

NAZARETH HOUSE, PRESTON NEW ROAD, BLACKBURN

A Photographic Survey of Historic Garden Features

by J. M. Trippier Archaeological and Surveying Consultancy



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Clients: VLF Blackburn Ltd.

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1. Introduction

- 1.1 J. M. Trippier Archaeological and Surveying Consultancy has been instructed by SDA Consulting LLP on behalf of VLF Blackburn Ltd to carry out a photographic survey of garden features at Nazareth House, Preston New Road, Blackburn prior to redevelopment of the site.
- 1.2 Nazareth House comprises modern buildings used as a convent, chapel and care home by the Sisters of Nazareth but built on the site of Beardwood Cliff, a mid 19th century house formerly occupied by Daniel Thwaites, M.P for Blackburn and a member of a local well-known brewing family. 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. An archaeological assessment of the grounds of Nazareth House was carried out by J. M. Trippier Archaeological and Surveying Consultancy on behalf of Wyngates Property Service Limited in March 2007 when a number of still extant garden features associated with Beardwood Cliff were identified. Copies of this report have been deposited with Blackburn Community Library and with Lancashire County Archaeology Service (LCAS) Historic Environment Record (HER).
- 1.3 A condition requiring a programme of archaeological work to deal with these features was attached to the planning permission for the proposed development (Condition 11 of Application Number.10/07/1023). This condition follows the advice formerly given by central government as set out in *Planning Policy Guidance: Planning and the Historic Environment* (PPG 15) and *Planning Policy Guidance: Archaeology and Planning* (PPG 16) issued by the DoE but now contained in Policy HE 12 of Planning Policy Statement No. 5 which came into force on 23 March 2010. LCAS has recommended that the programme of archaeological work should be restricted to a photographic survey.
- 1.4 The planning condition required that the appointed archaeological consultant should prepare a Written Scheme of Investigation (WSI) to be agreed by the planning authority. A WSI was duly prepared and submitted to both the planning authority and LCAS who are their archaeological advisors A copy of this WSI is contained in Appendix 1 to this report.

2. Situation and Description

- 2.1 The site of Beardwood Cliff lies some 3km to the north-west of the town of Blackburn. 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. That part of the site which is the subject of this survey is edged blue on Fig 2.

- 2.2 In the 19th century the wealthy businessmen of Blackburn moved away from the more central areas and erected substantial detached villas set in large gardens on the higher ground overlooking the town along Preston New Road. Beardwood Cliff was once such residence set in carefully laid out grounds (see Trippier 2007 for further historical background). Pictures of the house and gardens 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. These features are also observable on the 1st edition 25" OS Map of 1894.
- 2.3 The house, which was situated slightly to the north-east of the centre of the site, was demolished in 1988 and replaced with a modern convent, Chapel and care home. To the north of the buildings were a number of cold frames, glasshouses and open spaces that must have formed the kitchen garden. Remnants of this still remain and are the subject of this photographic survey as they form the site of the proposed new development.

3. Methodology

- 3.1 A detailed annotated photographic record was made of those features identified in the 2007 report and lying upon the site of the proposed development. These features are described in more detail at Section 4 of this report.
- 3.2 The photographic record shows
- a) General photographs of features in question;
 - b) Additional detail relevant to the features' design, development and use and which does not show adequately on general photographs;
 - c) Any additional photographs which are necessary to show the individual features in their context and setting.
- 3.3 The photographic record was made with a 35mm Pentax P30 camera loaded with an Ilford FP4 monochrome film and a Fuji Finepix S5700 digital camera (5.7 mega pixels resolution) for the provision of colour prints. Copies of the latter are included at Appendix 3 to this report and will also be deposited in the site archive along with the monochrome negatives and 5" x 7" prints (see section 5). Ranging rods were used to scale the general views and smaller scale bars for detailed shots where appropriate. A photographic register listing the photographs and a plan showing the direction of the shots are included at Figs 4 & 5 of this report.
- 3.4 The project was carried out in accordance with the recommendations of *The Management of Archaeological Projects* 2nd ed. 1991 and the Institute of Field Archaeologists' *Code of Conduct and Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings and Structures*.

4. Description of Features Recorded.

- 4.1 The former walled garden extended to the north-east of the original house and the modern complex. Its features are best shown on the 1894 OS 1:2500 Scale Map (see Fig. 3). The north and east walls remain largely intact (**Front Cover**) but those on the south and west have gone. The east wall appears to have been solely a perimeter wall but the north wall appears to have been the rear wall of two glasshouses. It is shown as Feature **L** in the 2007 report (**Plate 1**). It is apparent from Fig. 3 that there were also a number of freestanding glass houses but these have also gone and any remains are too overgrown to be visible.
- 4.2 The north wall has a noticeable but obtuse angle towards its centre (**Plate 2**). The east half of the wall also protrudes slightly at this point. West of this angle the wall is of snecked stone construction and is bare. East of this angle it is rendered. Towards the west end of the north wall was a glasshouse orientated north-south at right angles to the wall. This was shown as Feature **M** in the 2007 report. The scar of the gable end survives on the north wall and the dwarf walls which supported the glass superstructure are still partly visible (**Plate 3**).
- 4.3 It is apparent from Fig 3 that an elongated glasshouse ran the length of the eastern half of the north wall. This was shown as Feature **N** in the 2007 report. Metal tags used to train plants remain in the wall. The roof line of the glasshouse is still visible as are parts of the dwarf walls which supported the glass superstructure (**Plate 4**). At the west end an ornate vent is also now visible (**Plate 5**). This would have provided warm air to the glasshouse from a heating installation associated with these features. The heating installation is no longer extant but see para.4.4 below. It appears from Fig 3 that part of this glass house protruded southwards. The dwarf wall for this is still visible (**Plate 6**). At the time of the original assessment parts of quarry tiled decorative paths and paved surfaces were visible but it was not possible to ascertain whether these represented the floor surface of glasshouses or a later development after the glasshouses had been demolished. These surfaces are now covered with foliage and are no longer visible.
- 4.4 At the east end of the north wall there is a short return north and then a turn east to join up with the east wall of the garden. This east turn is pierced by an opening which leads to the north side of the north wall (**Plates 7&8**). The north side of the wall is constructed of snecked stone which matches that of the unrendered parts of the south elevation. A possible building adjoined to the northern side of the wall is shown on Fig 3. This was shown as Feature **Q** in the 2007 report. A roof scar at the west end of the north side of the wall appears to indicate the lean-to nature of this now demolished building (**Plate 9**). There appears to be a blocked doorway in the short return below this roof scar and there is a more definite blocked doorway in the centre of the north side of wall (**Plates 10 & 11**). This was shown as Feature **R** in the 2007 report.

It seems likely that this building was the boiler house which provided heating for the hot air vents referred to at para. 4.3 above. As there is no evidence of pipework passing into the wall it seems likely that the heating must have been passed into the wall from below ground.

- 4.5 A statue of Christ is located on brick plinth in the centre of the garden (**Plate 12**).

5. Deposition of archive

- 5.1 A fully indexed archive will be compiled consisting of 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 recorded and photographer's name; name and address of feature/building; national grid reference. Printed adhesive labels may be used. Photographic prints will be mounted in appropriate archival stable sleeves as required by the archivist.
- 5.2 The archive resulting from recording programme and a copy of the report will be deposited with the Blackburn Community Library in a format to be agreed with the Records Officer and within a timetable to be agreed with the Specialist Advisor (Archaeology) or Planning Officer (Archaeology).
- 5.3 A copy of the report will be supplied to the Specialist Advisor (Archaeology) or Planning Officer (Archaeology) at LCAS and to the Lancashire County Council HER on the understanding that it will become a public document after an appropriate period [a maximum of 6 months after the completion of the fieldwork unless another date is agreed in writing with the Specialist Advisor (Archaeology) or Planning Officer (Archaeology)]. This will be provided as an Acrobat Adobe 'PDF' format file on CD-ROM. A paper copy will also be supplied to the relevant Planning Officer at Blackburn with Darwen Council.
- 5.4 The Archaeological contractor will complete the online OASIS form at <http://ads.ahds.ac.uk/project/oasis/>. It is understood that it will then become available on-line to the general public. It is also understood that once a report has become a public document by submission to or incorporation into the HER, Lancashire HER may place the information on a web-site.

6. Bibliography

Maps

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

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

Unpublished Sources

J.M.Trippier Archaeological and Surveying Consultancy, 2007, *Nazareth House, Preston New Road, Blackburn: an archaeological assessment*,

Published Sources

Dept of Communities and Local Government, 2010, *Planning Policy Statement 5: Planning for the Historic Environment*, London

English Heritage, 1991, *The Management of Archaeological Projects*, 2nd edition, London

Institute of Field Archaeologists, 1999, *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings and Structures*, Reading

Institute of Field Archaeologists, 2000, *Code of Approved Practice for the Regulation of Contractual Arrangements in Field Archaeology*, Reading

Institute of Field Archaeologists, 2000, *Code of Conduct*, Reading

APPENDIX 1: WRITTEN SCHEME OF INVESTIGATION

1. Introduction

- 1.1 J. M. Trippier Archaeological and Surveying Consultancy has been instructed by SDA Consulting LLP on behalf of VLF Blackburn Ltd to carry out a photographic survey of garden features at Nazareth House, Preston New Road, Blackburn prior to redevelopment of the site.
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2. Methodology

- 2.1 A detailed annotated photographic record will be made of a number of garden features identified in the 2007 report and lying upon the site of the proposed development. It is anticipated that these will comprise features **L** to **S** on Appendices **A & B** to this Written Scheme of Investigation.
- 2.2 The photographic record will show

- a) General photographs of features in question ;
 - b) Additional detail which is relevant to the features' design, development and use and which does not show adequately on general photographs;
 - c) Any additional photographs which are necessary to show the individual features in their context and setting.
- 2.3 The photographic record will be made with a 35mm Pentax P30 camera loaded with an Ilford FP4 monochrome film and a Fuji Finepix S5700 digital camera (5.7 mega pixels resolution) for the provision of colour prints. These will be deposited in the site archive (see section 3). Ranging rods will be used to scale the general views and smaller scale bars for detailed shots. A photographic register listing the photographs and a plan showing the direction of the shots will be included in a short report describing what was recorded and the circumstances of the recording programme.
- 2.4 The project will be carried out in accordance with the recommendations of *The Management of Archaeological Projects* 2nd ed. 1991 and the Institute of Field Archaeologists' *Code of Conduct* and *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings and Structures*.
- 3. Deposition of archive**
- 3.1 A fully indexed archive is to be compiled consisting of 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 recorded and photographer's name; name and address of feature/building; national grid reference. Printed adhesive labels may be used. Photographic prints will be mounted in appropriate archival stable sleeves as required by the archivist.
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- 3.4 The Archaeological contractor will complete the online OASIS form at <http://ads.ahds.ac.uk/project/oasis/>. It is understood that it will then become

available on-line to the general public. It is also understood that once a report has become a public document by submission to or incorporation into the HER, Lancashire HER may place the information on a web-site.

4. Personnel

- 4.1 John Trippier BA (Hons), MRICS, PIFA will carry out the survey and prepare the report. John Trippier is a Chartered Surveyor and Practitioner of the Institute of Field Archaeologists with over 40 years experience of surveying and recording buildings of many types.

5. Monitoring

- 5.1 The Lancashire County Archaeology Service may undertake monitoring for its own quality control purposes. The archaeological contractor intends to undertake site work on the 14th or 15th of February 2011 depending upon weather conditions.

6. Health and Safety

- 6.1 The archaeologist on site will operate with due regard to health and safety regulations.

7. Bibliography

Dept of Communities and Local Government, 2010, *Planning Policy Statement5: Planning for the Historic Environment*, London
English Heritage, 1991, *The Management of Archaeological Projects*, 2nd edition, London
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Institute of Field Archaeologists, 2000, *Code of Approved Practice for the Regulation of Contractual Arrangements in Field Archaeology*, Reading
Institute of Field Archaeologists, 2000, *Code of Conduct*, Reading
J.M.Trippier Archaeological and Surveying Consultancy, 2007, *Nazareth House, Preston New Road, Blackburn: an archaeological assessment, unpublished client report.*

Appendix 2: Figures

Fig 1: Location Plan

Fig 2: Site Plan

Fig 3: 1894 OS 1:2500 Scale Map

Fig 4: Photo Index

Fig 5: Photo Location Map

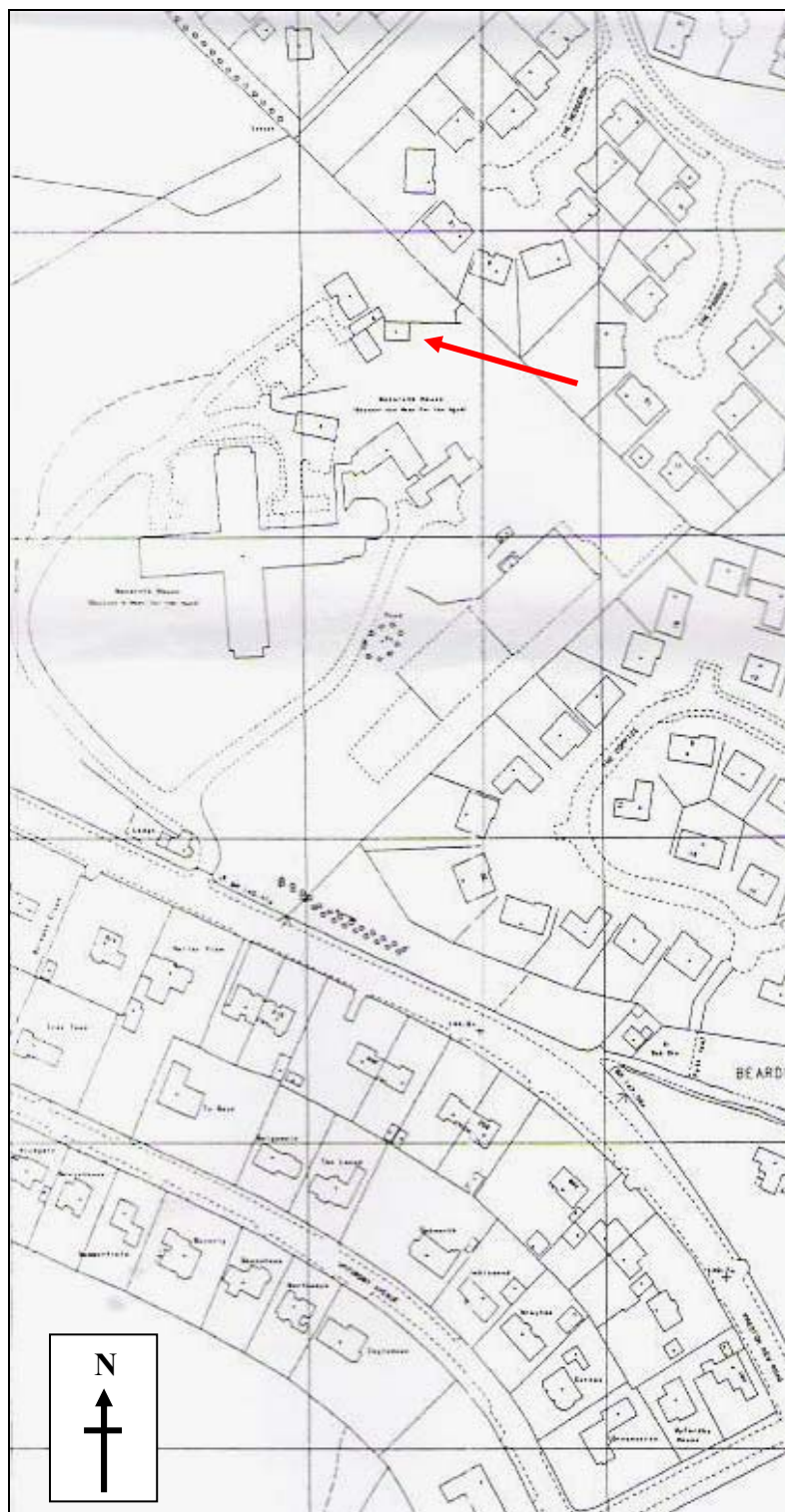
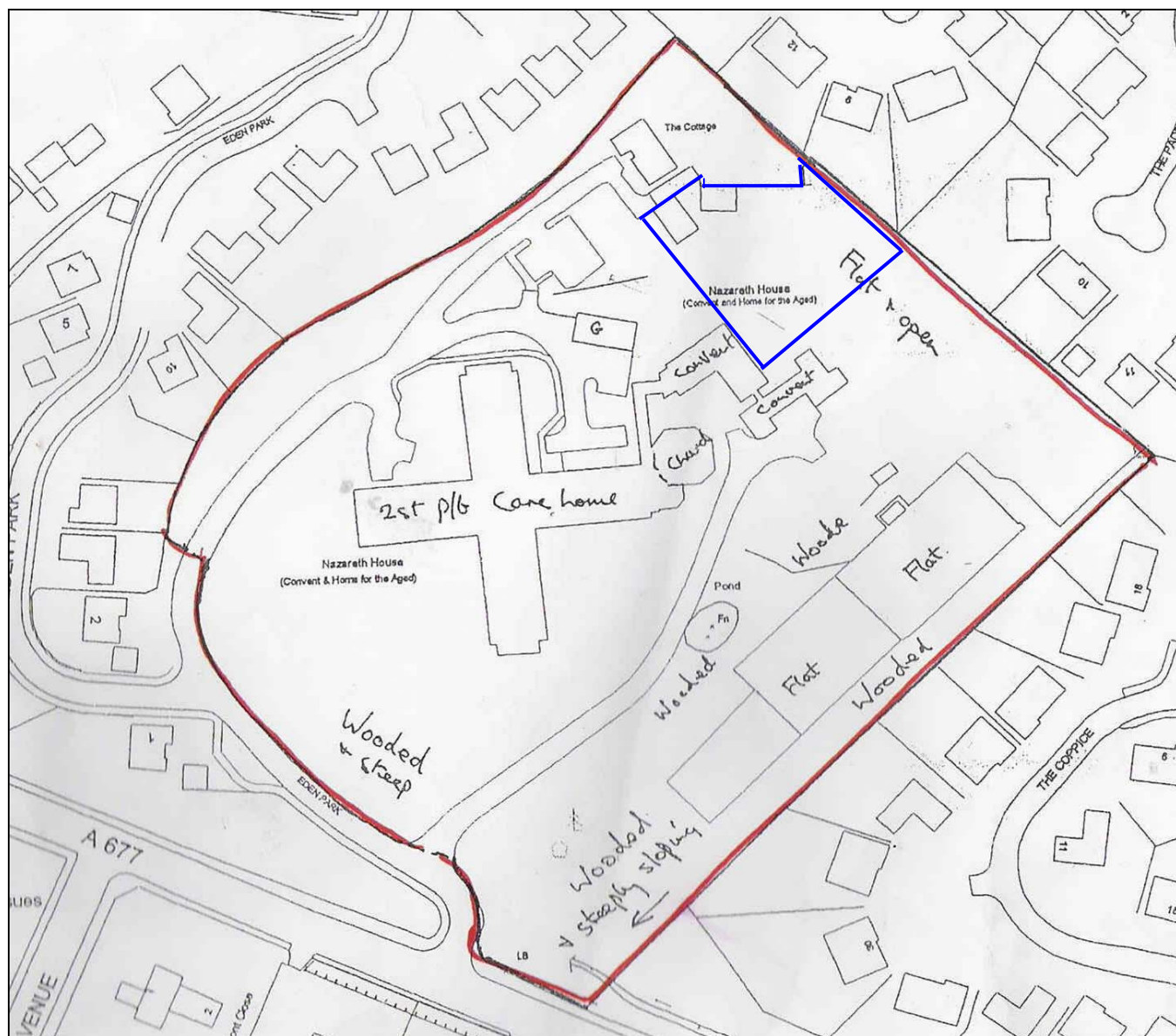


Fig 1: Location Plan



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FIG.2: SITE PLAN

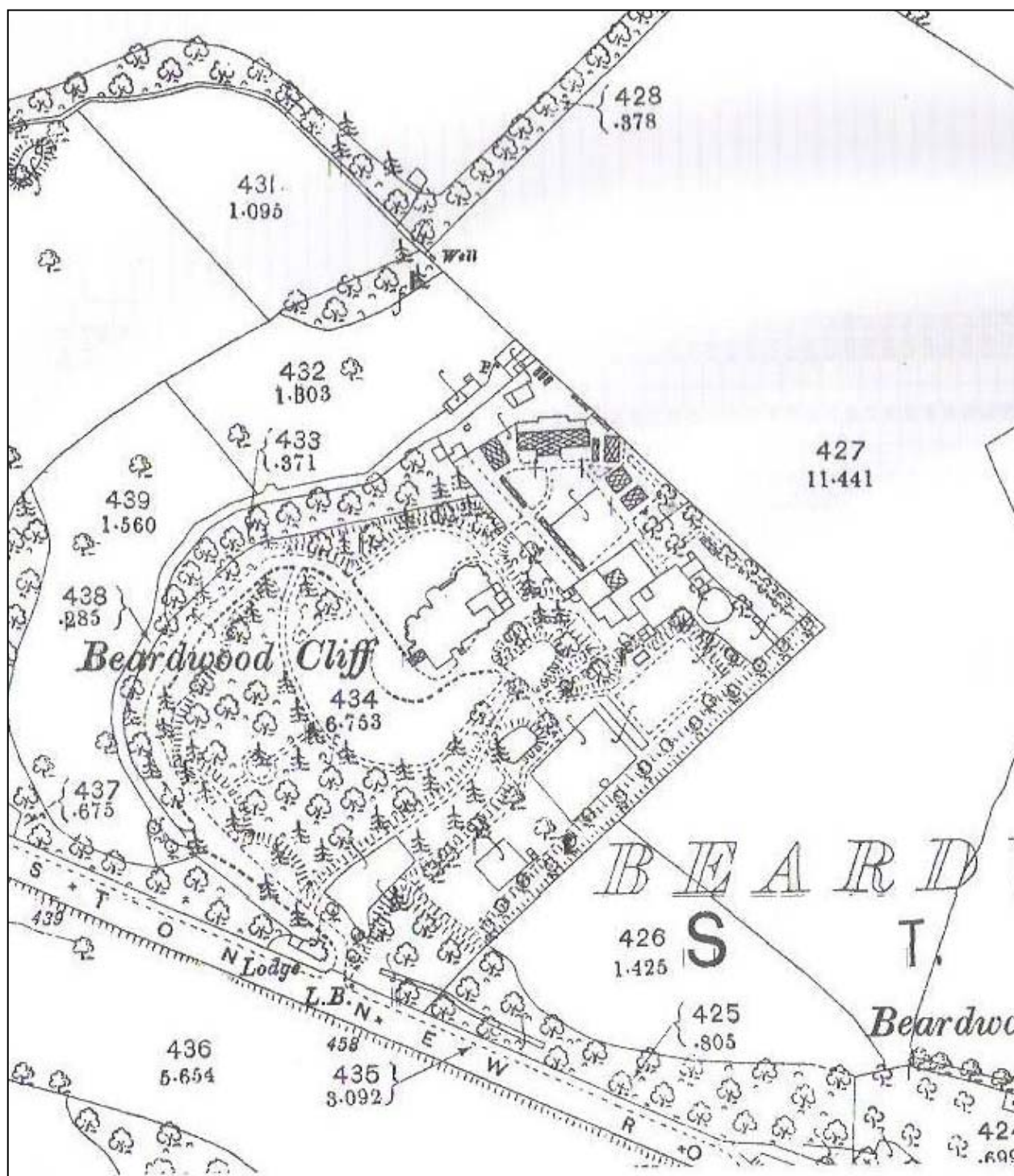


Fig 3: 1894 OS 1:2500 Scale Map

Plate No:	Digital Jpegs	Monochrome Film /shot (print) no	Description	Shot Towards
Front Cover	001	3/6	North and east walls of walled garden	N
Plate 1	002	2/34 (4)	North wall of walled garden	NW
Plate 2	003	2/31 (7)	Angle between west and east sections of north wall	NE
Plate 3	004	3/2	Scar of gable and dwarf walls of western glasshouse	N
Plate 4	005	2/35 (3)	Rendered east section of north wall showing roof line and dwarf walls of elongated glasshouse	N
Plate 5	007	2/33 (5)	Hot air vent in east section of north wall	N
Plate 6	009	2/36 (2)	Dwarf walls of protruding part of elongated glasshouse	NE
Plate 7	013	1/36	Opening leading to north side of north wall	NW
Plate 8	015	1/29	North side of north wall looking east towards opening	E
Plate 9	017	2/30 (8)	Detail of west end of north side of north wall showing blocked doorway and roof line	W
Plate 10	016	2/29 (9)	Blocked doorway in north side of north wall	SW
Plate 11	011	2/37 (1)	Position of blocked doorway in south side of north wall	NE
Plate 12	018	3/7	Statue of Christ	E

Fig 4: Photo Index

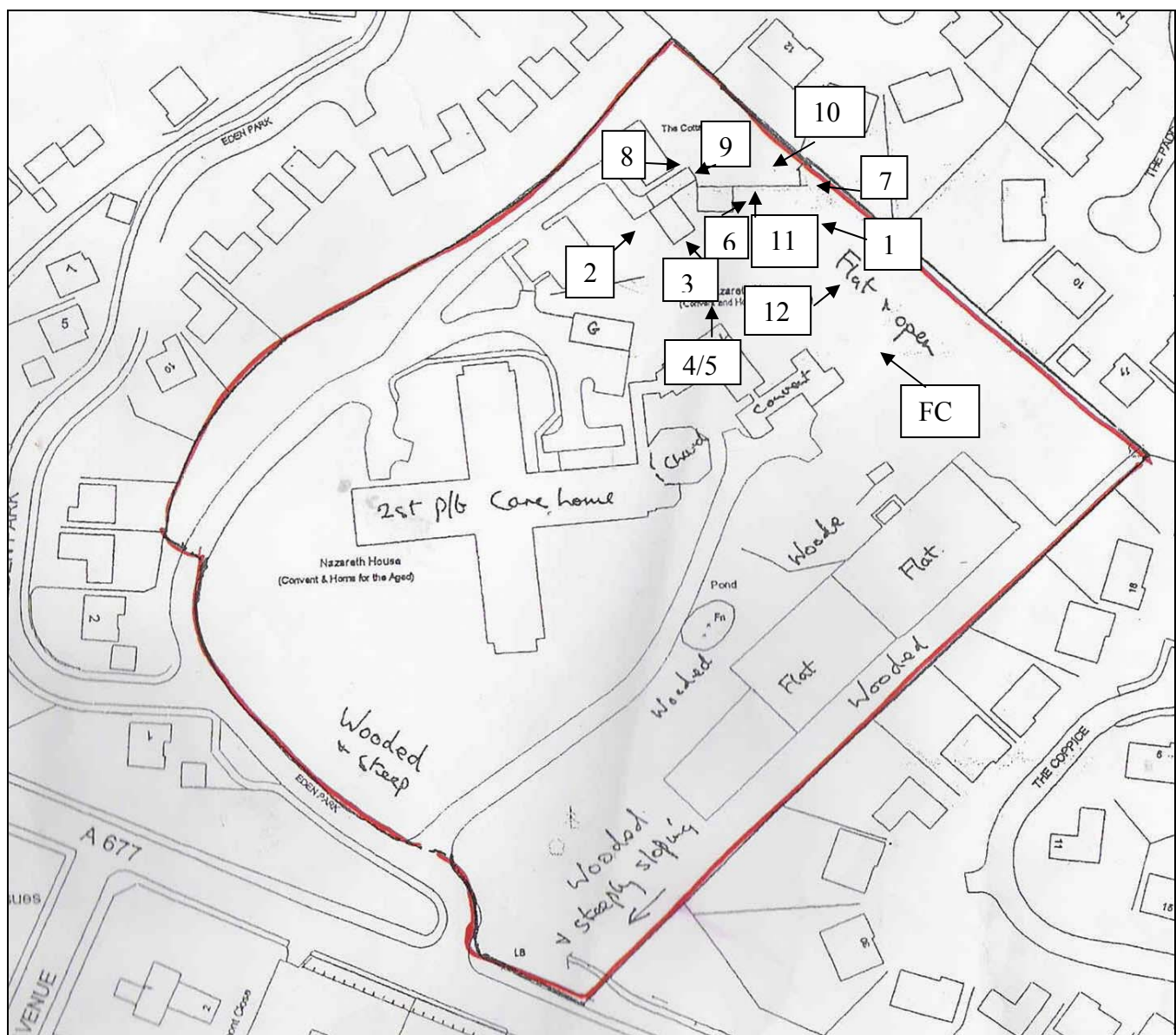


Fig 5: Photo Location Map

Appendix 3: Plates



Plate 1: North wall of walled garden



Plate 2: Angle between west and east sections of north wall



Plate 3: Scar of gable and dwarf walls of western glasshouse



Plate 4: Rendered east section of north wall showing roof line of glasshouse



Plate 5: Hot air vent in east section of north wall



Plate 6: Dwarf walls of protruding part of elongated glasshouse



Plate 7: Opening leading to north side of north wall



Plate 8: North side of north wall looking east towards opening



Plate 9: Detail of west end of north side of north wall showing blocked doorway and roof line



Plate 10: North side of north wall looking west



Plate 11: Position of blocked doorway in south side of north wall



Plate 12: Statue of Christ