many of the photographs taken during the recording are reproduced at the end of this report, but the project archive should be consulted for a full set of photographs (see Appendix).

<b>Photo</b>	<b>Subject</b>
1	General view, from the south-west
2	View from the west
3	North-west, front elevation to St James' Street
5	Main entrance, St James' Street
7	Detail of stone cornice (rainwater trough)
9	General view, from the south
10	Holme Street elevation, from the south-east
11	Upper entrance in Holme Street elevation
13	Upper part of Holme Street elevation, from the south
14	Lower part of Holme Street elevation, from the south-west
16	Twelve-pane sash (probably original), top floor, Holme Street elevation
17	Inconsistent stonework at eaves, Holme Street elevation
19	Dutton Street (south-east) elevation
21	General view, from the east across Dutton Street
22	Rear yard, off Dutton Street, looking north-west
24	Late nineteenth century extension at rear, looking north-west
26	Ground floor: existing bar area, looking south-east
27	Ground floor: existing bar area (formerly stables/lofts), looking south-east
29	Ground floor: former Commercial Room, looking north
32	Basement: truncated stairs up to ground floor from cellars, looking south
33	Basement: coal cellar, with chute at end from St James' Street
34	Basement: modern staircase in west cellar, looking north-west
37	Basement: present bar area within former stables, looking east
40	Basement: lobby to Dutton Street entrance, with altered floor levels, looking east
43	First floor: corridor in main part of former hotel, looking south-east
44	First floor: north bedroom, looking north
47	First floor: void over later ceilings, in former Club Room
48	First floor: roof truss over former Club Room, now exposed over modern dance-floor
49	First floor: roof truss forming division between Club Room and Dutton Street dwelling, looking south-east
50	First floor: top floor of Dutton Street dwelling, looking south



## **THE FORMER BEE'S KNEES PUBLIC HOUSE, ST JAMES' STREET, ACCRINGTON, LANCASHIRE:**

### **LEVEL 2 HISTORIC BUILDING RECORD**

#### **1 Introduction**

- 1.1 This report presents the results of the recording of the former Bee's Knees public house, in Accrington town centre, Lancashire. It was commissioned by the developer Bee's Knees Development Ltd, through its agent The Intelligent Design Centre, to fulfil a condition of planning consent from Hyndburn Borough Council (HBC), for the change of use to apartments. The survey was carried out in October 2020.
- 1.2 The building dates from ca.1863, and for most of its life was known as the Derby Hotel or the Derby Inn. It was established on previously undeveloped land just to the north of St James' Church, in the commercial district of the then rapidly expanding town. The original proposals show it as having been intended as a public house with stables, arranged over three main floors, but modern changes have left little of its internal historic layout intact.
- 1.3 The recording work included a photographic record and measured survey, as well as a study of some historic maps and documents. This report will be submitted to the client, the local planning authority and the Lancashire Historic Environment Record, as well as the Oasis Project, for publication on the internet<sup>1</sup>. The project archive will be deposited with Lancashire Archives.

#### **2 Location**

- 2.1 The site lies within Accrington town centre, on the south-east side of St James' Street, just to the north of St James' Church and the intervening Holme Street (figures 1 and 2). The NGR is SD 75983 28518. The building faces north-west, with its main side elevation facing south-west, and a third significant elevation faces south-east onto Dutton Street, while there is a narrow yard along the north-east side (figure 3). Ground level runs down from north-west to south-east, and influenced changes in internal floor levels along the building's length.

#### **3 Current use**

- 3.1 The building's last use was as a public house and nightclub, but it has been disused since 2018, and has had other periods of recent disuse.

---

<sup>1</sup> [Online Access to the Index of Archaeological Investigations](#)

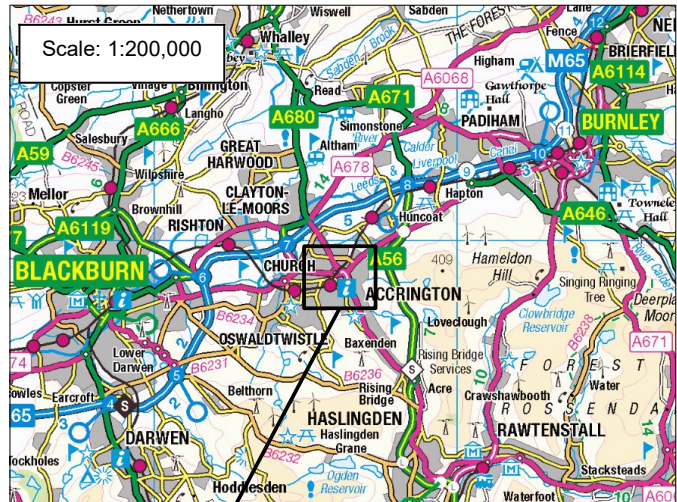


Figure 1: Location map (i)

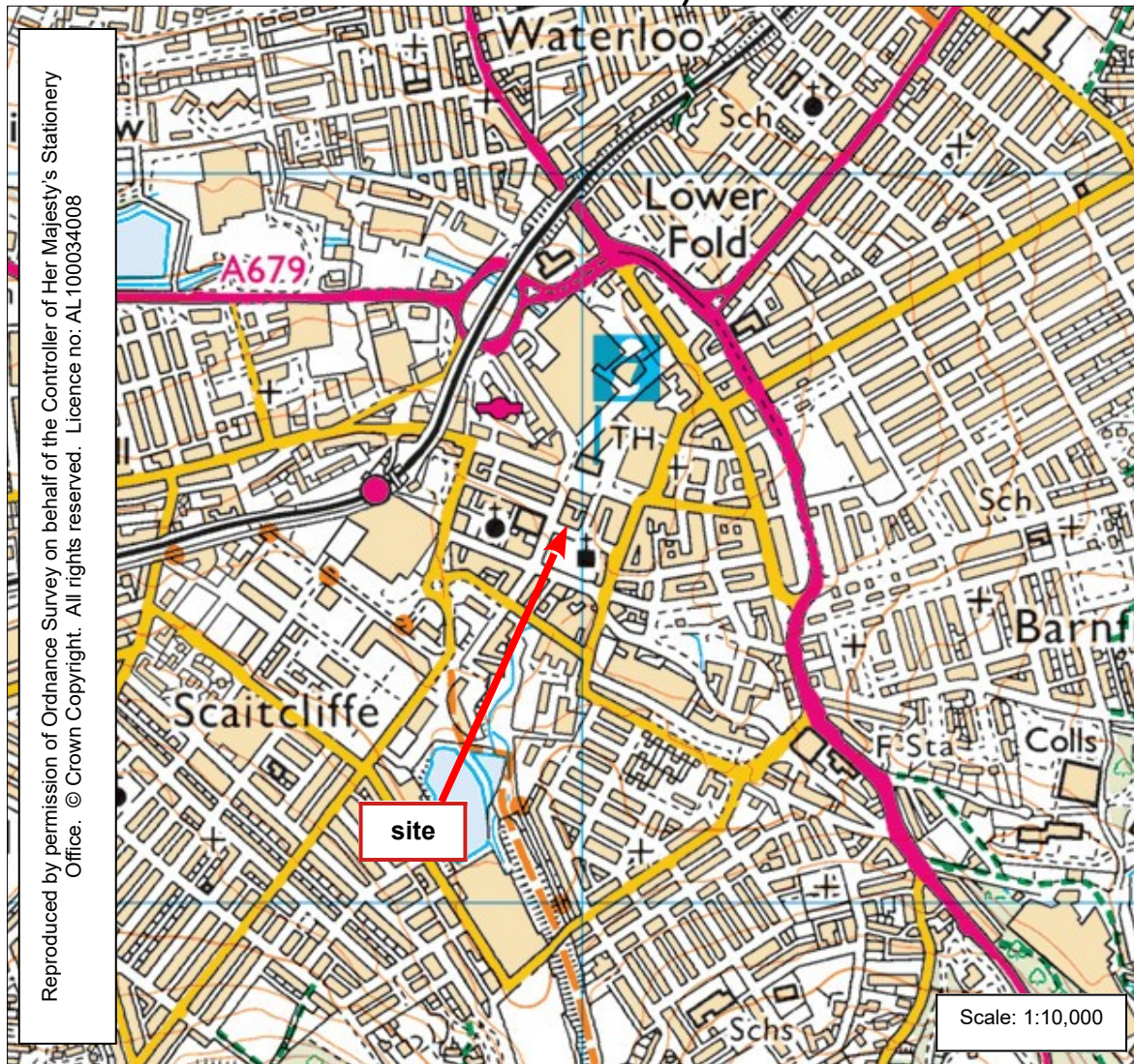


Figure 2: Location map (ii)

Reproduced by permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office. © Crown Copyright. All rights reserved. Licence no: AL100034008



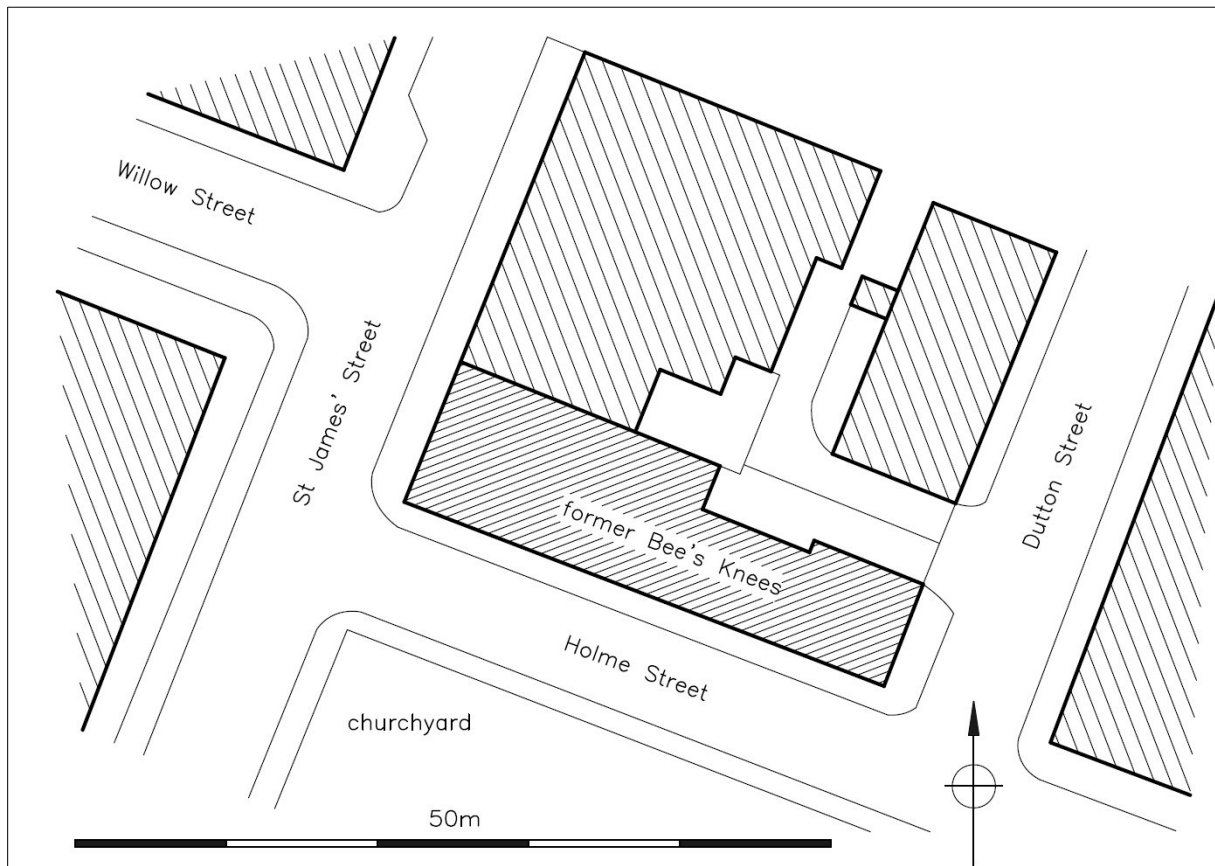


Figure 3: Site plan (1:500)

#### 4 Planning context

- 4.1 The building is not listed as having special architectural or historic interest, but does lie within the Accrington Conservation Area.
- 4.2 Planning consent for “*Change of use of former public house and alterations to form 13 apartments*” was granted by HBC on 21 August 2020 (application number 11/20/0116).
- 4.3 Condition no. 10 of the consent requires that:

Prior to the commencement of internal works, an Historic England Level 2 archaeological record shall be submitted to the Local Planning Authority for approval in writing. The approved report shall be deposited with the Lancashire Historic Environment Record and a paper copy to the Local Studies Section of Accrington Library.
- 4.4 It is anticipated that the present report and associated archive will allow condition 10 to be discharged in full.

## 5 Previous investigative work

- 5.1 No previous work of this type is known to have been carried out at the building, but the planning officer's report notes that:

The building is not shown on the 1851 Town Map but was most likely built shortly afterwards because of the early Victorian styling and Georgian style windows on some parts of the fenestration. It is shown on the 1892 OS 1:500 map as the Derby Hotel. It is a two-storey corner building fronting St. James opposite the Mechanics Institute part of Accrington library. On St. James Street, it has a symmetrical facade and a fine central doorway, with pilasters, fascia and cornice, flanked by windows and quoins. Above, there are three windows and a stone gutter shaped like a cornice. The cornice gutter continues onto Holmes Street where a long frontage, overlooking the churchyard of St. James, gradually increases to three floors because of the descending ground level. The rear of the building faces Dutton Street with a simpler version of the front facade but on three floors. The architectural details are all overprinted ashlar sandstone and the walls are of sandstone parpoints (pitched faced). At the time of construction, such stone was a modern innovation due to the introduction of steam power in the quarries. The long facade overlooking the churchyard has nine ordered windows on the top floor and a similar number of less-ordered windows on the ground floor and a moulded door at each end. The fenestration reflects the internal arrangements and changes in level. There appears to have been an upper hall or meeting room. The historical internal arrangement, however, is not obvious and, prior to the proposed alterations, a level 2 archaeological record and interpretation should be undertaken.

## 6 Historical background

- 6.1 The drawn proposals for the building<sup>2</sup>, referred to as a "public house" on St James' Street, were submitted to the Accrington Local Board of Health by Mr Samuel Crawshaw, on 11 December 1862, though they do not bear any mark of approval, nor the name of any architect (see figures 5 to 9); it is assumed that the building was completed the following year. The site was previously vacant, to judge from the 1851 Ordnance Survey town plan.
- 6.2 The site lay at the western edge of Accrington New Hold township, whose border with Accrington Old Hold ran along St James' Street. It was located approximately midway between the railway station to the west, which had opened in 1848, and the historic core of the town on Abbey Street (a main coaching thoroughfare), to the east. Following the arrival of the railway, there was a westwards shift in the town's focus, and the new public house seems to have been sited to exploit this, by providing a venue for meetings and overnight

---

<sup>2</sup>Lancashire Archives, MBAC/Box 2/Plan 131A

accommodation in this newly developing area. The proximity of St James' Church may also have influenced its location<sup>3</sup>.

- 6.3 The proposal drawings include the two elevations to St James' Street and Holme Street, and plans of the basement, ground and first ("chamber") floors, and indicate that the building occupied its present extent from the outset. There are however significant differences between the proposals and the building's present form, most of which appear to reflect the extensive alterations during the building's life, but others suggest that the public house was not constructed exactly as shown on the plans.
- 6.4 In the 1871 census returns, Thomas Wilkinson was recorded as a hotel keeper at the "Derby Inn" on St James' Street, where he lived with his wife and children, as well as a domestic servant. Meanwhile at 12 Dutton Street (thought to represent the opposite end of the building), the widow Mary Crawshaw was recorded as "servant for Derby Vault"<sup>4</sup>, and lived with her own household of six.
- 6.5 The inn was most probably named in celebration of the Earl of Derby, a position held by members of the wealthy Stanley family, who had strong connections with Lancashire, although not with Accrington itself<sup>5</sup>.
- 6.6 In 1881, the census refers to the "Derby Hotel", where the publican was James Roberts, but there does not appear to have been anyone resident at the south-east end of the property. Peter Fish was the publican in 1891, and employed two waitresses, while in 1901, the landlord was William Bradley.
- 6.7 The 1892 town plan<sup>6</sup> shows the site named as the "Derby Hotel (P.H.)" (figure 4), and having been extended at its rear. Subsequent OS maps show no further changes to the building's outline.

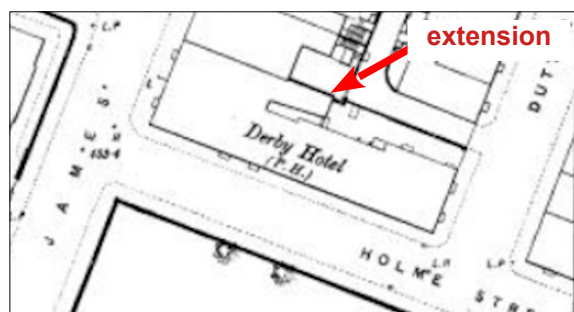


Figure 4: OS 1:500 map, 1892

<sup>3</sup>David Morris, Hyndburn BC, pers comm

<sup>4</sup>"Vault" is a term for a bar

<sup>5</sup>David Morris, pers comm

<sup>6</sup> Part of Lancashire, sheet 63.15.??, 1:500, surveyed 1890-1 (not at original scale)

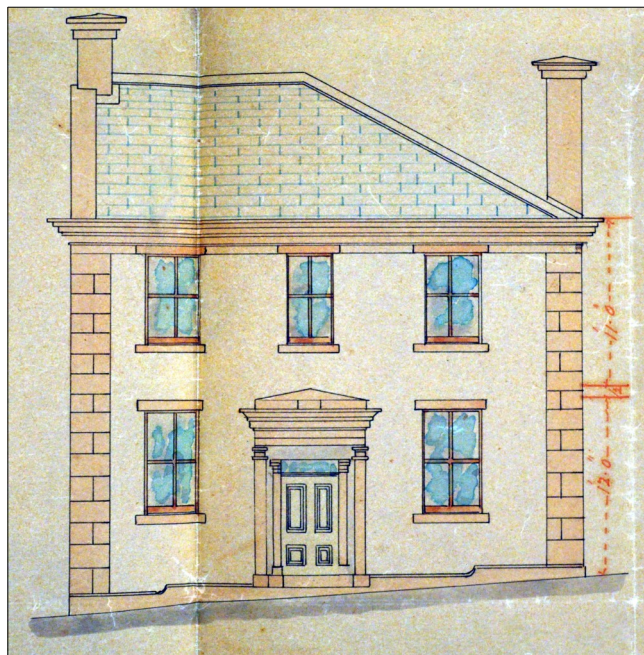


Figure 5: Proposed front elevation, 1862

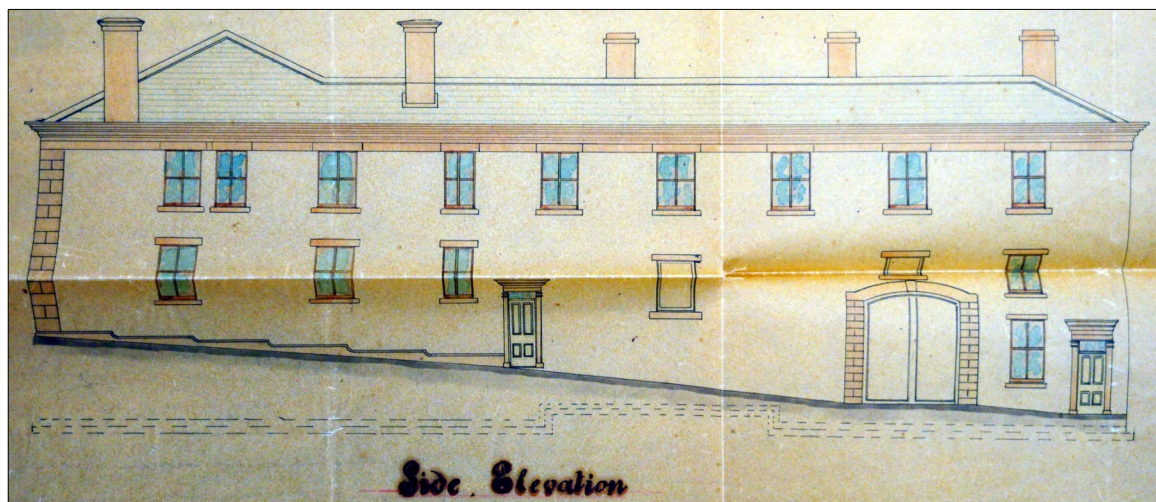


Figure 6: Proposed side elevation to Holme Street, 1862

©Lancashire Archives – reproduced by kind permission

©Lancashire Archives – reproduced by kind permission

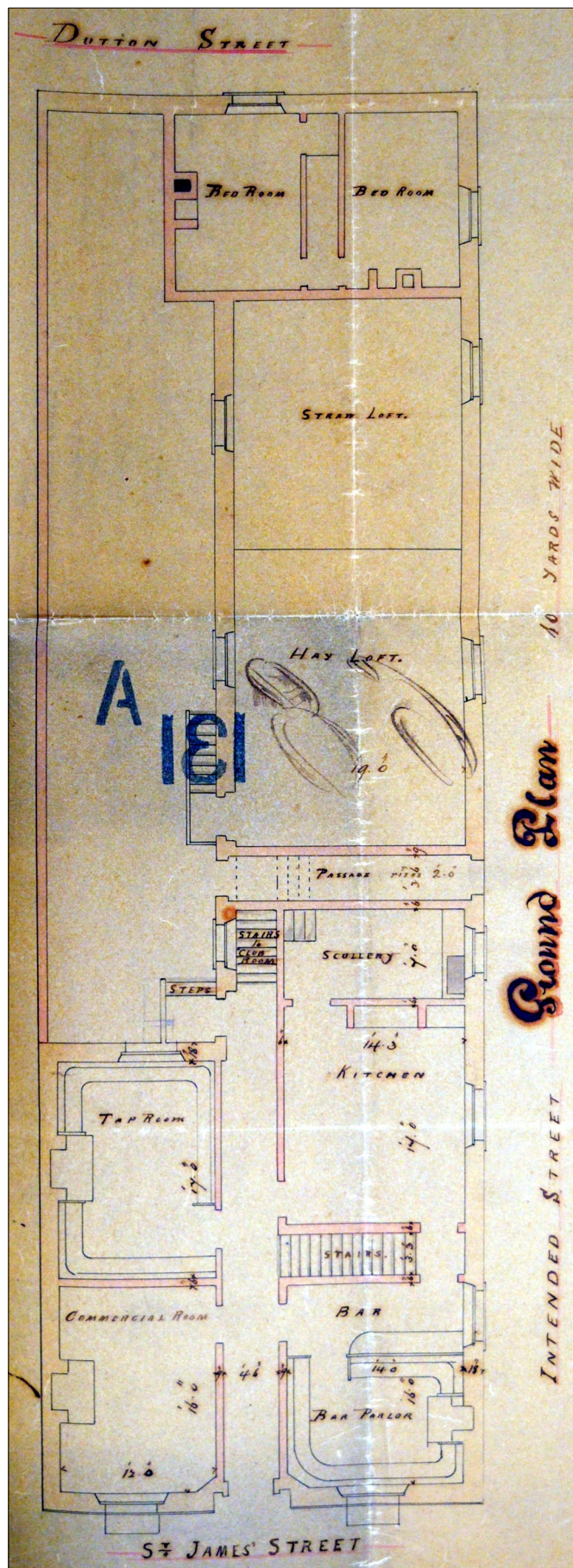


Figure 7: Proposed ground floor plan, 1862

©Lancashire Archives – reproduced by kind permission

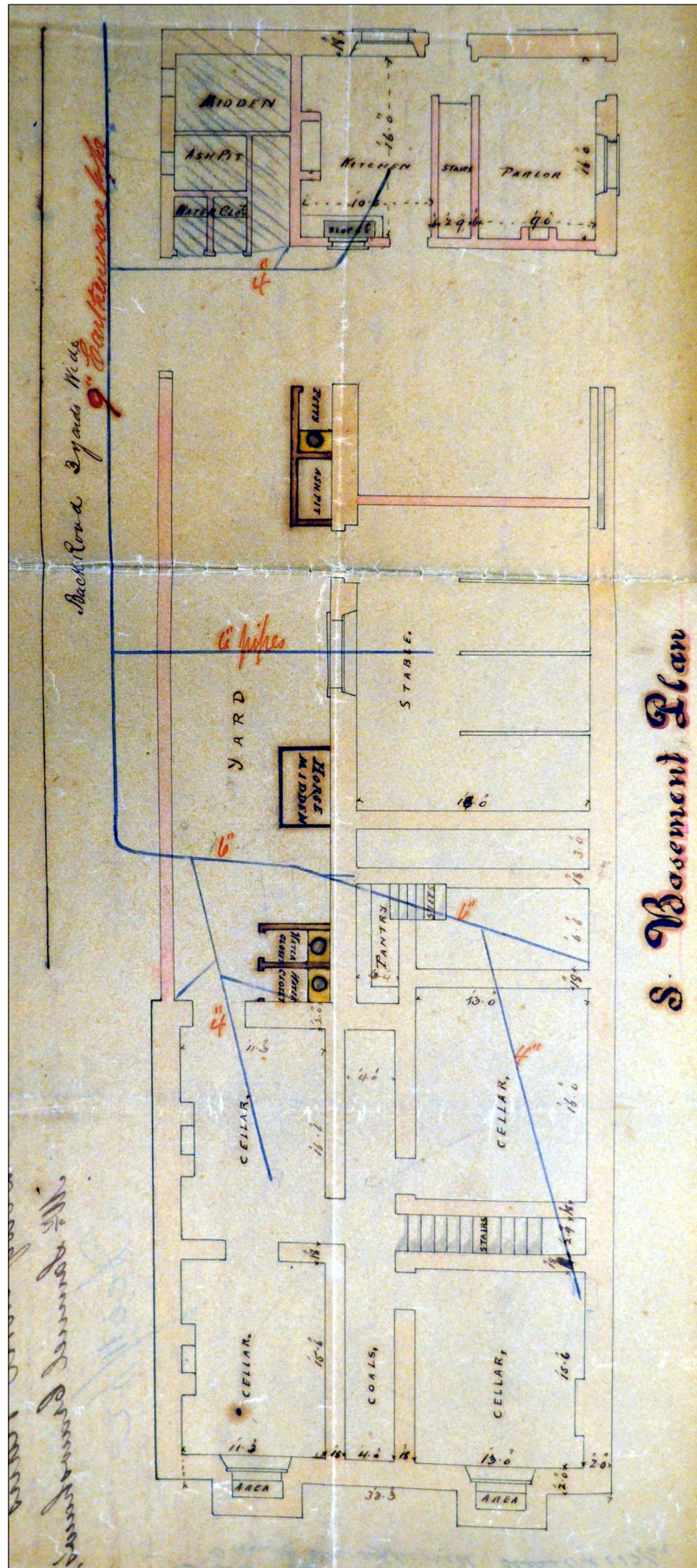


Figure 8: Proposed basement plan, 1862

©Lancashire Archives – reproduced by kind permission

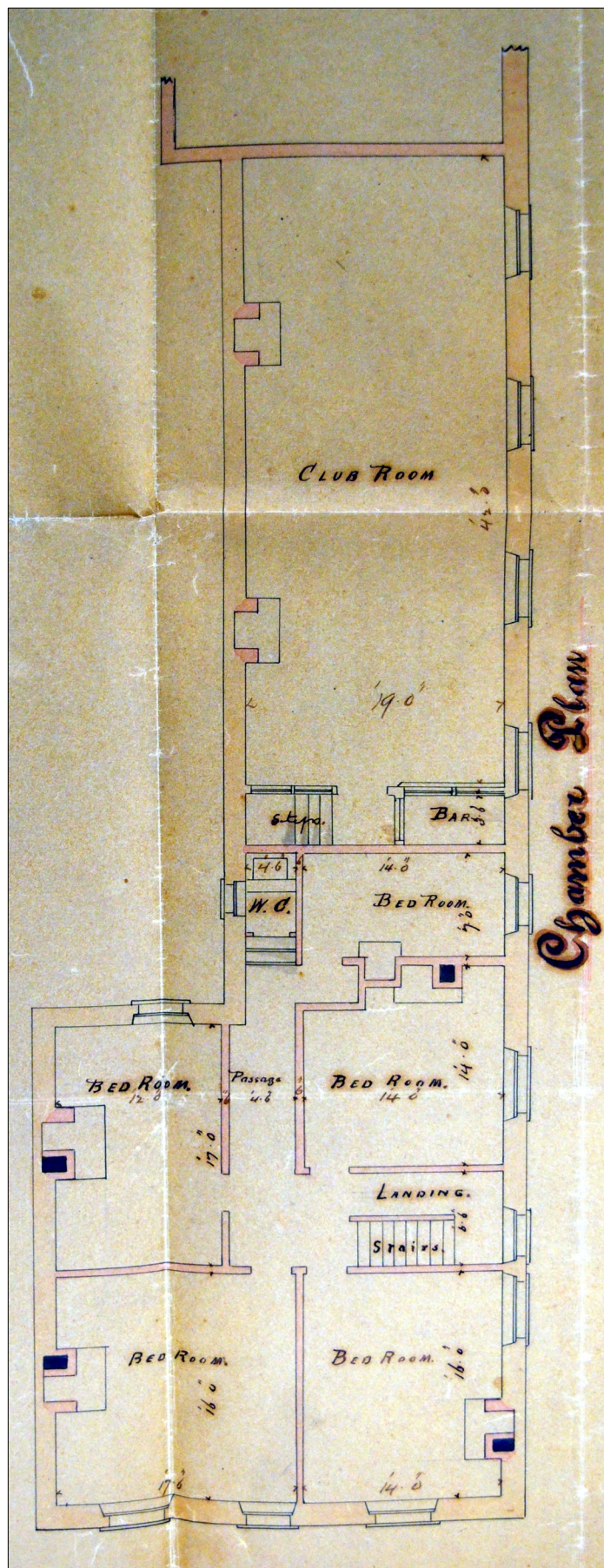


Figure 9: Proposed first floor plan, 1862

## 7 Recording methodology

- 7.1 Recording was carried out during a site visit on 21 October 2020, and involved detailed inspection of all accessible parts of the building. Measured survey, photography, and a written account were all undertaken.
- 7.2 The drawn record comprises new plans of the basement, ground, and first floors at 1:100 scale, based on those provided by The Intelligent Design Centre for the planning application (figure 11). The drawings show all significant detail and employ conventions based on those specified by Historic England<sup>7</sup>.
- 7.3 A photographic record was also made, using a digital SLR camera (12 megapixels), and both external and internal photographs were taken, generally using a scale in the form of a 1m or 2m ranging pole marked with 0.5m graduations, or a 0.5m baton with 0.1m graduations. Images were captured as camera raw (NEF) files, which were converted to 8 bit TIFF files and printed at approximately 5 x 7", to form part of the project archive, in accordance with the standard requirements of the Lancashire County Council Historic Environment Team. The photograph locations are shown on figures 10 and 11, and a selection is copied at the end of this report; in the text they are referred to by numbers in **bold**.

## 8 Description of the building

### Exterior

- 8.1 The three main elevations of the building are of coursed, pitch-faced sandstone, with sandstone ashlar dressings including quoins, sills and lintels, and there is a substantial moulded cornice which serves as the guttering, but the north-east elevation, facing the yard, is of brick laid in English garden wall bond, with stone dressings. This side also adjoins the neighbouring property on St James' Street, which it is believed to post-date. The roof is blue slate with interlocking tile ridge, and bears a number of stone chimneys, but it is also clear that some chimneys have been entirely removed above roof level.
- 8.2 The north-west end forms the front (**1-4**): it has an ashlar plinth with the tops of two cellar light-wells just visible above footpath level, and an ornate ground floor doorway to left of centre (**5**), with moulded stone pilasters beneath a cornice, and blank escutcheon. The fielded panelled door itself appears original, though it formed two leaves originally, and now lacks any original furniture. The windows

---

<sup>7</sup> Historic England 2016 *Understanding Historic Buildings: A Guide to Good Recording Practice*



to either side have monolithic surrounds and contain four-pane sashes, largely as shown on the 1862 scheme, some with glazing bars removed.

- 8.3 On the Holme Street elevation ground level falls away (**8-10**), and the upper floor levels step up towards the south-east end, so that the cellar at the north-west end becomes contiguous with a full-height basement storey at the Dutton Street end. Comparison of the existing building with the 1862 proposals shows numerous anomalies in this elevation, some of which indicate significant alterations have taken place along this façade, but others suggest there was some variation from the outset.
- 8.4 The two historic doorways in this side elevation match one another, and have plain, monolithic jambs with simple capitals and cornices, of a form very widespread in the district (**11,12**); the left-hand one is shown further to the right on the 1862 plans, but there is no suggestion it has been physically moved (**13**). A narrow ground floor window has been inserted further to the right, and the external timber boarding adjacent appears to conceal other narrow openings, possibly inserted to serve WCs created in the twentieth century. Still further to the right are two, two-light basement windows which do not appear on the 1862 plan, though their forms are entirely consistent with the building's date, so they may nevertheless be original (**14**). The differences in sill and lintel levels between the various windows in this part of the building relate to changes in floor levels, and the doorway which lacks jambs is evidently modern, at least in its present form. The ragged joints to either side of it seem to show it was formerly a rather wider opening, and this is believed to have been a vehicular entrance, as shown in 1862 (**15**).
- 8.5 A number of six-over-six sashes survive on the top floor in this elevation, some of them apparently original, to judge from their narrow glazing bars and lack of horns (**16**), but it is notable that these contrast with the larger four-pane sashes shown throughout the building on the 1862 drawings and surviving in many instances; perhaps the twelve-pane windows were cheaper, and relegated to the lower status parts of the building. Also of interest is the step-down of the cornice within the middle part of the elevation, by a single course of stone, for which there is no obvious explanation (**14,17**).
- 8.6 The Dutton Street end has three full storeys, with an off-centre basement entrance at street level, now largely plain in form, but thought to have been widened slightly by the removal of its original stone surround in recent years (**18-20**). The left-hand windows on all floors provide a symmetry which was lacking from the 1862 proposals, and again there is a dichotomy between the glazing on the upper and lower floors.

- 8.7 Those parts of the building which face into the back yard are mostly brick-faced, but the rear of the north-west end is random rubble, which matches that of the adjacent property on St James' Street (**21,22**). There are two blocked openings at street level at the south-east end, but these are not shown on the 1862 plan, where a midden, ash-pit and pair of water closets were indicated as adjoining the building. A modern, brick, fire escape has been built alongside the building further back from the street (**23**), perhaps concealing evidence for a large former opening (as shown here in 1862). This is just one of a number of interventions here, which also include a rather haphazard-looking, brick extension to basement and ground floors only, housing WCs above a low storage area (**24,25**). This addition was extant by 1890 (see figure 4 above).
- 8.8 Nothing remains of any external facilities within the yard: in addition to those noted above, the 1862 plans show two water closets, a small horse midden, and a "petty" backing onto an ashpit, some of which would have been lost when the building was extended. "Petty" is a local word for an earth closet, and it is fascinating that this should have been included alongside water closets within the yard.

## **Interior**

### Ground floor

- 8.9 The public reception and accommodation areas were located in the north-west end of the public house. On the ground floor, the present arrangement here is entirely modern and results from the removal of various dividing walls and probably the original staircase, so that only plain piers and overhead beams survive to suggest how the rooms were formed. The present entrance lobby off St James' Street appears modern, and leads, via a short flight of steps, up to a large open-plan area occupying almost all of the ground floor, with the remainder (at the Dutton Street end) now accommodating WCs and a modern kitchen (**26-28**). Two chimney breasts in the north-east side do however survive, to show where there were formerly two rooms (**29,30**), marked on the 1862 plan as the Commercial Room and the Tap Room. The room then shown as the "Bar Parlor" has been impinged upon by the introduction of modern timber staircases down to the cellar and up to the first floor, slighting its chimney breast (**31**); the original stone staircase down to the cellar (further to the south-east) is now blocked off (**32**), and this is also likely to have been the approximate location of the stairs to the first floor, close to the Holme Street entrance.
- 8.10 Towards the rear of the ground floor, the public bar area extends into what were, in 1862, proposed as hay and straw lofts, beyond which are now the modern

kitchen and further WCs, occupying what were then two bedrooms for the dwelling on Dutton Street.

### Basement

- 8.11 The north-west end of the basement has a central passage which may have doubled as a coal cellar, as there is a chute from St James' Street set at its north-west end (**33**). To either side of the passage are four rooms (**34-36**), and three of them remain recognisable as cellar storage rooms, though the fourth now contains WCs. A passage (not shown on the 1862 plan) now links this area with the south-east end of the building, where this floor becomes a semi-basement, with its own windows rather than light-wells, but modern changes have created a largely open area, from which the historic character and plan-form have been almost entirely lost (**37,38**). There is a fireplace with some glazed tiles attached in the north-east side, but this is in the area shown in 1862 as proposed for stables, so the provision of heating here may have been an early twentieth century adaptation (**39**).
- 8.12 There has evidently been considerable change inside the building at the Dutton Street end, where the entrance is now enclosed within a small vestibule (**40**). Here, the floor level now steps up, but appears formerly to have descended to two basement rooms some 1.5m below, across which the present timber floor now cuts (**41**), sealing off those lower rooms, leaving them without means of access. From the available safe vantage point, they do appear to have been habitable rooms, most likely the kitchen and parlour with stairs between, shown on the 1862 plans. A new staircase has been inserted in the south corner from an original entrance, leading up to the ground floor (**42**).

### First floor

- 8.13 The main bedroom accommodation was at the north-west end, over the bar areas, where the 1862 plan shows a total of five bedrooms, of which at least four were heated; it seems likely that some of these were intended for the landlord's household, and others letting rooms. That plan shows them all reached from a landing at the top of the staircase, so the recent re-siting of the staircase has obviously altered the circulation pattern. Some of the original room divisions, chimney breasts and hearths survive within the present arrangement, but no doors or other fittings, except for some modest skirting boards and sash windows (**43-46**).
- 8.14 Further back within the building, the first floor originally contained a large function room, shown as a "Club Room" on the 1862 drawing, and located over the hay

and straw lofts, but this has since been subdivided, partly to provide additional living accommodation, and part of its floor has been removed in the creation of a void over a modern dance-floor below (47). The Club Room, intended for group activities or private functions, was four bays long and heated by two fireplaces in the north-east side, whose chimney breasts survive. Its ceiling originally rose into the roof space, to the level of the lower purlins (48), but where the later bedrooms were created, lower ceilings have been inserted (on two occasions), probably to make the living accommodation more comfortable. Over the dance-floor void the space is now fully open to the ridge, but this is evidently a very recent alteration (49). The visible trusses are typical for the 1860s, being of imported softwood in a king-post arrangement.

- 8.15 At its south-east end, the former Club Room is separated from the top floor of the dwelling on Dutton Street by a rather enigmatic partition, which incorporates a king-post truss, whose tie-beam is set at about 1.4m above floor level, well below the eaves (50). Additional vertical members above the truss support the longitudinal roof members, but there is no obvious explanation for this peculiar use of a truss. Beyond it, the top floor of the dwelling is now inaccessible, but can be viewed through a small hatch. It has new floor joists and the ceiling has been removed, so the roof structure above is visible (51,52). This probably formed part of the dwelling's living accommodation, although it is worth noting that this floor was omitted from the 1862 plan.

## 9 Conclusion

- 9.1 As the Derby Hotel or Derby Inn, built in about 1863, the premises appears to have served as a traditional inn or public house, providing hospitality, drink and nourishment for customers with business in the town. Documentary evidence (in the proposed plans, not supported by any visible indication within the surviving building), indicates that it had stabling and what may have been a small trap house, with hay and straw lofts over, suggesting that it was intended to accommodate equestrian customers or those travelling by horse-drawn transport, who may have needed the services of an ostler, either during the day or for overnight stays. It also provided a large "Club Room", likely to have been made available for private groups and functions. The establishment would therefore have played an important role within the town's growing business and civic centre, and in the evolution of its cultural life, during the second half of the nineteenth century and perhaps into the twentieth.
- 9.2 The 1862 plans were not executed quite as intended, as anomalies in the entrance and circulations arrangements are apparent in some parts of the building, particularly in relation to the upper Holme Street entrance. It is also

clear that the building was extended on the ground floor and basement to the north-east, prior to the 1890s. During the twentieth century substantial internal changes were made, of which an early example was probably the conversion of the former stables and lofts over them, as motor travel grew. Late twentieth century changes involved the removal of the original staircases and internal walls to increase capacity, by creating larger rooms, drinking areas and dance-floors. There was also a concomitant increase in the provision of toilets, which took up a great deal more space than the earth and water closets of the 1860s building. While there has been some loss of the original plan-form on all floors, a number of cellar rooms and the first floor bedrooms remain intact, albeit without features of particular note.

## **Appendix: Contents of the Project Archive**

To be deposited with Lancashire Archives, Preston (reference DDX 2204)

Archive contains:

- a copy of the report
- full set of printed photographs
- CD or DVD with all photographs as TIFF files

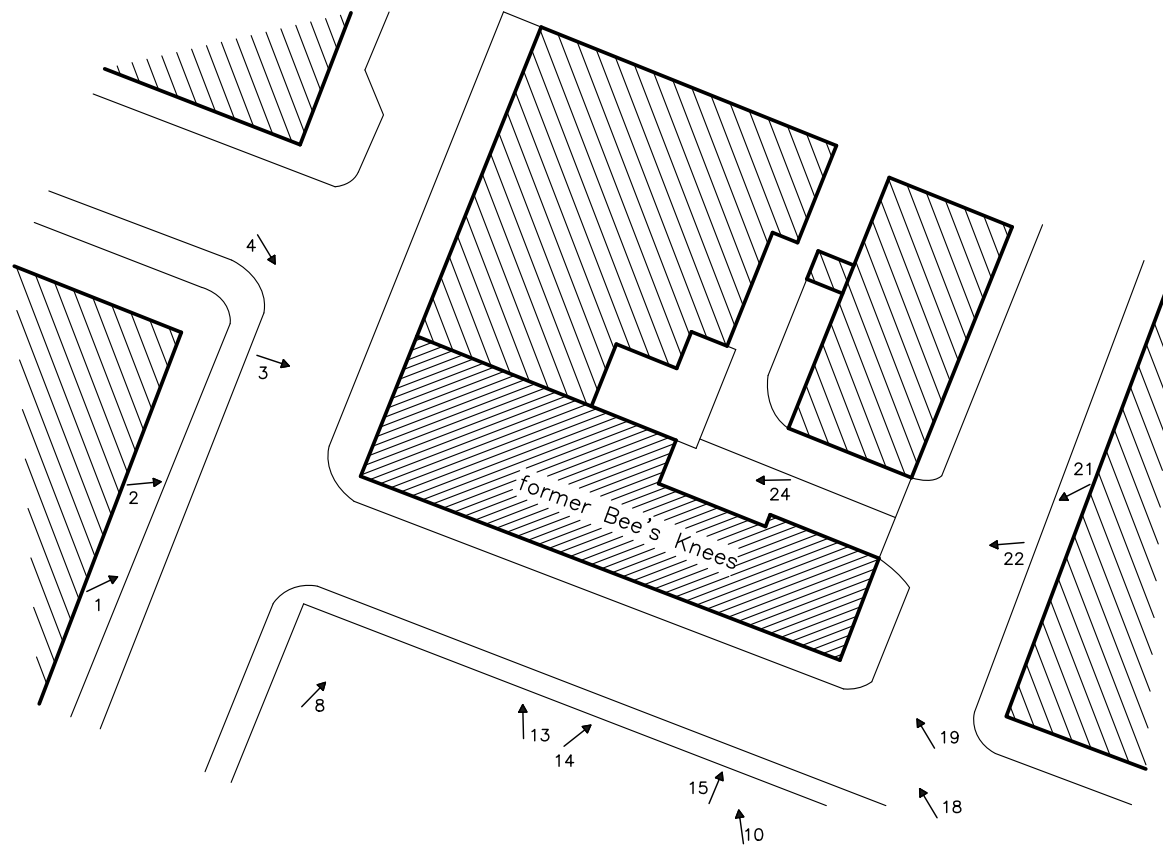
### **Complete list of photographs taken**

<b>Photo</b>	<b>Subject</b>
1	General view, from the south-west
2	View from the west
3	North-west, front elevation to St James' Street
4	View from the north
5	Main entrance, St James' Street
6	Rear view of front door, to St James' Street entrance
7	Detail of stone cornice (rainwater trough)
8	Holme Street elevation, from the south-west
9	General view, from the south
10	Holme Street elevation, from the south-east
11	Upper entrance in Holme Street elevation
12	Lower entrance in Holme Street elevation
13	Upper part of Holme Street elevation, from the south
14	Lower part of Holme Street elevation, from the south-west
15	Lower part of Holme Street elevation, from the south-west
16	Twelve-pane sash (probably original), top floor, Holme Street elevation
17	Inconsistent stonework at eaves, Holme Street elevation
18	General view, from the south-east
19	Dutton Street (south-east) elevation
20	Altered entrance, Dutton Street
21	General view, from the east across Dutton Street
22	Rear yard, off Dutton Street, looking north-west
23	Modern fire escape against north-east elevation (formerly rear doorway to stables)
24	Late nineteenth century extension at rear, looking north-west
25	Upright stone blocks in rear elevation, basement level, looking north-west
26	Ground floor: existing bar area, looking south-east
27	Ground floor: existing bar area (formerly stables/lofts), looking south-east
28	Ground floor: existing bar area, looking north-west
29	Ground floor: former Commercial Room, looking north
30	Ground floor: former Tap Room, looking east
31	Ground floor: modern staircase down to basement, St James' St end of building
32	Basement: truncated stairs up to ground floor from cellars, looking south
33	Basement: coal cellar, with chute at end from St James' Street
34	Basement: modern staircase in west cellar, looking north-west
35	Basement: north cellar, looking north (door to cupboard only)
36	Basement: east cellar, looking east (door to extension)
37	Basement: present bar area within former stables, looking east
38	Basement: present bar area within former stables, looking south-east towards former Dutton Street dwelling
39	Basement: detail of tiles to fireplace (early twentieth century), within bar area of former stables
40	Basement: lobby to Dutton Street entrance, with altered floor levels, looking east

- 41 Basement: existing floor within Dutton Street end, truncating lower level room beneath
- 42 Basement: modern staircase down to lower Holme Street entrance
- 43 First floor: corridor in main part of former hotel, looking south-east
- 44 First floor: north bedroom, looking north
- 45 First floor: east bedroom, looking north-east
- 46 First floor: corridor within former Club Room, looking north-west
- 47 First floor: void over later ceilings, in former Club Room
- 48 First floor: roof truss over former Club Room, now exposed over modern dance-floor
- 49 First floor: roof truss forming division between Club Room and Dutton Street dwelling, looking south-east
- 50 First floor: top floor of Dutton Street dwelling, looking south
- 51 First floor: roof truss over Dutton Street dwelling, looking south







↗ 1: photograph direction and number

50m



THE FORMER BEE'S KNEES  
(PREVIOUSLY THE DERBY HOTEL)  
ST JAMES' STREET, ACCRINGTON,  
LANCASHIRE (NGR: SD 75983 28518):  
LEVEL 2 HISTORIC BUILDING RECORD

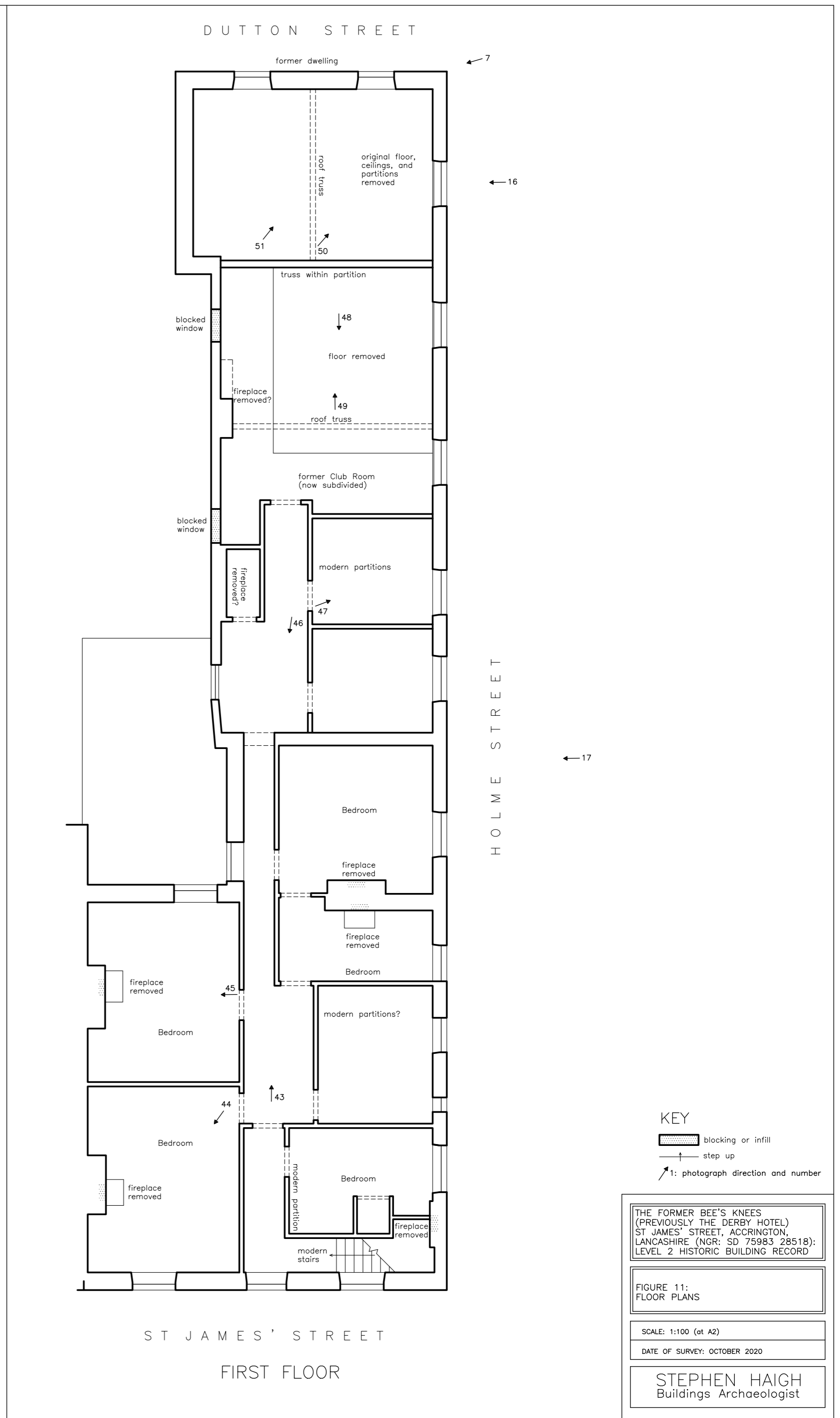
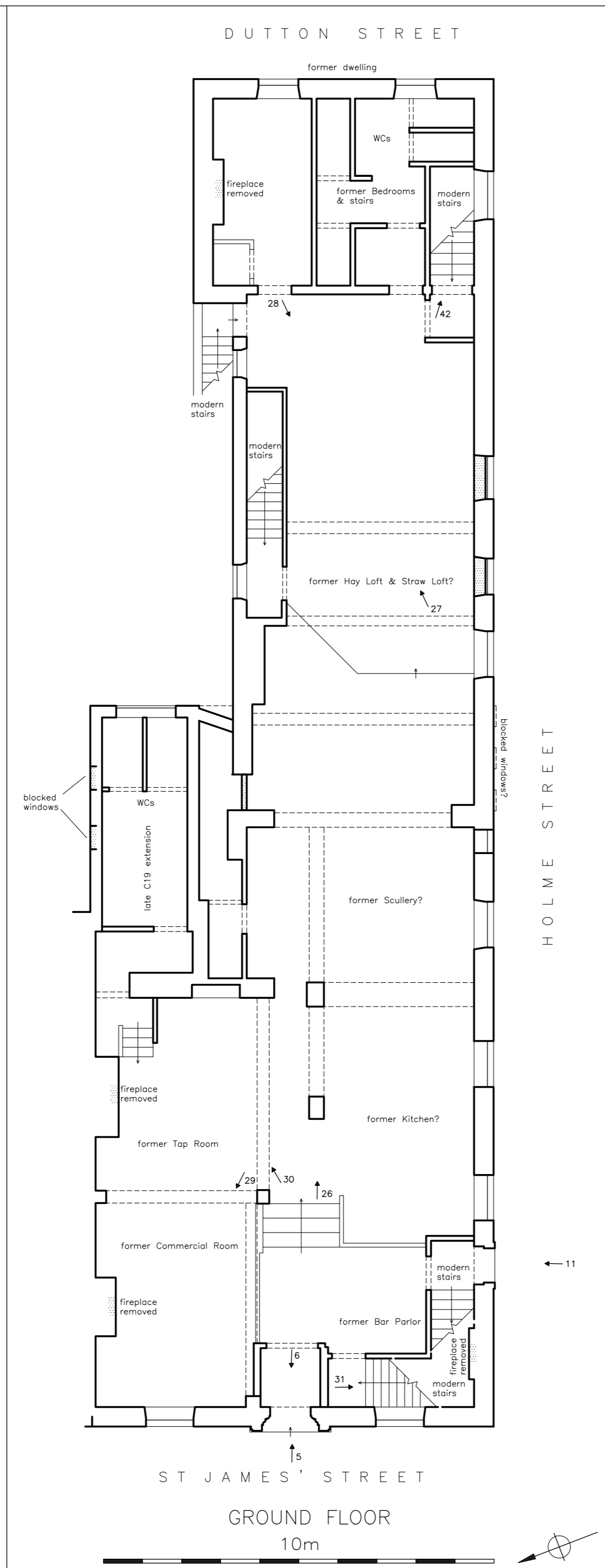
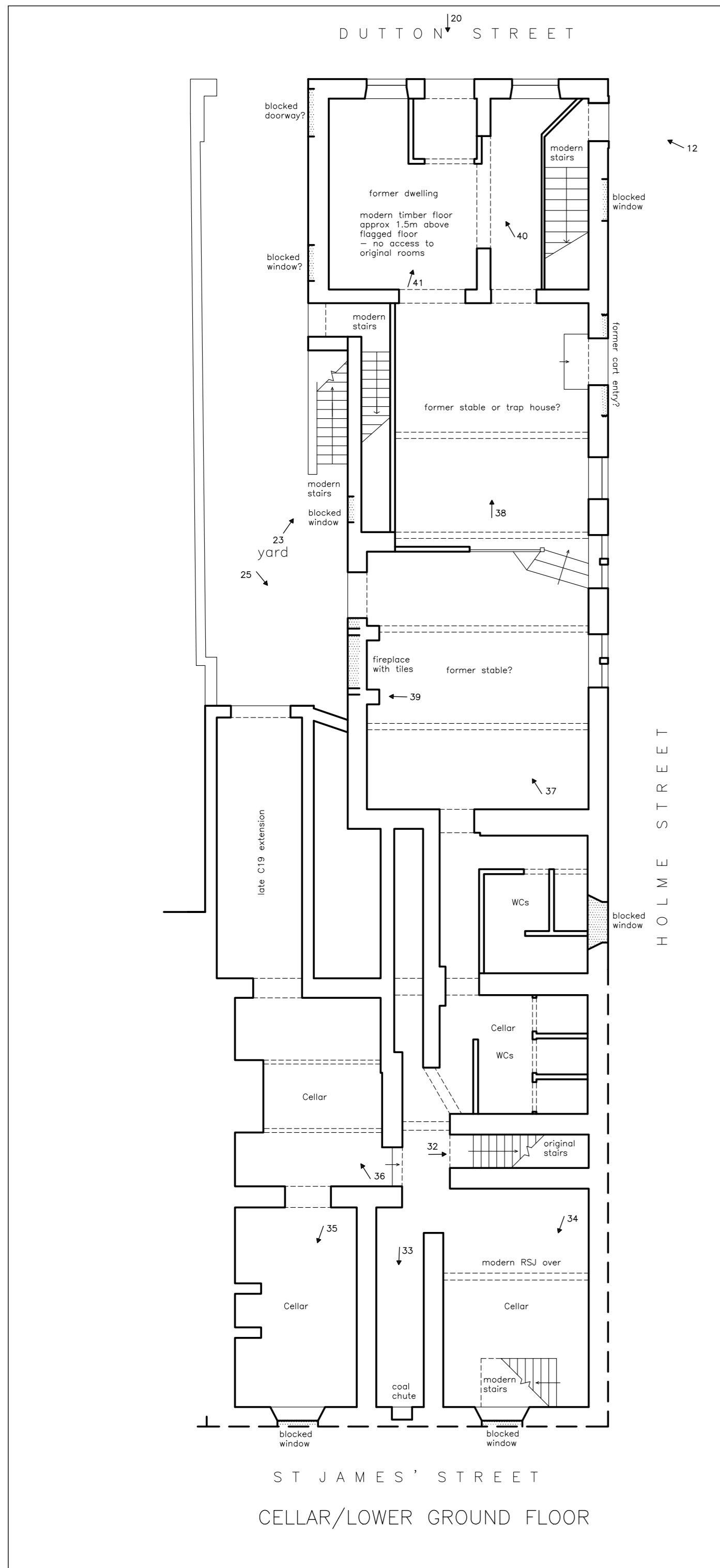
FIGURE 10:  
SITE PLAN  
WITH PHOTOGRAPH LOCATIONS

SCALE: 1:500 (at A4)

DATE OF SURVEY: OCTOBER 2020

STEPHEN HAIGH  
Buildings Archaeologist





**KEY**

█ blocking or infill

↑ step up

↖1: photograph direction and number

THE FORMER BEE'S KNEES  
(PREVIOUSLY THE DERBY HOTEL)  
ST JAMES' STREET, ACCRINGTON,  
LANCASHIRE (NGR: SD 75983 28518):  
LEVEL 2 HISTORIC BUILDING RECORD

FIGURE 11:  
FLOOR PLANS

SCALE: 1:100 (at A2)

DATE OF SURVEY: OCTOBER 2020

STEPHEN HAIGH  
Buildings Archaeologist





Photo 1: General view, from the south-west



Photo 2: View from the west



Photo 3: North-west, front elevation to St James' Street



Photo 5: Main entrance, St James' Street



Photo 7: Detail of stone cornice (rainwater trough)



Photo 9: General view, from the south



Photo 10: Holme Street elevation, from the south-east

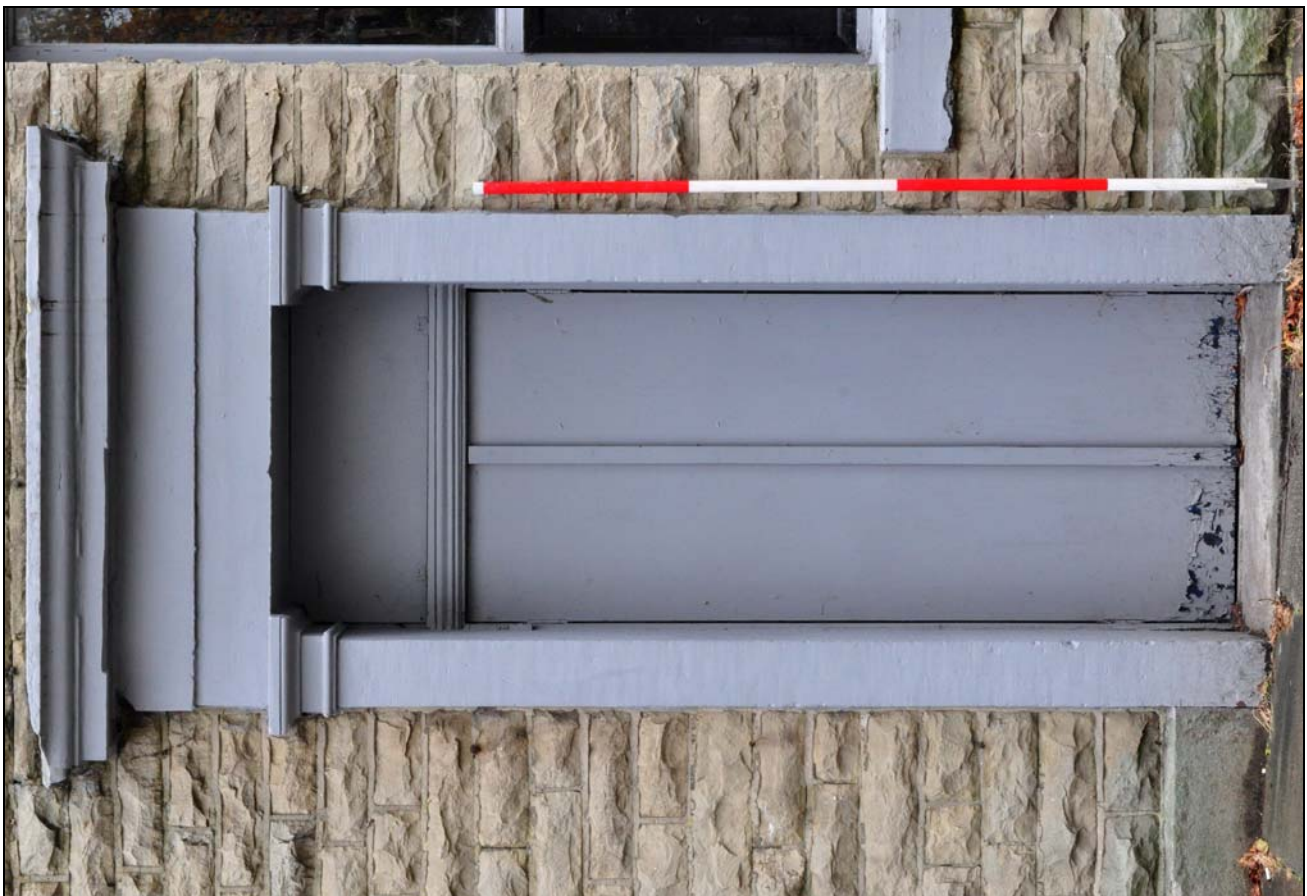


Photo 11: Upper entrance in Holme Street elevation





Photo 13: Upper part of Holme Street elevation, from the south



Photo 14: Lower part of Holme Street elevation, from the south-west



Photo 16: Twelve-pane sash (probably original), top floor, Holme Street elevation



Photo 17: Inconsistent stonework at eaves, Holme Street elevation



Photo 19: Dutton Street (south-east) elevation

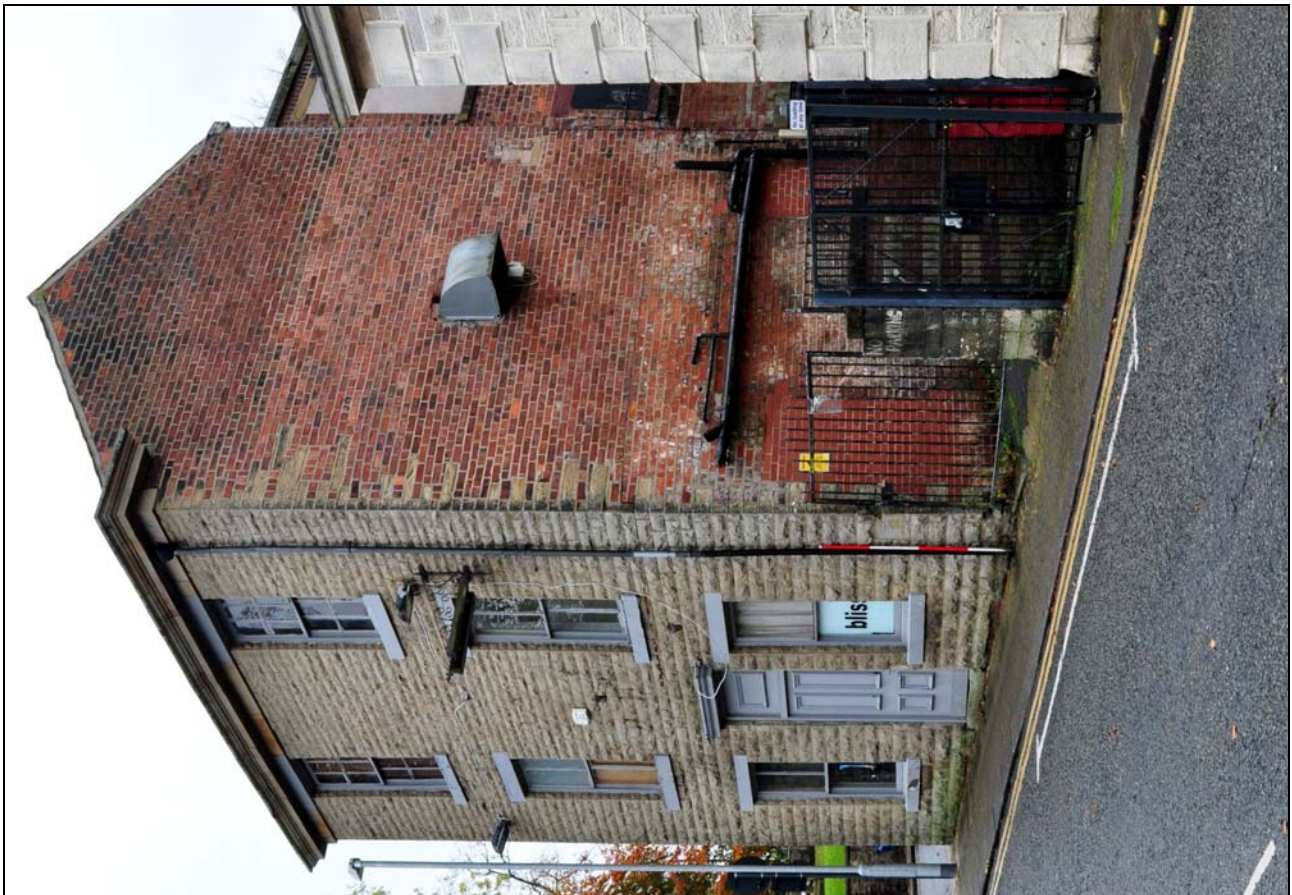


Photo 21: General view, from the east across Dutton Street

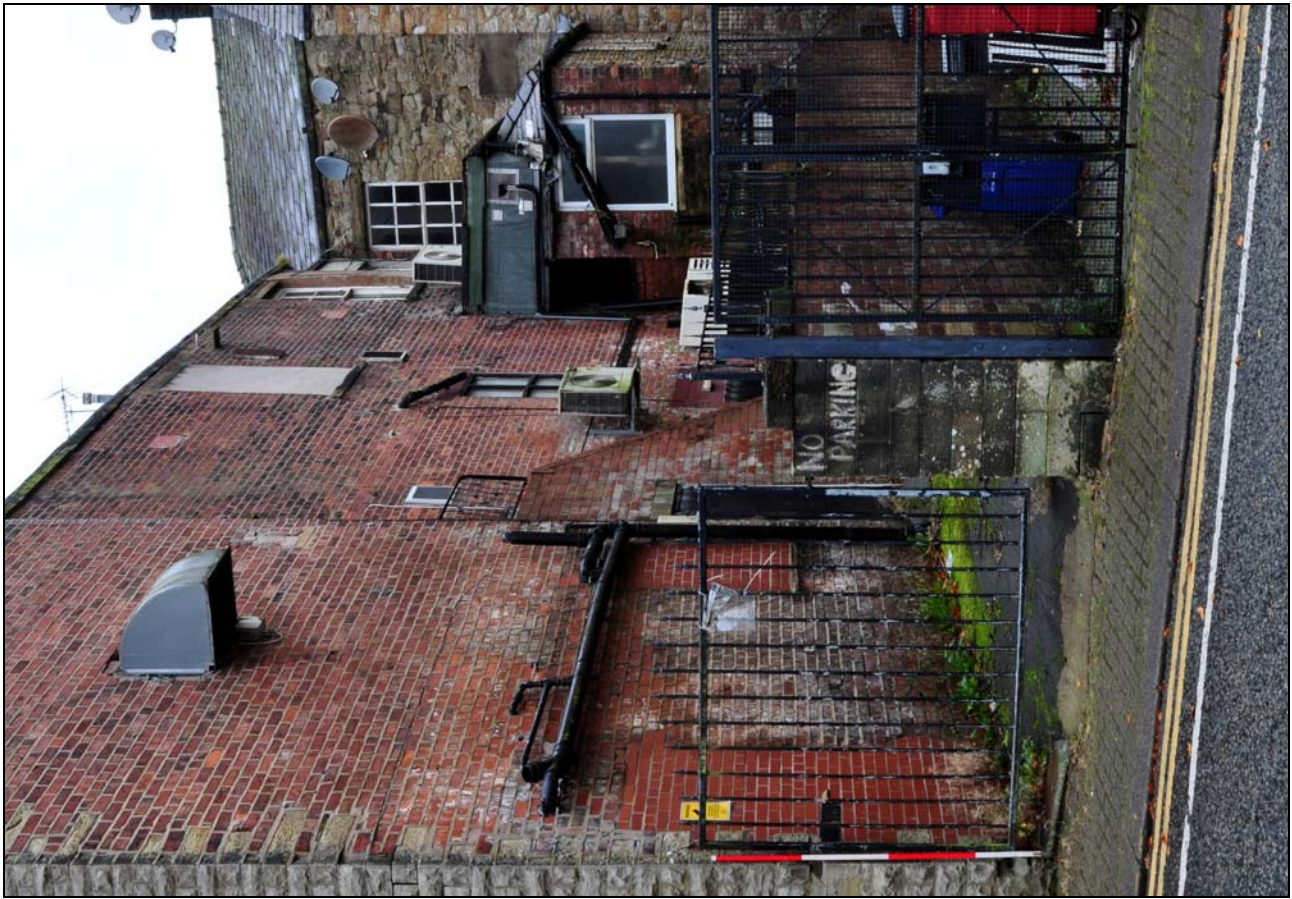


Photo 22: Rear yard, off Dutton Street, looking north-west



Photo 24: Late nineteenth century extension at rear, looking north-west



Photo 26: Ground floor: existing bar area, looking south-east



Photo 27: Ground floor: existing bar area (formerly stables/lofts), looking south-east



Photo 29: Ground floor: former Commercial Room, looking north



Photo 32: Basement: truncated stairs up to ground floor from cellars, looking south



Photo 33: Basement: coal cellar, with chute at end from St James' Street



Photo 34: Basement: modern staircase in west cellar, looking north-west



Photo 37: Basement: present bar area within former stables, looking east



Photo 40: Basement: lobby to Dutton Street entrance, with altered floor levels, looking east





Photo 43: First floor: corridor in main part of former hotel, looking south-east



Photo 44: First floor: north bedroom, looking north



Photo 47: First floor: void over later ceilings, in former Club Room

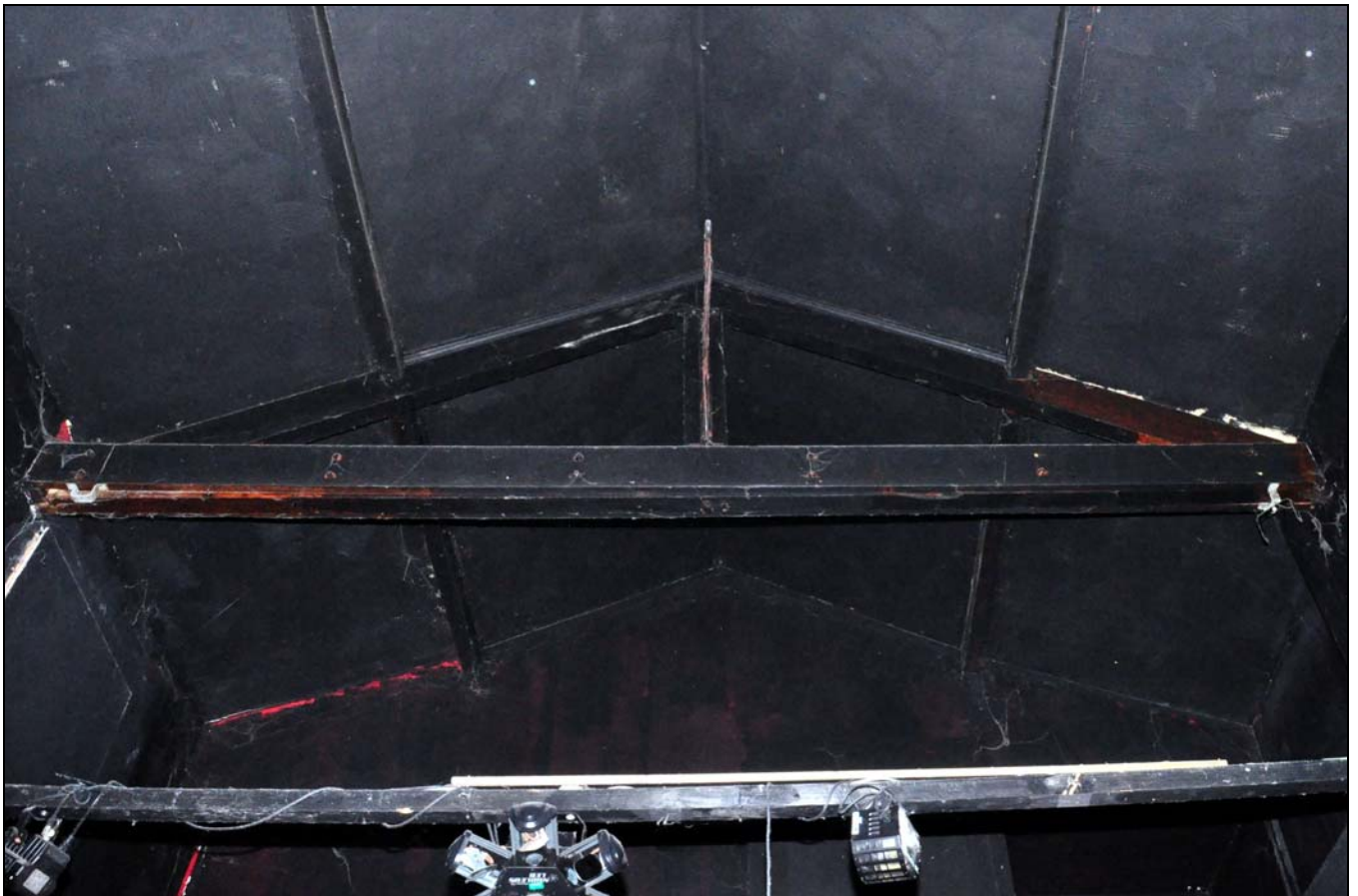


Photo 48: First floor: roof truss over former Club Room, now exposed over modern dance-floor

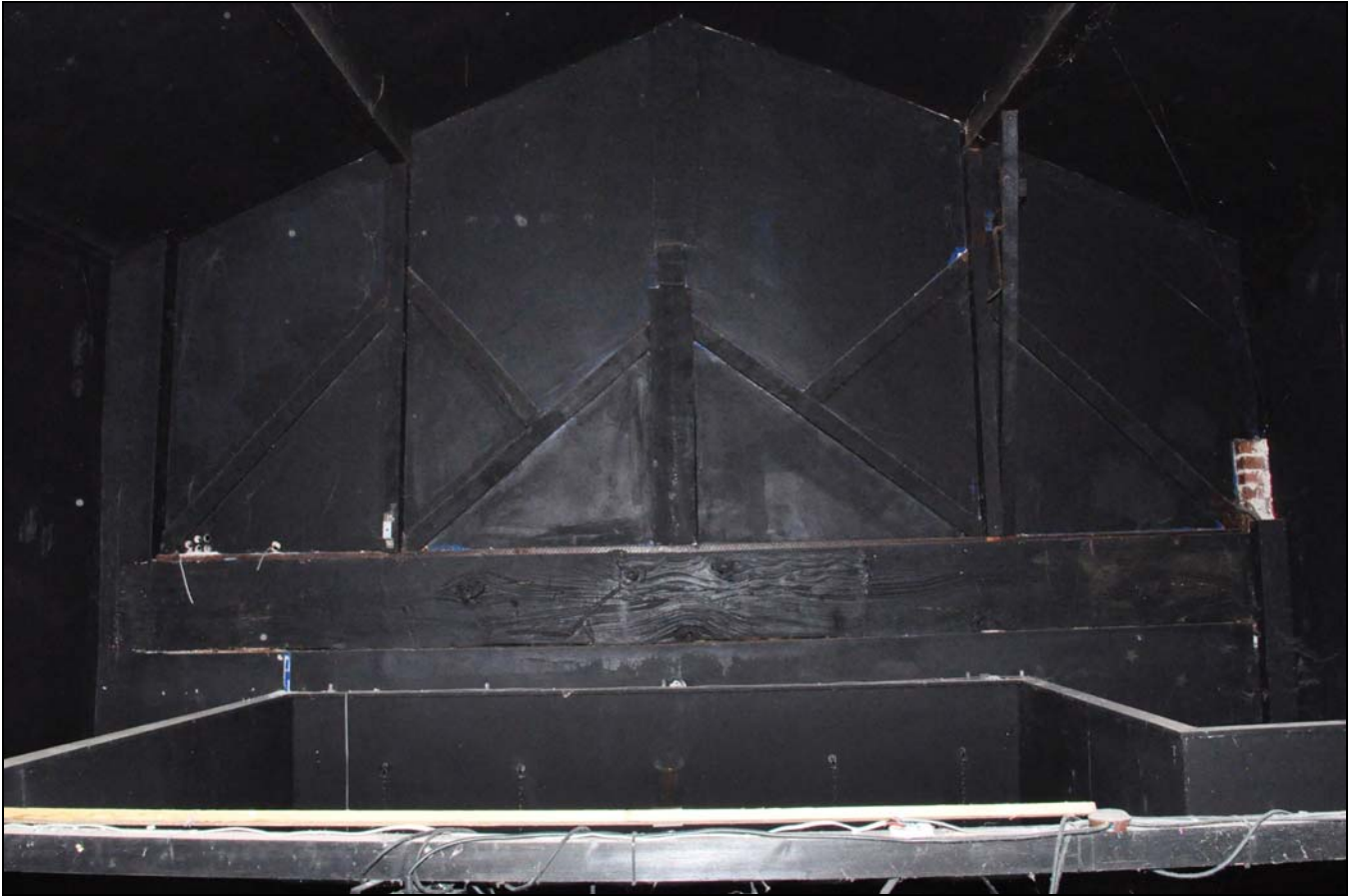


Photo 49: First floor: roof truss forming division between Club Room and Dutton Street dwelling, looking south-east



Photo 50: First floor: top floor of Dutton Street dwelling, looking south