

# **NAZARETH HOUSE, PRESTON NEW ROAD, BLACKBURN**

## **An Archaeological Assessment**

*by J. M. Trippier Archaeological and Surveying Consultancy*



April 2007

*Clients: Wyngates Property Services Ltd.*



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## **NON TECHNICAL SUMMARY**

An archaeological assessment of Nazareth House, Preston New Road, Blackburn was carried out in March 2007 by J. M. Trippier Archaeological and Surveying Consultancy on behalf of Wyngates Property Service Limited prior to partial redevelopment of the site. The site currently contains modern buildings used as a convent, chapel and care home by the Sisters of Nazareth. The modern buildings presently occupying the site were not studied. The aims of the study were to assess the likely survival of remains from previous occupation of the site and their importance and to make any recommendations for further archaeological recording prior to the re-development of the site.

A search of the known archaeological features in the area was carried out together with a search of documentary and cartographic sources and a walk-over survey of the site. It was considered that due to the steep gradient of the site and subsequent siteworks and redevelopment the potential for the survival of remains from the prehistoric, Roman and medieval periods was low. The use of the land for agricultural purposes and stone quarrying during the post-medieval period was identified but is not considered to warrant further investigation.

An historical and archaeological context for a mid 19<sup>th</sup> century house, Beardwood Cliff, and its gardens which formerly occupied the site was identified. It was noted that, as this was built by Daniel Thwaites, a member of a local well-known brewing family and M.P., it was of local significance and it was recommended that an archaeological recording of the surviving remains of the gardens be carried out before the site is redeveloped.

## **ACKNOWLEDGEMENTS**

The documentary research and drafting of the report was carried out by Ms Rhona Finlayson BA (hons). Mr. J. Trippier BA (hons), MRICS, PIFA edited the report and managed the project.

Thanks are due to the staff of the NMR for providing material from the NMR; to Ken Davis, the SMR officer at Lancashire County Council for his assistance in providing material from the SMR and to the staff of Blackburn Local Studies Libraries and Archives Services for their assistance in providing information for the documentary research and for the permission of the Community History Department of Blackburn Central Library to reproduce the photographs in their collection of Beardwood Cliff.

## **1. INTRODUCTION**

- 1.1 An archaeological desk-top assessment and walk-over survey was carried out prior to the redevelopment of Nazareth House, Preston New Road, Blackburn (NGR SD 65802950). Nazareth House comprises the convent of the Sisters of Nazareth and a substantial care home for older people. The redevelopment proposals are to demolish the existing convent and outbuildings and to provide a new convent and extra care apartments on the northern part of the site. The existing care home and the chapel will be retained. The assessment was carried out on behalf of Wyngates Property Service Limited by J. M. Trippier Archaeological and Surveying Consultancy in March 2007.

## **2. AIMS AND OBJECTIVES**

- 2.1 The aims and objectives of the study were to carry out a review of the historical and archaeological reports, original records and finds relating to the study area and a walk-over survey of the site in order to assess the potential of the site for archaeological remains and make appropriate recommendations for further archaeological work.

## **3. METHODOLOGY**

- 3.1 The historical and archaeological background to the area was studied via a variety of media. The National Archaeological Record (NMR) and the Sites and Monuments Record (SMR) of Lancashire County Council were consulted to identify the location of any known archaeological monuments, find spots and identify previous archaeological work carried out in the area. The Local Studies Library at Blackburn Central Library was consulted for cartographic and documentary data. Works of historical and archaeological synthesis were also consulted. This assessment considered all the archaeological information relevant to the study area and makes reference to any important sites in the vicinity.
- 3.2 Nazareth House was visited in March 2007 to enable a visual inspection of the site and surrounding area to be carried out. A photographic record (Appendices 4-5) was made of surviving features of archaeological interest which have been marked on a plan and listed in a gazetteer (see Appendix 3). A photographic record was made using a 35mm camera loaded with Ilford HP5 film to enable the production of 5"x 7" monochrome prints. High quality digital images were created for use in this report. A 2 metre ranging rod, discretely positioned, was included in general shots sufficient to independently establish the scale of all elements of the buildings and structures.
- 3.3 The project was carried out in accordance with the recommendations of *The Management of Archaeological Projects* 2<sup>nd</sup> ed. 1991 and the Institute of Field Archaeologists' *Standard and guidance for archaeological desk-based*

*assessment* (1994. Revised, September 2001). This assessment should not be regarded as a full archaeological record.

#### **4. SITE LOCATION AND GEOMORPHOLOGY**

- 4.1 The site lies in Beardwood, some 3km to the north-west of the town of Blackburn and to the south of the large village of Mellor. It is located at national grid reference NGR SD 65802950 (centred). It is pointed up by the red arrow on the location plan Fig.1 and is edged red on the site plan at Fig.2. Positioned on the western edge of the Pennine Hills, the underlying solid geology of the area consists of rocks of the Silesian Upper Carboniferous series with Lower Westphalian coal measures (IGS 3<sup>rd</sup> edn. 1979). The hills surrounding Blackburn are generally formed of Carboniferous sandstones and in the Feniscowles/Pleasington area to the west of the town there are extensive sand deposits. The Carboniferous sandstones usually occur as gritstones and include Revidge Grit and rocks of the Holcomb Brook series. The drift cover consists primarily of glacially-derived head and till deposits, mainly of the Rimington Association (Lancashire County Council 2005, 14).

#### **5. ARCHAEOLOGICAL AND HISTORICAL BACKGROUND**

- 5.1 Within the boundaries of the development site no buildings or below ground deposits have statutory protection. The site falls within the study area of the Lancashire Historic Towns Survey (Lancashire County Council 2005) but otherwise has not been the subject of previous archaeological investigation. No archaeological investigation accompanied the modern housing developments adjacent to the site.
- 5.2 There are two parks and gardens listed on the Register of Parks and Gardens of Special Historic Interest in the vicinity:-
- i) Corporation Park (PRN19127 - MLA19089) laid out in 1857 (GD 2734). Corporation Park developed in the mid 19<sup>th</sup> century is contemporary with the development of the site as a detached residence (Beardwood Cliff) and reflects the development of areas away from the industrialised centre of Blackburn funded by an affluence derived from the profits of industry.
  - ii) Woodfold Park (PRN19128 - MLA19090) an 18th century park land laid out to accompany Woodfold Hall (GD 2645).
- 5.3 There are four Scheduled Monument in the vicinity:-
- i) Roman Road from Manchester to Ribchester (PRN26144 ) (SM12154).
  - ii) Witton Old Hall (SM11248)
  - iii) Earthworks of Roman signal station or fortlet on Mellor Moor (SM27675)
  - iv) Pleasington Alum Works (SM27832)

- 5.4 A search of the records of the Lancashire Sites and Monuments Record located only one record within the boundaries of the development site. This was a post-medieval sandstone quarry (LSMR PRN 6539) which is shown on the first edition 6" OS map, 1848. In 1858 a large detached house, Beardwood Cliff, set in generous landscaped and gardened grounds was constructed on the site (BLSL, mss M12) and is shown on the 1894, 2<sup>nd</sup> edition 6" OS map and the 1<sup>st</sup> edition 25 " Map of the same date.
- 5.5 A wider search of the SMR record, covering a study area within a radius of c. 3km from the site, but excluding Blackburn town centre, and a search of documentary material from a number of sources has allowed a history of the site, within the context of its immediate locality, to be described and the potential for surviving archaeological deposits to be assessed.
- 5.6 A number of round barrows and burial cairns have been recorded in the hills surrounding Blackburn and these have produced evidence of Bronze Age burials. Within the study area a cinerary urn was found below a tumulus at Revidge to the west of the site (LSMR PRN 141) and a Bronze Age inured cremation (LSMR PRN 118) and a possible cremation pyre site (LSMR PRN 7862) have been recorded at Pleasington Cemetery, to the south of the site. Evidence of prehistoric activity has also been located, in antiquity, at Mellor, to the north of the site where a Bronze Age stone axe hammer (LSMR PRN 159), and a prehistoric flint arrowhead (LSMR PRN 160) were recovered. A possible Bronze Age mound (LSMR PRN 20296) was also recorded close to the site of the war memorial, off Mellor Brow Road, c. 2km to the north-west of the site.
- 5.7 Blackburn lies on the course of a Roman road, the surface of which was still visible in places as recently as the later nineteenth century (Lancashire County Council 2005, 8). The route of the road (LSMR PRN 15509, 26144) between Ribchester and Manchester runs c 2km to the east of the site. Some evidence of Roman activity has been recorded to the north-east of the site at Mellor Moor. Earthworks which may represent a Roman signal station (LSMR PRN 161) on the line of the road have Scheduled Monument status (no. 27675) and have been dated to 80 AD (Scheduled Monument notification 1995). Other undated linear earthworks nearby (LSMR PRN 1949 and 1950) have been recorded and a stone altar of Roman date (LSMR PRN 2603) was also found on Mellor Moor.
- 5.8 The root of the place-name 'Blackburn' or *Blacheburne* as it is referred to in the Domesday Survey of 1086 is an Anglo-Saxon topographical description meaning 'the black stream' (Ekwall 1972, 74). Many place names in the locality also have Saxon origins with the name Beardwood deriving from the Saxon *Beorh wuda*, the wood on the hill (Abram 1877, 6) or alternatively *Bearda worth* meaning Bearda's homestead (Cole 1981).
- 5.9 In c.1347 it was claimed that Blackburn was one of the three early churches built in east Lancashire; a tradition of the church having a foundation date of AD598 subsequently developed (Lancashire County Council 2005, 8). It has been suggested that an undated earthwork (LSMR PRN 103) may represent the location of an early medieval church at Mellor Moor, but there does not appear

to be any further evidence to substantiate this speculation. Demolition of the medieval parish church of Blackburn in 1820 led to the discovery of reused masonry exhibiting Romanesque characteristics (LSMR PRN 980) suggesting the former presence of a late eleventh/early twelfth century church on the site. This Norman church may have been the successor to an earlier foundation. This would indicate that locally Blackburn was already a place of some importance, probably as the centre of a significant estate.

- 5.10 Blackburn gave its name to Blackburnshire an important territorial division in early medieval north-west England. Its importance is emphasised by the fact that it was a royal manor both before and after the Norman Conquest. At the time of the Conquest 'Blackburnshire' was one of the six hundreds, or administrative units, into which that part of Lancashire between the Rivers Ribble and Mersey was divided.
- 5.11 After the Conquest the Hundred of Blackburn was given by the King to Roger de Poitou who granted it to Roger de Busli and Albert Greslet (Baines 1867, 337). However by 1102 the Hundred was in the hands of the de Lacys and their lordship based on Clitheroe is widely regarded as the successor to the hundredal estate of Blackburn (Kenyon 1991, 162). The de Lacys held the *Honor of Clitheroe* until 1311 when it became part of the Duchy of Lancaster and subsequently passed to the Crown as more fully described by Baines (1867).
- 5.12 By 1311 the manor of Blackburn was held from the de Lacys by John de Hulton and the Abbot of Whalley (Smith 1961, 43). In 1330 the de Hulton moiety was sold to the Radcliffe family, from whom it passed to the Bartons and then to Viscount Fauconberg whose descendant, Thomas Bellasys, sold it in 1721 to William Baldwin, Henry Feilden and William Sudell (Farrer and Brownbill 1911, 246). These were men of local yeoman families who had recently risen in wealth and status as a consequence of involvement in the textile industry (Beattie 1992, 29). By the early nineteenth century the whole of the manor had passed into the hands of Joseph Feilden by inheritance and purchase, (Farrer and Brownbill 1911, 246).
- 5.13 The Hundred of Blackburn was valued in 1341 at £1073 4s 3d, and in this valuation return it was declared that there are no boroughs in the Hundred and no persons living by trade or merchandise there (Baines 1867, 633), indicating the strongly agricultural character of the area in the medieval period. Blackburn may, nevertheless, have been the market for the large district covered by its parish and was probably a nucleation of some significance by the thirteenth century, but not especially urban in character before the sixteenth century. The settlement pattern would have been dispersed, the landscape being dominated by scattered farms with possible small grouped settlement around manor farms (Lancashire County Council 2005, 8).
- 5.14 The earliest documentary reference to *de Berdworthe* occurred in 1258, and again in 1296 and 1305, when it is referred to in the manorial accounts (Ekwall 1972, 74). In 1311 Alan Disteshca held 20 acres of land in Berdworth for 3s 6d pa and John de Blackburn held 28 and a half acres in Beardwood Green for 14s3d pa, both directly from the de Lacys (Smith 1961, 11). Nothing is known of the occupants of Beardwood until the 17<sup>th</sup> and 18<sup>th</sup> centuries when the



Dewhurst family are reported as residing in Beardwood Green (Abram 1877, 260-70).

- 5.15 There is no specific evidence for medieval settlement within the boundaries of the site. However there are a number of manor houses and farm houses within the study area which have medieval origins and other surviving 16<sup>th</sup>-17<sup>th</sup> century buildings may in some cases represent replacement farm houses and associated agricultural buildings at sites where occupation may date from the medieval period. These are tabulated below.

Post-medieval buildings within the study area with possible medieval origins

Name	LSMR no.	NGR	Date	Listing	Notes
Stanley House, Manor House at Mellor	PRN 1737	SD64569 29928	late 16 <sup>th</sup> or early 17 <sup>th</sup> century	Listed Grade II*	Manor House at Mellor
The Old Farmhouse Pleasington	PRN 1745	SD 64600 26970	1587	Listed Grade II*	Pleasington Old Hall Pevsner 1969, 191
High Twist Field Farmhouse	PRN 10213	SD 64490 27810	16 <sup>th</sup> century	Listed Grade II	Pleasington
Witton Old Hall		SD 6643 2724	13 <sup>th</sup> century origins	National SM no. 34981	Once part of the pre-Conquest manor of Billington
Farmhouse at Coo Hill	PRN 970	SD 66310 27640	1444		Documentary evidence, no remains
Lee Farm	PRN 1742	SD 63990 28000	17 <sup>th</sup> century		
Ardley Farm	PRN 1738	SD 64950 29350	16 <sup>th</sup> /17 <sup>th</sup> century		19 <sup>th</sup> century restoration
Haydock Fold	PRN 10220	SD 65190 27630	17 <sup>th</sup> century	Listed Grade II	Farmhouse off Billinge Lane
Lower Reaps Farmhouse	PRN 17971	SD 66110 30210	16 <sup>th</sup> /17 <sup>th</sup> century	Listed Grade II	
Beardwood Farmhouse	PRN 26853	SD 66426 29231	16 <sup>th</sup> /17 <sup>th</sup> century		Beardwood Fold
Beardwood Farmhouse formerly Beardwood Tenement Farm	PRN 4866	SD 66420 29230	16 <sup>th</sup> /17 <sup>th</sup> century		Beardwood Fold
3 terraced houses, 1- Beardwood Fold is a cruck framed farmhouse	PRN 10297	SD 66360 29267	16 <sup>th</sup> /17 <sup>th</sup> century	Listed Grade II	Beardwood Fold

There is likely to have been medieval settlement of at least a farmstead to the east of the site at Beardwood Fold to the east where Beardwood Farmhouse, Beardwood Tenement Farm and a cruck framed farmhouse have 16<sup>th</sup> -17<sup>th</sup> century dates and possibly at Toad Hole ('Th'old hall'?) to the west (Lancashire County Council 2005 Fig. 7). Lower Reaps Farmhouse (LSMR PRN17971), which lies 0.5km to the north also has a 16<sup>th</sup> or 17<sup>th</sup> century date.

- 5.16 Parish registers indicate that in the 17<sup>th</sup> century there were about twelve families living in the Beardwood and nearby Billinge Scar locality indicating that the settlement pattern resulting from an economy based on agriculture remained consistent into the post medieval period. Cartographic evidence of William Yates map of Lancashire in 1786 (Fig. 3) shows a substantial group of buildings at Beardwood (presumably Beardwood Fold) at the head of a stream which flowed south-west into the River Darwen in the Hoghton area and on the road from Blackburn towards Samlesbury and Preston. Toad Hole ('Th'old hall?') is also shown to the west of Beardwood and to the south of the road. The subject site would have therefore lain in open country between these two settlements in the late 18<sup>th</sup> century
- 5.17 The road to the south of the site, Preston New Road is shown as a medieval routeway from Preston (Lancashire County Council 2005 Fig. 7). Between 1754 and 1842 there were 13 turnpike acts affecting roads through the area that came to form the later nineteenth century borough of Blackburn. The earliest turnpikes in the Blackburn vicinity comprised existing roads that were upgraded with limited re-routing. In 1755 the Preston Old Road, via Hoghton and Livesey, was improved through diversions, widening and new bridges, but it remained a meandering 11-mile route to Preston. This distance was reduced to 8 miles in 1825 with the opening of the Preston New Road (Abram 1877, 240). A comparison of Yates map of 1786 with the 1<sup>st</sup> edition OS map dated 1848 indicates that the route of the new road clearly takes a number of alterations from that of the old road. One of these occurs as the road passes the site where it diverts sharply to the south to avoid Beardwood Fold.
- 5.18 The first edition OS map of 1848 (Fig 4) shows a number of quarries in the area. Of specific interest is the sandstone quarry (LSMR PRN 6539) located within the development site towards its eastern side (see para. 5.4 above). This may have been 'Mr. Forrest's quarry' mentioned in conjunction with the building of Preston New Road, and it likely provided the stone for some of the new houses to be built in the area (Cole 1981).
- 5.19 A sketch of a bobbin shop on Preston New Road at the foot of Dukes Brow c. 1853 (BLSL, E02 REV) is an indication of the development of the locality from a purely agricultural economy to the introduction of weaving and associated trades in the area and there were at least two weavers at Beardwood by 1762 ([www.a2a.org.uk/](http://www.a2a.org.uk/) PR1558/1). The 1841 census shows there to be 12 farmers and 383 cotton weavers in the Beardwood-Revidge area (Cole 1981) and is a reflection of the development of Blackburn as a "cotton town" ([www.cottontown.org](http://www.cottontown.org).)
- 5.20 In the 19<sup>th</sup> century the wealthiest of the population moved away from the industrialised area of Blackburn centre and substantial detached villas set in large gardens were erected on the higher ground overlooking the town along Preston New Road and around Corporation Park (Beattie 1992, 60-1, Winchester 2006, 144). In this favoured area Beardwood Mansion and Beardwood Hall were built in the 1830's (Cole 1981; OS 1848). The subject site

formed the plot for a building of this type in 1858 when another detached house, Beardwood Cliff, was set in gardens here (see below for detailed description of this building and grounds). Beardwood Cliff was constructed for Daniel Thwaites, the brewer, and the Thwaites family owned land extending along both sides of Preston New Road (BLSL E02 REV). The 2<sup>nd</sup> edition OS map, 1894 clearly shows the increase in large plots and gardens along Preston New Road. The late 19<sup>th</sup> century also saw the growth of middle class housing, in the form of groups of semi-detached houses, the development of which began here in 1889 and continued through to the early 20<sup>th</sup> century (Lancashire County Council 2005, 72). Further new housing developments occurred after Yew Tree Drive was constructed in the 1920's (Cole 1981).

### **Daniel Thwaites**

- 5.21 The Daniel Thwaites, who built Beardwood Cliff, was born in 1817 and was the son of another Daniel Thwaites who began brewing at Eanam, Blackburn in 1807 ([www.thwaites.co.uk/Bicentenary.htm](http://www.thwaites.co.uk/Bicentenary.htm)). The brewery continues to be a successful business which has remained under Thwaites family control until the modern day (Dunn 1986, 201). It has been suggested that the father of Daniel Thwaites senior may have been one of the founders of the brewery (Blackburn Times 22/9/1888) but, as he and his wife were buried in Threlkeld Churchyard, Cumbria (Blackburn Times 18/11/1933), this seems unlikely. Daniel Thwaites junior (Daniel Thwaites II) was the 2<sup>nd</sup> of three brothers who inherited their father's business on his death in 1843. Thomas, the eldest, soon retired from the business and John, the youngest, who also had built a house called 'Troy' on Preston New Road, followed in 1858 leaving Daniel in sole control. In 1858 Daniel Thwaites II also built his own detached villa on Preston New Road at Beardwood Cliff (Blackburn Times 18/11/1933). A year later, in 1859, Daniel married Eliza Amelia, daughter of George Fredrick Gregory of Repton Priory and sometime Master of Repton School, Derbyshire. It was from his father-in-law that Daniel eventually acquired Woodfold Hall, Mellor, Blackburn, an 18<sup>th</sup> century country house with extensive grounds which had been built by Henry Sudell from the profits the weaving trade (Blackburn Times 22/9/1888 & [www.cottontown.org](http://www.cottontown.org)). Woodfold Hall was eventually occupied by Daniel's daughter and heiress, Mrs. Yarborough (see para.5.22 below) (Cole 1981, 21). However following his marriage Daniel built a new family home at Billinge Scar on the south side of Preston New Road. Interestingly the 1861 and 1871 census returns show an unmarried Daniel Thwaites, aged 30 and 40 respectively, as the head of household at Beardwood Cliff; was this perhaps the son of one of Daniel II's brothers who had take over the house following his uncle's move to Billinge Scar?
- 5.22 Daniel II and his brothers were all involved in local politics and became ward councillors following the incorporation of the borough of Blackburn in 1851. After three years in public life Daniel returned to his business with such success that, at the time of his death in 1888 he was, reputedly, 'one of the richest men in England' (Blackburn Times 22/9/1888). By 1864 the family were chiefly residing at their London house at 14 Queensgate, Kensington where Daniel's

daughter and heiress, Elma Amy, was born (Blackburn Times 18/11/1933). In 1875 Daniel became a Conservative M.P. for Blackburn, a position that he held until 1880. In that year he acquired the Freeby landed estate at Melton Mowbray in Leicestershire and also became a J.P. and Deputy- Lieutenant of that County. In August 1888 Elma Amy was married to Robert Armstrong Yarborough, MP for Chester, and it is from this family that the current ownership of the Thwaites brewery descends ([www.thwaites.co.uk/Bicentenary.htm](http://www.thwaites.co.uk/Bicentenary.htm)). Following the wedding Daniel retired to his new house at Barwhillanty, Kirkudbrightshire where he died a month later on 21 September 1888. He was buried in the Churchyard at Mellor where he had also been Lord of the Manor (Blackburn Times 22/9/1888 and 18/11/1933).

### **Beardwood Cliff**

- 5.23 After two decades of Thwaites family involvement at Beardwood Cliff the house was apparently sold to John Thompson who was listed as residing there with his family in the 1881, 1891 and 1901 censuses. In the first two censuses he was described as a cotton merchant and in 1901 as a cotton manufacturer. In 1891 John Thompson & Co Cotton Manufacturers are recorded at Audley Mill, Kent Street, Blackburn (Barrett, P & Co. 1891, 253). Audley Mill was erected as a weaving shed in 1859-60 by Thomas Copeland from whom John Thompson purchased it c. 1880. John appears to have been one of the sons of Richard Thompson who built Hollin Bank Mill, Bolton Road, Blackburn. John's company, J. Thompson & Co. Ltd., became part of *Lilford Weavers* in 1946 and weaving ended at Audley Mill in 1955. The mill was latterly used by the motor trade (Rothwell 1985, 40).
- 5.24 Unusually, Beardwood Cliff is described as being constructed of brick (BLSL, mss M12), whereas other large houses in Beardwood, such as Beardwood Hall (1830) were constructed of stone and Beardwood (1870) of brick with stone detail. Beardwood Cliff, a detached spacious building, was set in carefully laid out gardens, with pond and tennis courts. It included several outbuildings and some large glass houses. A lodge house stood at the foot of the driveway. The Italianate design of the house matched the style of a house built by Daniel Thwaite's brother, John, at nearby Troy. Pictures of the house and gardens at Beardwood Cliff, dating from c. 1890's, when it was owned by the Thompson family, show landscaped rock gardens, rose gardens, ornamental gardens, fountains, tennis courts, a summer house, kitchen gardens and glass houses ([www.cottontown.org](http://www.cottontown.org)). The interior of the house is shown in photographs to be of an elaborate style with ornate fireplaces, decorated plaster ceilings and large rooms including a billiards room ([www.cottontown.org](http://www.cottontown.org)). (See Appendix 2 for photographs)
- 5.25 Beardwood Cliff and its grounds are shown in some detail on the 1<sup>st</sup> Ed. OS 25" scale map of 1894 (Fig.5). The house is situated slightly to the north-east of the centre of the site which is accessed by a curving drive from Preston New Road. A subsidiary drive runs off the main drive close to its junction with the road and appears to provide access to the rear of the house. As it is today the site is well wooded between these two drives to the south-west of the house. On the map

there appears to be a newly planted row of trees along the south-east boundary of the site which has now grown into mature woodland. Just inside this boundary are two large rectangles. It is apparent that the northerly one is a tennis court and the southerly one a 'glade' amongst the trees. These are shown in the historic photographs at Appendix 2 and the modern photographs at Appendix 5. Just to the north of the southerly rectangle is a pond containing a fountain both of which are also shown in the two sets of photographs. These four features are all still extant. To the north of the tennis court is a substantial building which was probably the coach house and which is shown in historic photograph no.6 at Appendix 2. This has been demolished and a modern brick garage building stands on the site. To the north of the coach house were a number of cold frames, glasshouses and open spaces that must have formed the kitchen garden shown on historic photograph nos.6 & 7 at Appendix 2. Remnants of this still remain (see Walk-Over Survey at section 6). Nos.8 & 9 of the historic photographs shows rose and ornamental gardens. These could not be identified on site but were probably within one of the two open spaces to the south-west and north-west of the house.

- 5.25 The house became known as Nazareth house when the Sisters of Nazareth acquired Beardwood Cliff in 1917, moving from a property in St Alban's Place where they were first established in Blackburn 1912 (BLSL E02 REV). The Sisters of Nazareth used the building as a childrens' home and later a nursing home. Stables and a garage were converted into classrooms and dormitories and two of the rooms became a chapel. In 1988 Beardwood Cliff was demolished and replaced with a modern convent, Chapel and care home. The lodge house has also subsequently been demolished. ([www.cottontown.org](http://www.cottontown.org)).

## **6. WALK-OVER SURVEY**

- 6.1 The site, approximately rectangular in shape and measuring c. 200m x 150m, lies on a spur of high ground to the north of Preston New Road and slopes steeply down from the north to the south. Modern housing developments adjoin the west, north and eastern edges of the site. There is a stone wall along the north-east boundary of the site which is otherwise bounded by wooden lap fencing. The site is accessed by the two parallel drives noted at para.5.25 above which run south- west to north-east from Eden Park off Preston New Road. There are metal gates across the driveways into the Convent grounds. The southern part of the site, between the care home buildings and Eden Park is steep and well wooded. There is no evidence of any remains of archaeological or historic interest in this area. The eastern edge of the site is also well –wooded but more level than the southern part.
- 6.2 The central and northern parts of the site are currently occupied by modern buildings comprising the convent, chapel and care home. The convent and chapel buildings are located on a building platform cut out of the slope. In this area earlier deposits are likely to have been removed to a depth of at least 1.50m. The remainder of the site has been landscaped, with level areas created along the north-east and south-eastern sides of the site. These areas are now

grassed over with densely planted borders. This terracing will also have truncated earlier deposits. The surface of the former tennis court along the east side of the site is c.1m lower than the surrounding path.

- 6.3 Some elements of the gardens as they were laid out in 19<sup>th</sup> century survive along with a summer house next to the former tennis court and these are listed in an accompanying gazetteer and their locations are mapped (see Appendix 3).

## **7. ASSESSMENT OF ARCHAEOLOGICAL POTENTIAL AND RECOMMENDATIONS**

- 7.1 The suggested development of the site is unlikely to affect those monuments with statutory protection referred to at paras. 5.2 and 5.3 above or any other features of archaeological or historic interest which lie outside the curtilage of Nazareth House.
- 7.2 The site is located on a spur of higher ground which in view of recorded archaeological sites in the locality might suggest it as a site for prehistoric funerary activity although there is no evidence from the immediate vicinity.
- 7.3 The Roman route from Manchester to Ribchester and a signal station located on Mellor Moor could indicate a possibility of surviving Roman remains on the site. However the distance from the routeway (c. 2km), with no indication of Roman activity closer to the site, suggest that this possibility is unlikely.
- 7.4 The site lies to the north of an east- west routeway which may date from the medieval period and there is a likelihood medieval settlement in the locality. However the development site itself is likely to have been under agricultural use, possibly as pasture since the sloping topography of the site would not facilitate use of the plough. The nearest medieval settlement to the development site was probably a farmstead at Beardwood Fold some 500 m to the south-east.
- 7.5 The central and northern parts of the site have and subsequently been occupied by buildings while the remainder has been the subject of landscaping. The steeply sloping site has been terraced to form level platforms for building, the creation of gardens and a tennis court and parts of the site have been heavily planted with trees. The result of these activities will have truncated or at least disturbed any potential surviving archaeological deposits dating from the prehistoric to medieval period. An assessment of the potential for the survival of archaeologically significant remains on the site dating from these periods is that the likelihood of their survival is low, and the potential for their truncation or disturbance is high.
- 7.6 The earliest non-agricultural post-medieval activity on the site is a sandstone quarry. It is labelled on the 1st edition 6" OS map as being on the south-east side of the site. It may be that the area of the pond (feature **B** in the gazetteer) represents a remnant of the quarry although the latter's precise location could

not be located from a walk-over survey. The quarry has limited local archaeological significance and does not warrant further investigation.

- 7.7 In 1858 a large detached house, Beardwood Cliff, was constructed in the central area of the site. The house is of moderate local archaeological interest since it represents a typical example of the 19<sup>th</sup> century development of large building plots in areas outside of the industrialised centre of Blackburn by wealthy merchants and industrialists. Beardwood Cliff has the added local interest of having been built by Daniel Thwaites, a local brewer and then owned by the Thompson family whose wealth derived from the cotton industry in Blackburn. It is unlikely that any remains of this house itself survive since the modern care home, convent and chapel buildings occupy and extend beyond the footprint of the 19<sup>th</sup> century house. The entrance lodge house has also been demolished. The photographs of the house taken in the 1890's appear to be the only surviving record of the house (see Appendix 2).
- 7.8 The extensive gardens laid out when Beardwood Cliff was constructed are a representation of the grand style of mid 19<sup>th</sup> century residential development by wealthy local businessmen of national stature. The walk-over survey established that significant elements of the kitchen gardens as well as the tennis court and summer house, 'glade' and pond survive. These remains are detailed further in the gazetteer (see Appendix 3). In view of the local significance of the house and gardens it is recommended that a measured survey and photographic record of these surviving remains be completed before development takes place. However the final decision on any required work will be made by the planning authority who will probably be guided by the Lancashire County Council Archaeological Advisor (Planning) at Preston. It is further recommended that the latter be provided with a copy of this report in Adobe Acrobat 'pdf.' format on CD-ROM as soon as possible.

## **8. ARCHIVING**

- 8.1 A fully indexed archive is to be compiled consisting of all primary written documents, plans, photographic negatives and a complete set of labelled photographic prints. Labelling will be in indelible ink on the back of the print and will include film and frame number; date photographed and photographer's name; name and address of feature/building; and NGR. Photographic prints will be mounted in appropriate archival stable sleeves.
- 8.2 The resulting archive will be deposited with the Lancashire County Record Office in a format to be agreed with the Archives Officer. A summary record will be deposited with the Lancashire Sites and Monuments Record and with the National Monuments Record in Swindon. A copy of this report will also need to be supplied to the Lancashire Sites and Monuments Record held by the LCC at Preston (see para. 7.8 above).
- 8.3 The site archive will be prepared and stored according to the UKIC Guidelines

for the preparation of excavation archives for long term- storage (1990) and the Museum and Galleries Commission Standards in the Museum Care of Archaeological Collections(1992) ‘Standards for the preparation and transfer of archaeological archives’.

- 8.4 Provision and agreement will be made for the appropriate academic publication of any results that are not to form part of further work. A brief summary report of fieldwork, to appear in the Council for British Archaeology North West *Archaeology North West* will be produced and sent to the editor in time to appear within a calendar year of the completion of the fieldwork.

## **9. COPYRIGHT**

- 9.1 Full copyright of this commissioned report and other project documents shall be retained by the author of the report under the Copyright, Designs and Patents Act 1988

## **10. BIBLIOGRAPHY**

### **Abbreviations**

IGS	Institute of Geological Sciences
BLSL	Blackburn Local Studies Library
LPRS	Lancashire Parish Register Society
LSMR	Lancashire Sites and Monuments Record
LRO	Lancashire County Record Office
NMR	National Archaeological Record
OS	Ordnance Survey

### **Maps**

Harley, J.B., 1968, *Yates Map of Lancashire 1786*, The Historic Society of Lancashire and Cheshire

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OS, 1894, *1: 2500 Scale sheet 62:11*, Southampton

OS, 1911, *1: 2500 Scale, sheet 62:11*, Southampton

OS, 1933, *1: 2500 Scale sheet 62:11*, Southampton

OS, 1993, *1: 2500 Scale sheet SD 6529*, Southampton

OS, 1993, *1: 2500 Scale sheet SD 6629*, Southampton

*Checked and do not cover the study area.*

BLSL MM074, Map of ways from Blackburn, 1724

BLSL MM101, Blackburn about 1795

### **Newspapers**

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Way. A History of Lancashire Roads*, Preston

### **Internet Sites**

[www.a2a.org.uk](http://www.a2a.org.uk)

[www.cottontown.org.uk](http://www.cottontown.org.uk)

[www.thwaites.co.uk/Bicentenary.htm](http://www.thwaites.co.uk/Bicentenary.htm)

On-line search carried out for documentary evidence for Beardwood and Beardwood Cliff at LRO, no other relevant documents were listed.

On-line search of the contents of the Transactions of the Historic Society of Lancashire and Cheshire, no relevant article, by title was found.

## **APPENDIX 1: FIGURES**

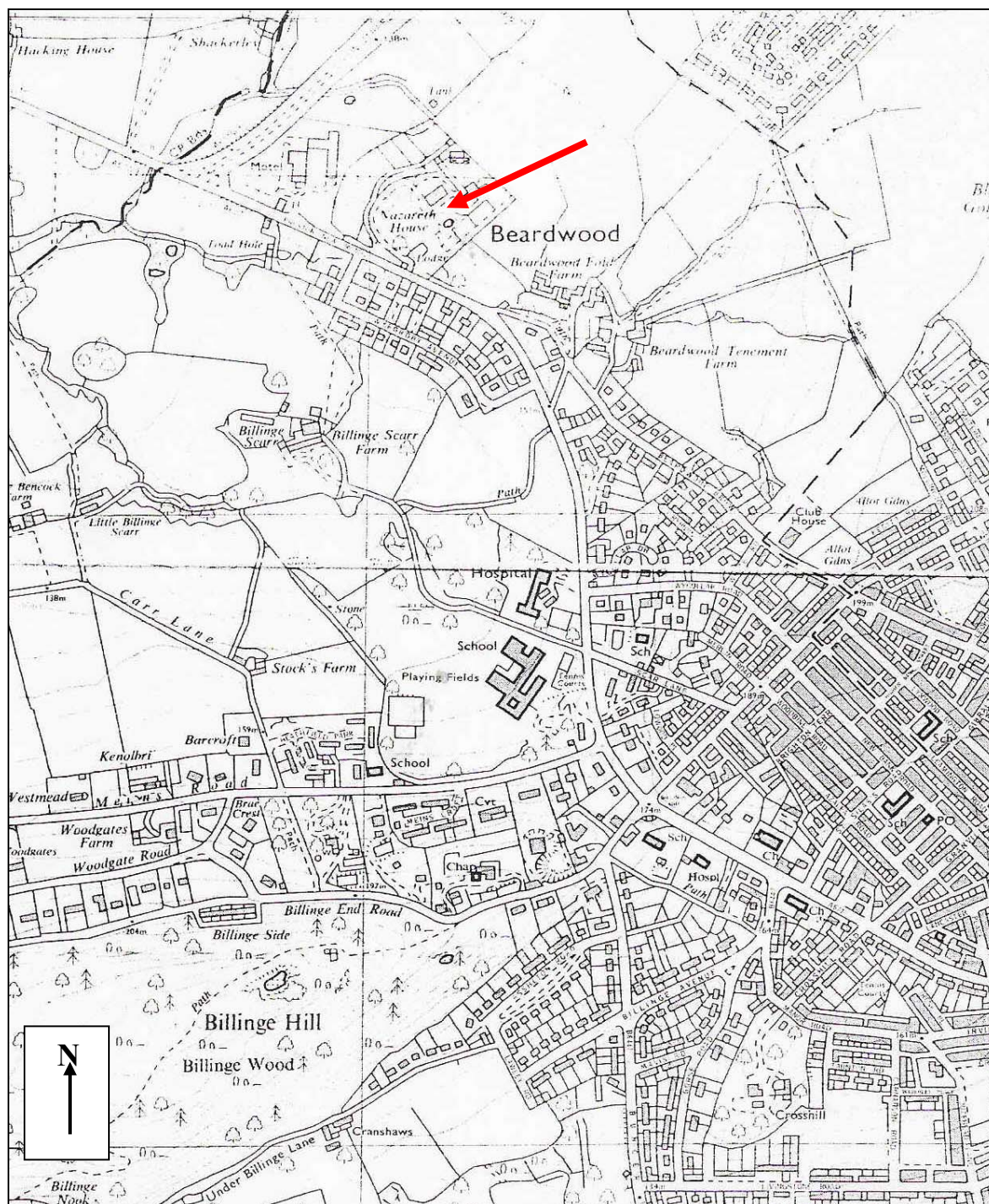
**Fig. 1:      Location Plan**

**Fig. 2:      Site Plan**

**Fig. 3:      Yates Map of 1786**

**Fig. 4:      1848 1:10560 scale OS Map**

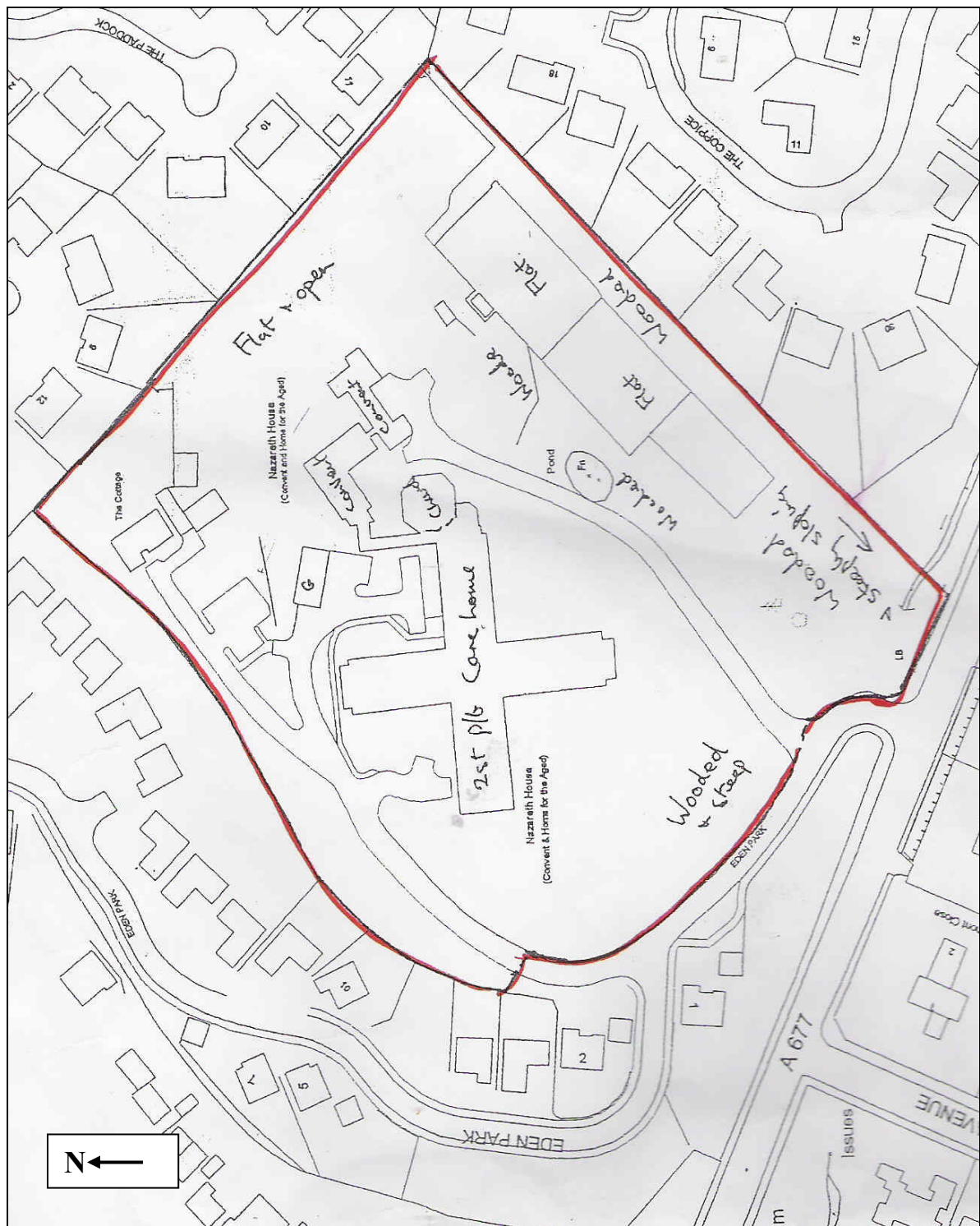
**Fig. 5:      1894 1: 2500 scale OS Map**



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**Fig. 1: Location Plan**





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**FIG.2: SITE PLAN**



**Fig. 3: Yates 1" to the Mile Map of Lancashire in 1786**



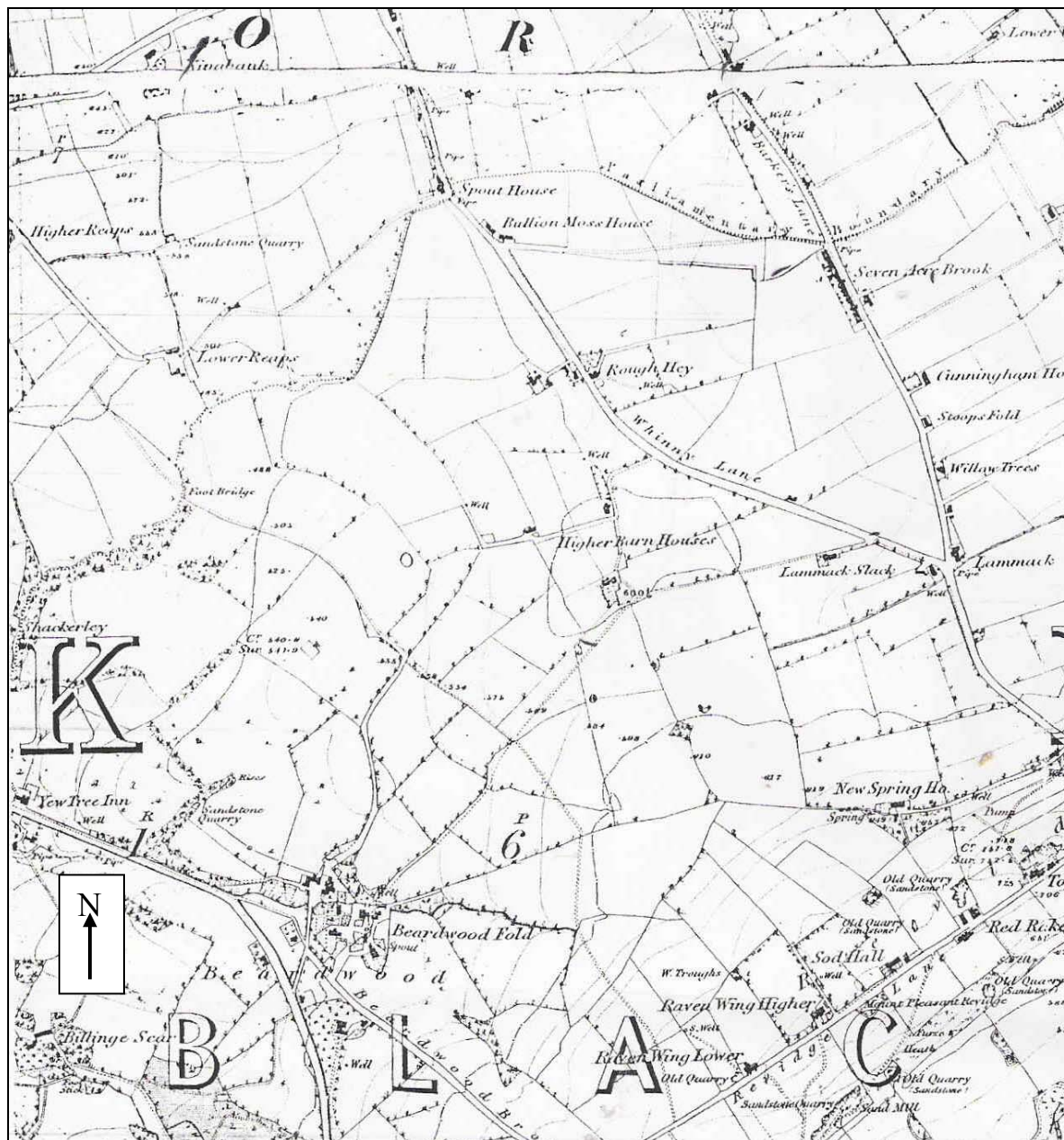


Fig. 4: 1848 1:10560 Scale OS Map Lancashire Sheet 62

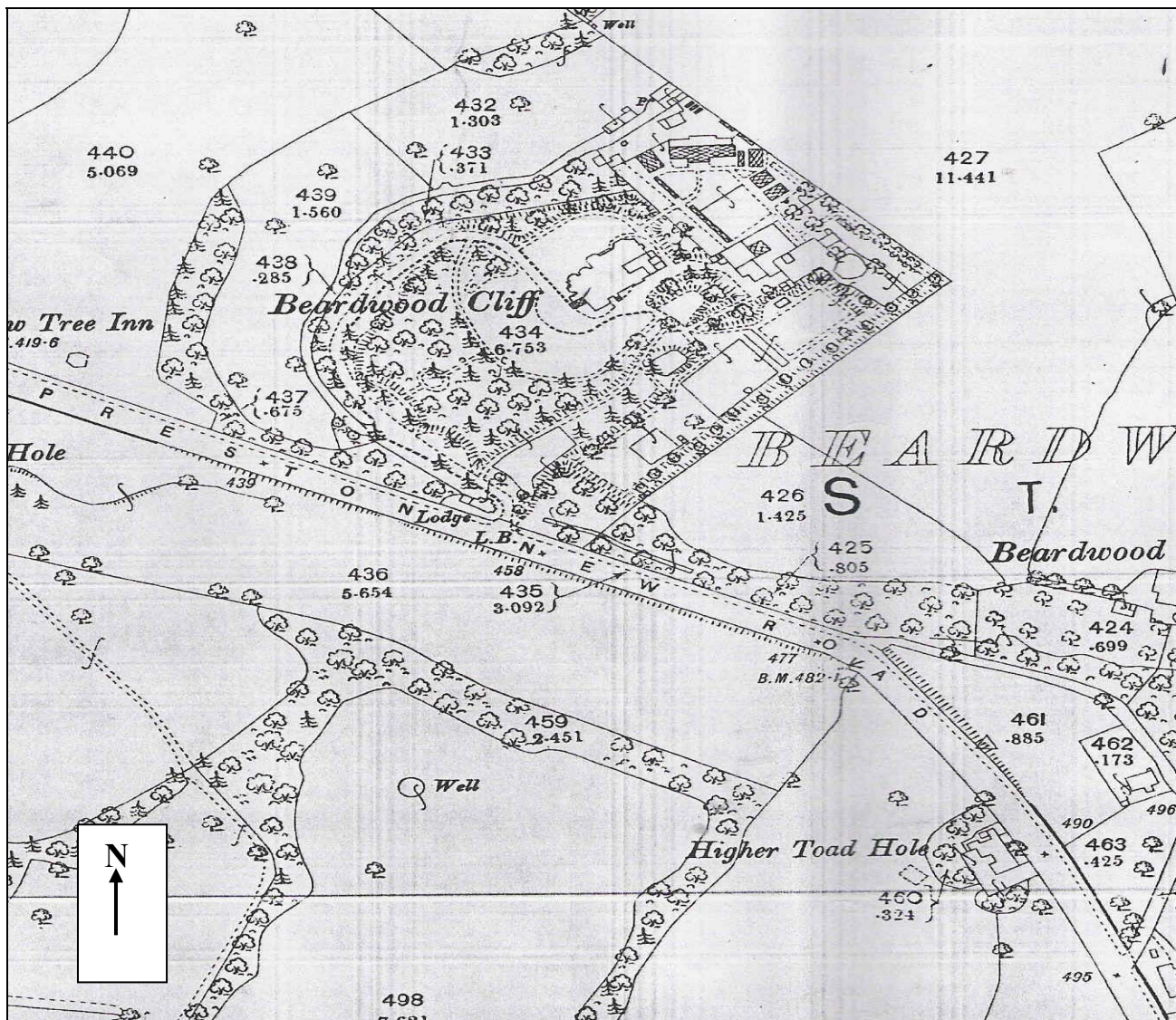


Fig. 5: 1894 1: 2500 scale OS Map Lancashire Sheet 62.11



## APPENDIX 2, PHOTOGRAPHS OF BEARDWOOD CLIFF C. 1890'S

These pictures are from the family albums of the Thompson family who lived at Beardwood Cliff in the 1890's. These pictures, and that on the frontpiece, are located at [www.cottontown.org](http://www.cottontown.org) and thanks are due for the permission to reproduce these from the community history department at Blackburn central library.



1. Beardwood Cliff



2. Beardwood Cliff



3. Fireplace



4. Dining Room



5. Lodge



6. Kitchen gardens and coachhouse



7. Kitchen gardens and glasshouses



8. Rose garden



9. Ornamental gardens



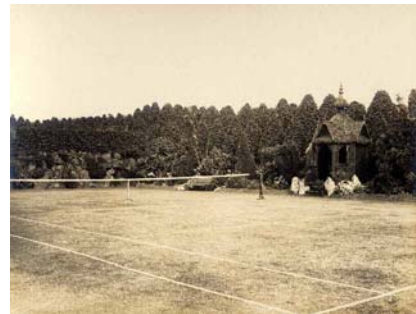
10. Pond



11. Fountain in pond



12. Tennis Court and Summer House



13. Tennis Court and Gazebo



14. 'Secluded Glade'



15. Path at Beardwood Cliff

## **APPENDIX 3: GAZETTEER**

**PAGES 27-28: GAZETTEER OF FEATURES**

**PAGE 29: FEATURE LOCATION PLAN**



**Gazetteer of features of the site when it was a private dwelling house  
Beardwood Cliff, (A-V are shown on Figure see below)**

- A** Beardwood Cliff, no above ground remains of this building survive. The eastern wing of the care home building, the chapel and part of the convent building occupy the former footprint of Beardwood Cliff.  
(See Appendix 2, Cotton Town photographs 1-4 )
- B** Pond with ornamental fountain, this pond with its fountain survives  
(See Appendix 2, Cotton Town photographs 10-11 and Appendix 5, Plate 1)
- C** Tennis Court, this area survives in its original location as a flat grassed area  
(See Cotton Town photographs 12-13 and Appendix 5, Plate 2)
- D** Summer house, the building survives with many original features, stained glass windows, roof furniture, decorated wash basin,  
(See Appendix 2, Cotton Town photograph 12 and Appendix 5, Plate 3)
- E** Gazebo on the opposite side of the tennis court to the summer house does not survive and there is now a religious statue at this location (see Appendix 2, Cotton Town photograph 13 and Appendix 5, Plate 4)
- F** Raised path around the edge of the tennis court, survives. The sloping bank from the path to the court was originally planted flowers (see Appendix 2, Cotton Town photo 12 and Appendix 5, Plate 5)
- G** Location of stone steps leading down from the path to the tennis court  
(See Appendix 2, Cotton Town photographs 11-12 and Appendix 5, Plates 2-4)
- H** Flat grassed area with densely planted borders, may survive as it was originally laid out (See Appendix 2, Cotton Town photograph 14 and Appendix 5, Plate 6)
- I** Wooded area, survives as original layout. Rectangle shown on 2<sup>nd</sup> edition OS map probably representing a differently planted area does not survive (See Appendix 5, Plate 7)
- J** Tree lined border, along the south-east edge if the site survives (See Appendix 5, Plate 8)
- K** Route of the tree lined path or driveway from the road to Beardwood Cliff, follows the route as it was originally laid out and at least some of the trees survive.
- L** Wall of kitchen garden aligned east west, survives (See Appendix 2, Cotton Town photographs 6&7 and Appendix 5, Plate 9)

- M** Building on south facing wall L, the scar of the gable end of this single story building survives on the wall (See Appendix 2, Cotton Town photograph 7 and Appendix 5, Plate 10)
- N** Building on south side of wall L, a plastered area of this wall at this location survives. This may represent a glass house adjacent to a south facing wall. Metal tags remain in the wall and may have been used to train plants on this wall (See Appendix 2, Cotton Town photograph 7 and Appendix 5, Plate 11).
- O** Quarry tiled decorative paths and paved surfaces here may represent the floor surface of this glass house or a later development after the glass house had been demolished (Appendix 5, Plate 12).
- P** Slate and stone flagged area covering a water filled void, may be associated with the glass house (Appendix 5, Plate 13)
- Q** A possible building adjoined to the northern side of wall L is shown on the 2<sup>nd</sup> edition OS map, a paved area and roof scars here may indicate a lean-to building may have been constructed here (Appendix 5, Plate 14 & 15).
- R** Blocked doorway on the northern side of wall L (Appendix 5, Plate 16).
- S** Buildings and layout of gardens in the area to the west of wall L as shown on the 2<sup>nd</sup> edition OS map, may represent a stable block and a garage. This area is now grassed over with none of this layout visible (Appendix 5, Plate 17).
- T** The garden layout in this area, to the east of wall L as shown on the 2<sup>nd</sup> edition OS map, which could have been part of the kitchen gardens, only survive in that the borders of this area survive, but beds and paths have been grassed over (See Appendix 2, Cotton Town photograph 6 and Appendix 5, Plate 18).
- U** The garden layout in this area, including a circular bed, as shown on the 2<sup>nd</sup> edition OS map, and could have been part of the kitchen gardens, only survive in that the borders of this area survive, but beds and paths have been grassed over.
- V** A complex of out-building shown here on the 2<sup>nd</sup> edition OS map, which may have been in the kitchen garden area, has been demolished
- W** Lodge house at the entrance to Beardwood Cliff, as shown on the 2<sup>nd</sup> edition OS map has been demolished. (see Appendix 2, Cotton Town photograph 5).

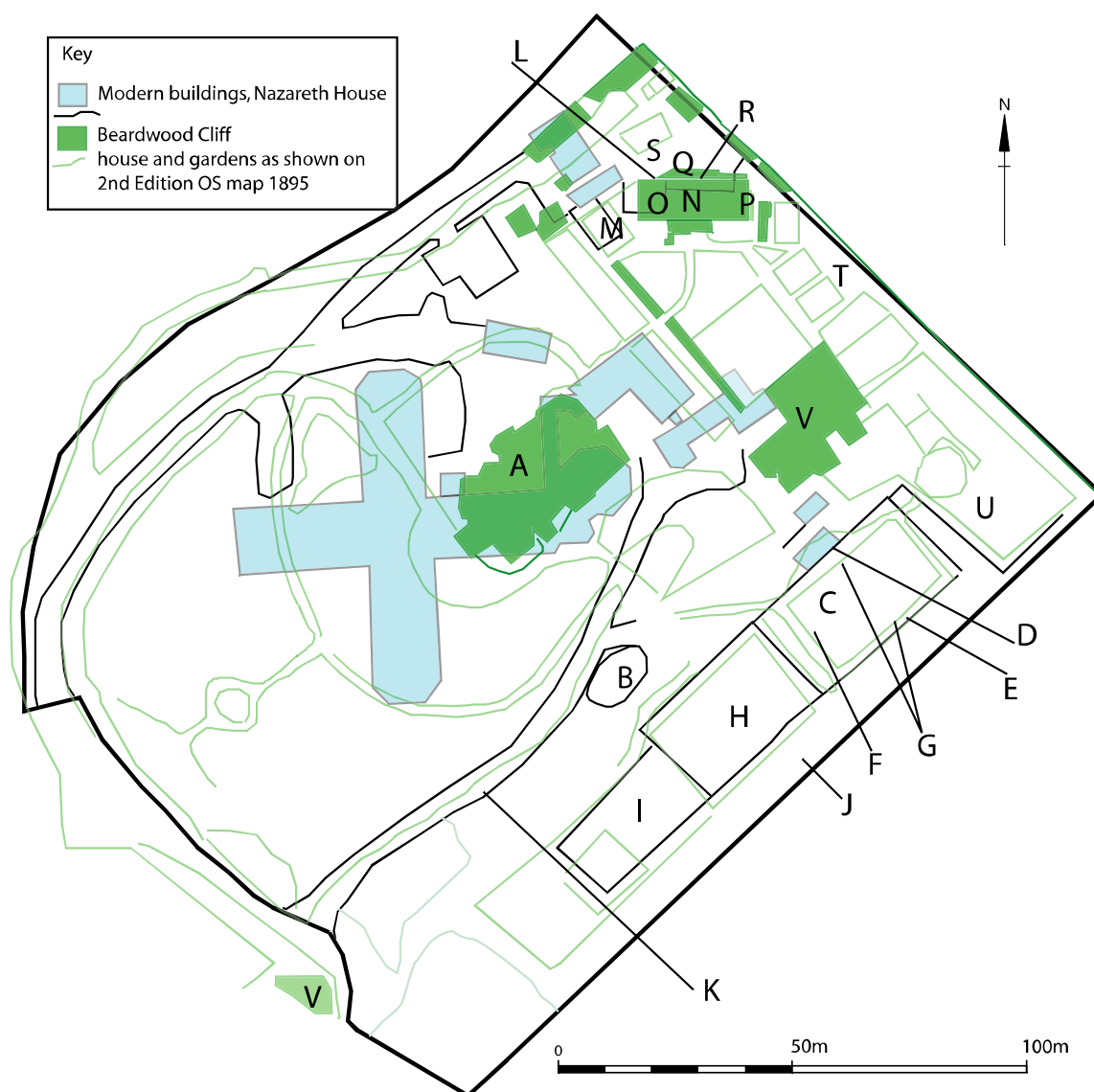


Figure showing Beardwood Cliff and gardens as shown on 2<sup>nd</sup> edition OS map 1895, superimposed over the modern buildings occupying the site.

## FEATURE LOCATION PLAN

## **APPENDIX 4: PHOTOGRAPHIC CATALOGUE**

**PAGES 31-34: PHOTO REGISTER**

**PAGE 35: PHOTOGRAPH LOCATION PLAN**



**PHOTO REGISTER**

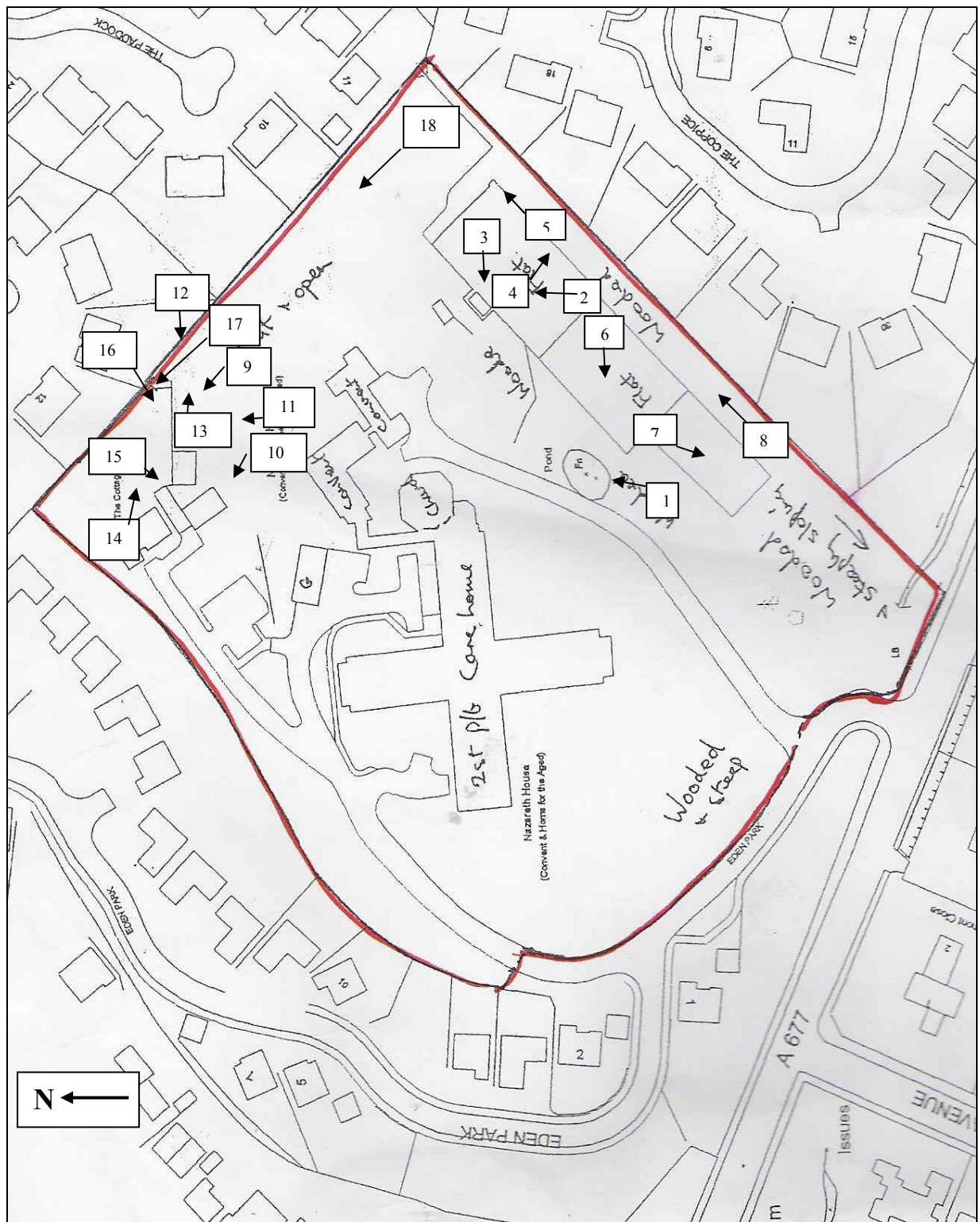
**IMGP numbers refer to digital photograph numbers. A-V features and areas of the gardens and are as listed, and shown on the plan, in Appendix 3**

IMGP No.		Plate No	Mono-chrome	
1646	rear of the convent building on a terrace cut into the sloping ground, with a grassed area to the north of the building. <b>T</b>			E
1647	the grassed area to the north-east of the convent building, with an overgrown border adjacent to stone built wall forming the north-east boundary to the site. <b>T</b>	<b>18</b>	<b>Y</b>	NW
1648	path and grassed area to the west of the convent. <b>T</b>			N
1652	south facing stone wall with scar of plaster showing the gable end of a former building. <b>M</b>	<b>10</b>	<b>Y</b>	NW
1653	the grassed area to the west of the convent building, with an over-grown border adjacent to stone built wall forming the north-east boundary to the site. <b>T</b>	<b>18</b>	<b>Y</b>	NW
1654	a stone built, faced wall with a series of metal tags, probably used for training plants on the wall. Immediately adjacent to the wall are the remains of an ornamental garden with quarry tile paths edges with upright stone slabs. <b>N, L</b>	<b>9</b>		W
1657	eastern end of wall			NW
1656	doorway through to area to the rear of the wall. To the right of the picture is the north-east boundary wall of the site, with compost material accumulated against it. <b>L</b>		<b>Y</b>	
1658	similar to IMGP1657, but also showing some of the ornamental garden. <b>N, L</b>	<b>11</b>		N
1661	toward the doorway through wall. The north facing side of the wall with a blocked doorway, and metal brackets to each side of the doorway. To the west of the wall is a flagged area. <b>L, Q, R</b>	<b>14</b>	<b>Y</b>	E
1667	the western end of wall with right angled return and buttress. A scar may show the position of a former roof, indicating a lean-to building likely occupied this site. With scale. <b>L, Q</b>	<b>15&amp;16</b>	<b>Y</b>	SW
1671	path, paved area to the north of wall. <b>L, R, S</b>	<b>17</b>	<b>Y</b>	W

1674	south face of wall, faced wall with metal tags. <b>L, N</b>			S
1676	part of south face of wall, faced wall with metal tags and quarry tile pathway, with scale. <b>L, N</b>			W
1680	part of south face of wall, faced wall with metal tags and quarry tile pathway, also 4 courses of brick wall surviving at the western end of this wall. <b>L, N</b>	<b>12</b>	<b>Y</b>	NW
1682	detail of quarry tile pathway. <b>N</b>		<b>Y</b>	
1683	corner of decorative pathway, quarry tile, with scale. <b>N</b>			SE
1684	corner of decorative pathway, stone flags, with scale. <b>N</b>			SW
1685	part of decorative path. <b>N</b>			S
1686	pile of quarry tiles adjacent to pathway			
1687	part of south face of wall, faced wall with metal tags and quarry tile pathway, and sandstone and slate flags some of which overlay a water filled void. <b>N, P</b>			E
1689	east end of faced wall with metal tags sandstone and slate flags some of which overlay a water filled void. <b>N, P</b>	<b>13</b>		E
1691	east end of faced wall with metal tags sandstone and slate flags some of which overlay a water filled void, with scale. <b>N, P</b>			E
1696	path and entrance through wall, with scale. <b>L</b>			W
1697	path and entrance through wall, with scale. <b>L</b>			W
1701	general shot of area to the east of convent building. <b>L, M, N, T</b>	<b>18</b>	<b>Y</b>	N
1702	general shot of area to the east of convent building. <b>T</b>			S
1709	general shot of area to the rear of convent building. <b>L, M, T</b>	<b>18</b>	<b>Y</b>	N
1709	general shot of to the rear of convent building.			S
1712	grassed area in the eastern corner of the site. <b>U</b>			S
1714	grassed area in the eastern corner of the site, banked area, using bricks to retain tree lined edge to the site. <b>U</b>			E

1719	general shot of area to the rear of convent building.			S
1728	rustic stone archway, with scale			NE
1731	summer house at the north-west edge of tennis court. <b>D</b>			NW
1732	garden seat adjacent to summer house on the north-west edge of the tennis court. <b>C</b>			NW
1734	summer house at the north-west edge of the tennis court, with scale. <b>D</b>			NW
1735	summer house at the north-west edge of the tennis court with scale. <b>D</b>			W
1738	roof furniture, terracotta finial on summer house. <b>D</b>			
1741	one of the stain glass windows in the summer house. <b>D</b>			
1742	the sunken area of the tennis court, path around the perimeter of the court area, stone terraced borders densely vegetated, rhododendrons and holly. <b>C</b>	<b>2 &amp; 5</b>	<b>Y</b>	E
1743	a religious statue and concrete blocks inserted into stone walling at steps leading up from the tennis court, opposite to summer house. <b>C, E</b>	<b>4</b>		SE
1745	stained glass windows in the summer house. <b>D</b>			
1746	summer house external detail. <b>D</b>			
1747	blocked fireplace in summer house. <b>D</b>			
1748	decorative wash basin in summer house. <b>D</b>			
1749	mirror above wash basin in summer house. <b>D</b>			
1750	summer house at the north-west edge of the tennis court. <b>C, D</b>	<b>3</b>	<b>Y</b>	N
1751	summer house at the north-west edge of the tennis court. <b>C, D</b>	<b>3</b>	<b>Y</b>	N
1755	trees at south-eastern edge of the site. <b>J</b>	<b>8</b>		
1762	pond with decorative fountain with scale. <b>B</b>			N

1762	pond with decorative fountain with scale. <b>B</b>	<b>1</b>	<b>Y</b>	NE
1765	detail of decorative metal grill over part of pond. <b>B</b>			
1775	south-east facing stone wall with scar of plaster showing the gable end of a former building. Now a fruit garden occupies the former plot of the building. <b>M</b>	<b>10</b>	<b>Y</b>	NW
1790	detail of metal brackets above blocked doorway. <b>R</b>			
1791	scar of former roof on east facing wall, and former fixing on oblique wall. <b>L, R</b>			W
1792	scar of former roof on east facing wall. <b>L, R</b>			W
1793	former fixing on oblique wall. <b>L,R</b>			NW
1794	raised part of flagged area to the north of wall. <b>L, R, Q</b>			S
1795	scar of roof line on west facing wall. <b>L, R</b>			E
1811	general shot of grassed area in eastern corner of site. <b>U</b>			SE
1821	pond and ornamental fountain. <b>B</b>			SW
1821	flat grassed area to the south-west of tennis courts, with densely vegetated borders. <b>H</b>	<b>6</b>	<b>Y</b>	NE
1824	flat grassed area to the south-west of tennis courts, with densely vegetated borders and wooded area beyond. <b>H</b>	<b>7</b>		SW
1825	sloping wooded area. <b>I</b>			SW
1827	part of path around the edge of the tennis court area. <b>C</b>			
1830	part of path around the edge of the tennis court area. <b>C</b>			E
1836	trees and hedge lined driveway leading from metal gates			NE
1838	gates across the drive way to Nazareth House			SW
1839	wooded area to the south-east of the driveway, ground sloping down towards the road. <b>I</b>			SW



**PHOTOGRAPH LOCATION PLAN**  
(Numbers refer to Plates in Appendix 5)

## **APPENDIX 5: PLATES**

**Plate 1:** Feature **B** - pond with ornamental fountain

**Plate 2:** Feature **C** -former tennis court with summer house

**Plate 3:** Features **D** and **G** - summer house and steps leading down to tennis court.

**Plate 4:** Features **E** and **G** - site of former gazebo and steps leading up from the tennis court

**Plate 5:** Feature **F**- raised path around the edge of the tennis court

**Plate 6:** Feature **H**- flat grassed area to the south-west of tennis court

**Plate 7:** Feature **I** - wooded area, survives as original layout.

**Plate 8:** Feature **J** -surviving tree lined border on the south-east edge of the site

**Plate 9:** Feature **L** -east-west aligned wall of kitchen garden.

**Plate 10:** Feature **M** - Gable end of a former building at west end of kitchen garden wall.

**Plate 11:** Probable roofline of lean-to building- **N**

**Plate 12:** Feature **O** - quarry tiled decorative paths and paved surfaces

**Plate 13:** Feature **P** –a slate and stone flagged area covering a water filled void

**Plate 14:** Flagged area. A possible building adjoining the northern side of wall **L**

**Plate 15:** Scar of former roof on east facing wall at west end of wall **L**.

**Plate 16:** Blocked doorway (**R**) on the northern side of wall **L**.

**Plate 17:** Feature **S** -paved area to the north of wall **L**.

**Plate 18:** A general shot of area **T** to the rear of convent building.



**Plate 1:** Facing north towards feature **B** - pond with ornamental fountain with modern convent buildings behind



**Plate 2:** Facing north facing north over feature **C** -former tennis court with summer house





**Plate 3:** Facing north-west towards features **D** and **G** - summer house, which survives with many original features, stained glass windows, roof furniture, decorated wash basin, and steps leading down to tennis court.



**Plate 4:** Facing south-east towards features **E** and **G** - a religious statue at site of former gazebo and concrete and steps leading up from the tennis court, opposite to summer house.





**Plate 5:** Facing north-east along feature **F**- raised path around the edge of the tennis Court.



**Plate 6:** Facing west towards feature **H**- flat grassed area to the south-west of tennis court, with densely vegetated borders, which may survive as it was originally laid out



**Plate 7:** Facing south-west over feature **I** - wooded area, survives as original layout.



**Plate 8:** Looking north-east along feature **J** -surviving tree lined border on the south-east edge of the site



**Plate 9:** Facing north-west towards the eastern end of feature **L** -east-west aligned wall of kitchen garden.



**Plate 10:** Facing north-west showing feature **M** -south-west facing stone wall at west end of kitchen garden wall (**L**) with scar of plaster showing the gable end of a former building. Now a fruit garden occupies the former plot of the building.





**Plate 11:** Facing north towards plastered south face of wall **L** showing probable roofline of lean-to building- **N**. This may have been a glasshouse adjacent to a south facing wall. Metal tags remain in the wall and may have been used to train plants on this wall.



**Plate 12:** Facing west along south face of wall feature **L**, faced with metal tags and feature **O** - quarry tile pathway, with scale. Quarry tiled decorative paths and paved surfaces here may represent the floor surface of glasshouse (**N**) or a later development after the glasshouse had been demolished.



**Plate 13:** Facing east, at east end of wall **L** towards feature **P** –a slate and stone flagged area covering a water filled void; may be associated with glasshouse(N).



**Plate 14:** Facing east along the north facing side of wall **L**, with a blocked doorway, and metal brackets to each side of the doorway. To the north of the wall is a flagged area. A possible building adjoining the northern side of wall **L** is shown on the 1893 edition OS map. The paved area and roof scars here may indicate a lean-to building.



**Plate 15:** Facing west; scar of former roof on east facing wall, and former fixing on oblique wall, at west end of wall L.



**Plate 16:** Facing south-west towards blocked doorway (R) on the northern side of wall L.



**Plate 17:** Facing north-west towards feature S -paved area to the north of wall L. Buildings and layout of gardens in the area to the north of wall L as shown on the 1893 edition OS map, may represent a stable block and a garage. This area is now grassed over with none of this layout visible.



**Plate 18:** Facing north-west - a general shot of area T to the rear of convent building. The garden layout in this area, to the south and east of wall L as shown on the 1893 edition OS map could have been part of the kitchen gardens which only survive in the borders of this area , beds and paths have been grassed over.





Plate 1: facing north-west general shot of area **T** to the rear of convent building. This could have been part of the kitchen gardens, only the borders of this area survive; the beds and paths have been grassed over.