

Model Lodging House, 19 Police Street, Darwen, Lancashire

An Archaeological Building Record

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(Undated photograph of the Lodging house (Blackburn with Darwen Public Library - Darwen Camera Club)

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Clients: ISG Construction Limited

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NON-TECHNICAL SUMMARY

An archaeological building survey was required as a condition of a planning permission for the change of use of the Model Lodging House, Police Street, Darwen (SD 68918 22350) to a school for 300 pupils. The survey was carried out between 14 January and 27 March 2014 by J. M. Trippier Archaeological and Surveying Consultancy and the project was managed by Steven Baldwin Land Use Consultancy for ISG Construction Limited. The building was found to be a purpose-built lodging house constructed at the end of the 19th century by Darwen council to house local textile workers. It consisted of 2 three storey blocks linked by a single storey glazed atrium and with a two storey service block to the rear. Although appearing to be of stone, the survey revealed that it was a brick construction with a stone exterior surface. A brick built chimney confirmed that a basement boiler was used to supply heating although the Lodging House was said initially to have shared the supply with the nearby local authority swimming baths on the opposite side of Police Street on site of the modern leisure centre.

ACKNOWLEDGEMENTS

Thanks are due to *ISG Construction Limited* who commissioned the survey and *Steven Baldwin Land Use Consultancy* who instructed us on their behalf. The assistance of *Survey Operations* who provided us with their architectural drawings, which have been utilised in amended form in Figures 9-12 and 14-18 of this report, is also acknowledged as is the assistance provided by the staff of Darwen Library and Ms Jane Waring in connection with the documentary research.

1. INTRODUCTION

- 1.1 Planning permission (10/13/0659) has been granted for the change of use of the Model Lodging House, Police Street, Darwen (SD 68918 22350) to a school for 300 pupils. It is a condition of the planning approval that the applicants undertake a programme of archaeological work in accordance with a written scheme of investigation.
- 1.2 This procedure followed the advice previously given by central government as set out in *Planning Policy Guidance: Planning and the Historic Environment* (PPG15) and *Planning Policy Guidance on Archaeology and Planning* (PPG16) which has now been superseded by Paragraph 141 of the National Planning Policy Framework. The latter was published on 27 March 2012 and requires that local planning authorities should “*require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance... and to make this evidence(and any archive generated) publicly accessible.*”

- 1.3 The survey was carried out between 14 January and 27 March 2014 by J. M. Trippier Archaeological and Surveying Consultancy and the project was managed by Steven Baldwin Land Use Consultancy for ISG Construction Limited. John Trippier BA (Hons), MRICS, PIFA is a Chartered Surveyor and Practitioner of the Institute For Archaeologists with over 30 years' experience of surveying and recording buildings of many types. He was assisted by Steven Price BA (Hons), M.Phil PIFA who carried out the site work, drafted the report and prepared amended versions of the architect's drawings.
- 1.4 As required by the planning condition a Written Scheme of Investigation (WSI) was prepared by Steven Baldwin Land Use Consultancy and submitted to Blackburn with Darwen and the Lancashire County Archaeological Service (LCAS) on 5 November 2013. The survey was carried out at Level 3 of English Heritage's suggested recording levels (English Heritage 2006, 13 et seq) in accordance with that WSI, a copy of which is attached at Appendix 1.

2. SITE LOCATION

- 2.1 The Model Lodging House lies on the north side of Police Street on the west side of Darwen town centre. The building occupies a plot of land which slopes down considerably from the west towards the east, with a more gradual slope from south to north. The National Grid Reference for the property is SD 68918 22350

3. AIMS AND OBJECTIVES

- 3.1 Buildings are an important part of the historic environment as they provide information on historical technology, social structure and lifestyles. The alteration of such buildings may remove evidence of their past uses and occupation and make it more difficult for future historians to understand and interpret them. The aim of the survey was to preserve 'by record' the information that may be lost as a result of demolition or alteration. This was achieved by recording and analysing the plan form, function, age and development of the building and by the provision of a written, drawn and photographic archive for future reference.

4. METHODOLOGY

- 4.1 An appropriate record has been made of the former lodging house buildings. Floor plans and sections are required (1:100 and 1:50 respectively). Existing plans (e.g. plans submitted with a planning application) were used as the basis for the drawn record and corrected where inaccurate. The drawn record shows all features of interest that have been recorded photographically, as well as

showing other features of historical significance that may not be directly affected by the proposal but which are necessary to put those features in context.

- 4.2 Construction techniques and sequences were appropriately illustrated and described, if visible.
- 4.3 The archaeologist on site identified and noted:
 - Truss positions and form;
 - Any significant changes in construction material – this is intended to include significant changes in stone/brick type and size, coursing, etc.
 - All blocked, altered or introduced openings;
 - Evidence for phasing, and for historical additions or alterations to the building.
- 4.4 Drawing conventions conform to English Heritage guidelines as laid out in *Understanding Historic Buildings – A guide to good recording practice*, English Heritage 2006.
- 4.5 Photographs were taken with a 12 Megapixel Digital SLR and contain a 2-metre ranging-rod, discretely positioned, sufficient to independently establish the scale of all elements of the building and its structure.
- 4.6 The photographic coverage includes:
 - General photographs of the interior and exterior of the building/complex, along with photographs of the site/setting of the building.
 - The overall appearance of principal rooms and circulation areas.
 - Detailed coverage of the building's external appearance. In the case of a building designed by an architect, or intended to be seen from a certain point of view, it is important to have regard to the builder's intentions and to record the effect of the design or of the building's placing.
 - Any external detail, structural or decorative, which is relevant to the building's design, development and use and which does not show adequately on general photographs.
 - The building's relationship to its setting, and to significant viewpoints.
 - Internal detail, structural and decorative which is relevant to the building's design, development and use and which does not show adequately on general photographs. Elements for which multiple examples exist (e.g. each type of roof truss, column or window frame) have been recorded by means of a single representative illustration.
- 4.7 For the purposes of the report only, high quality digital images have been produced using an Olympus E-600 DSLR (12.3 megapixels)

- 4.8 Record photographs have been printed at a minimum of 5” x 7”.
- 4.9 A plan at a suitable scale (1:50 or 1:100), showing the location from which the photographs have been taken has been produced.
- 4.10 A photographic register listing all photographs taken has been produced. For ease of use each set of photographs have been numbered sequentially 1, 2, 3, etc.
- 4.11 Several site visits were made on 14th January, 10th and 28th February, and the 14th and 27th March. This was to allow the exterior to be photographed and recorded prior to the erection of external scaffolding as well as interior recording once the building was made safe. The building was also visited periodically during the works to record any significant features which arose during the stripping out. During these visits detailed notes were made of the structural details of the building. Measurements were taken with hand held and electronic ‘tapes’ which enabled the architect’s drawings to be checked and amended on site to show any additional features relevant to the survey. Revised versions of the architect’s floor plans were made for inclusion at figures 8 - 11 of this report at a scale of 1:100.
- 4.12 Historical research, including a full map regression, was carried at Darwen Library.
- 4.13 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*.

5. HISTORICAL BACKGROUND

- 5.1 The only known prehistoric activity in the defined urban area is a Bronze Age barrow which was investigated during the construction of Ashleigh, a mid-nineteenth century villa built in the grounds of Low Hill House just to the west of Bolton Road. Three well-preserved, intact collared urns were recovered from the burial, and are on display in Darwen Library (Hartley 2005).
- 5.2 A cinerary urn of Romano-British date was found in Darwen sometime in the mid-nineteenth century. Its location is unknown, but it does suggest that there was Romano-British settlement in the vicinity of Darwen. No direct evidence for Roman settlement, other than this cremation burial, has been found,

however, and it is not possible to state the nature of any such settlement, apart from the likelihood that it was probably rural in nature (Hartley 2005).

- 5.3 The name 'Darwen' is British in origin and is derived from Derwentju meaning 'river where the oak trees grow'. It was later applied to the settlement that was established on the banks of the river where it flows through a narrow cleft through the moors. Darwen is not mentioned in the Domesday Book but it lay within the Hundred of Blackburn and may have been one of the 28 unnamed manors held by freemen. The earliest documented reference to the name is to a Siward de Derewent in 1208 and the two settlements of 'Overderwente' and 'Netherderwent' were first recorded in 1216 and 1311 respectively. These were later known as Over Darwen and Lower Darwen (Hartley 2005).
- 5.4 Over Darwen (where the site is situated) was in the Honor of Clitheroe, granted to the de Lacys in the late eleventh century although it was not considered to be a separate manor, but was part of a knight's fee which also included Nether Darwen, Walton-le-Dale, Eccleshill, Mellor and Harwood. The fee was granted to Robert Banastre, Baron of Newton in Makerfield, in the early twelfth century. By the early thirteenth century the Banastres had sub-infeudated the Over Darwen estate as two moieties, and by 1311 these moieties were held by the families of de Cuerdale and the Hollands, lords of Salmesbury. Over Darwen passed, by the early fifteenth century, to the Osbaldestons and the Southworths respectively. The Osbaldestons purchased the Southworths' portion in 1566, uniting the manor in a single ownership. The manor subsequently passed by sale to the Warrens of Poynton in 1658, the Traffords of Croston in circa 1766 and the Duckworths in 1811 (Hartley 2005).
- 5.5 The construction of the road from Blackburn to Darwen and Bolton in 1797 saw Darwen begin to grow as a town. Instead of living in scattered hamlets the inhabitants collected by the roadside and the town assumed its elongated shape. Handloom weaving was an important industry in the area in the 17th century and calico printing also took off when it was introduced in 1776. The 18th century saw the population increase from around 500 to upwards of 3000. And by the time of the 19th century Darwen had become a populous manufacturing village (Shaw 1991).
- 5.6 In 1812 Samuel Crompton, inventor of the spinning mule, came to Darwen and commenced business as a bleacher. In 1820 Bowling Green Mill was built and the factory system introduced into Over Darwen. Paper-making also took off in Darwen, with Hilton's Paper Works erected in 1836 by Mr Richard Hilton being the largest in the world at the time (Shaw 1991).
- 5.7 In 1836 the Poor Law Union of Blackburn included Over Darwen, Lower Darwen, Church, Accrington, Tockholes and Pickup Bank. The original Poor

House was run by "John 'Ot' Knowle", who was also the publican of The White Lion. Mr Knowles farmed a strip of land in between the two buildings. Knowle or Knowles is used to name various places in Darwen to this day including the plantation to the west of the town, near Punstock. In 1855 the Overseers of the Poor handed over the workhouse buildings and land to the town. In 1864 a new workhouse was built in Blackburn, now Queens Park Royal Blackburn Hospital, and the Darwen Workhouse ceased to function as such although it was subsequently used as a lodging house for Darwen's visiting workers and part was adapted to house displaced families. In 1898 it was replaced by the Model Lodging House which was built in 1897 under the Act for Houses of the Working Classes 1890 to a design by the Borough Surveyor, William T Stubbs, at a cost of £7,000. (Barrett 1900), This was one of the earliest attempts in this area to provide more acceptable lodgings for migrant workers and other in need of somewhere to live and had 130 beds, the necessary ancillary rooms and staff quarters.

- 5.8 A space measuring 78ft by 30ft was apportioned to the men and 72ft by 21ft to the women with separate male and female entrances and accommodation (Darwen Advertiser 24/5/1990). A newspaper at the time stated that the building would "eclipse in point of architectural beauty many of the buildings in the town" (Citizen 1992). The "Castle on the Hill" was one of the nicknames given to the building along with "Tramps Palace". The OS mapping for 1911 shows the lodging house as a rectangular building with a complex series of outbuildings to the rear (northwest). These are not shown on the 1957 mapping although this has less detail generally and so should not be taken that they were no longer present.
- 5.9 Records are available giving the average number of occupants per month from 1905 through to 1935 (DLSL). The average number per year grew from 1905 to 1914, after which it declined, likely due to the First World War. From 1921 onwards the visitors show a slow but steady increase until 1926 when we see numbers start to decline again possibly signalling the coming end to the economic crisis across the country at that time.
- 5.10 The heating for the lodging house was dependant on the boiler in the nearby public baths. However, in the late 20th century the boiler began to fail, leaving residents without any heating or hot water. Residents were forced to boil water in a pan to wash or do laundry (Darwin Advertiser 4/1/1979). Interviews with some of the residents there in the later 20th century saw that although most people only stayed for a few months, some stayed for years, with one occupant living there for 26 years. The interior was updated in 1950 and again in 1969/70, with the rooms being made larger, consequently being able to hold 72 people rather than the former 126 (Citizen 1992). The original cost per night for a bed was 3d, or 4d with the use the laundry and washing facilities. In the 1970's it was £1.50 per night or £7.75 per week, although this rose to £1.75

per night at the end of the decade (Darwen Advertiser 1/3/1979). The Model Lodging House was subsequently replaced with a new building on Bury Street and remained empty until its current redevelopment

6. PHYSICAL DESCRIPTION

6.1 General Description (Plates 1 & 2).

6.1.1 The building is comprised of three rectangular blocks aligned roughly north-south with an additional block to the north (rear) aligned east – west. The east and west blocks are both three storeys high whereas the central block, which is an atrium with a glazed roof, is largely single storey but one and a half storeys high. The northern building is two storeys high; however, as the ground level drops considerably across the site from east – west and, to a lesser degree, south - north, the ground floor of the north block is at basement level. All the buildings are constructed of shaped and coursed sandstone rubble. The exception to this is the southern elevation of the three blocks fronting Police Street. These are all gables of ashlar construction with a rock pitched face. All the windows, unless otherwise stated, are tall two light sandstone mullions with uPVC frames of three lights, the top most of which open. The surrounds are dressed sandstone with ashlar jambs. The roofs are all double pitched with Welsh slate.

6.2 External Description

6.2.1 West Block. The southern face of this block (**Plate 3**), as noted is the gable and is three bays wide. Three windows line the face at first and second floor level. At ground floor level there are two windows to bays 1 and 3. These are similar to those above but slightly larger and blocked with ply. Each corner of the gable has quoins running down the length at the top is sandstone coping. A low plinth starts just above ground level and runs across the face of the gable. Due to the sloping ground to the east, the plinth gets larger towards the east. The eastern face of the block (**Plates 4 & 5**) is eight bays long with windows at first and second floor levels once again. The windows in the first (northern) bay are thinner single light windows with three light timber frames. At the southern end in bay eight are fire doors, dressed as the windows and with an iron fire escape over the face. At ground floor level are four large windows. These lie in bays 1, 3 5 and 8. These are all blocked with metal sheeting with the exception of bay 8 which shows the sandstone mullion and surround. Bay 7 contains likewise blocked doorways. At roof level two sandstone chimneys with a single pot each rise flush with the face between bays 2 and 3 and bays 5 and 6. The roof has skylights fitted on the west side and in the centre of the ridge is a small ornate iron vent, with a

matching one towards the south. The northern gable (**Plate 6**) matches the southern, although the ground floor is masked by the northern block.

- 6.2.2 *After the removal of the central atrium the east elevation became visible (Plate 59 & 60). This showed the first and second floors to be of a random rubble construction with two light sandstone mullioned windows with dressed sandstone surrounds. The ground floor was painted brick.*
- 6.2.3 East Block. This block is slightly thinner than the western, being two bays wide with two windows at first and second floor level in the south gable (**Plate 7**). At ground floor level is a central window flanked on either side by a pair of thin portrait windows. Each of these is blocked with ply. As with the western block gable each corner has quoins and sandstone coping runs across the top. The plinth also continues along the face, at the same level as than on the west gable. However, due to the sloping ground level the plinth is c. 2m high at the eastern corner. The eastern face, (**Plates 8 & 9**) as with the western, is eight bays across. It also has the same arrangement of windows at first and second floor levels, with the fire doors and fire escape at the southern end. At ground floor level (which is c. 2m above the external ground surface) are 6 windows. Three of these lie in bays 3 to 5 with the fourth lying between bays 6 and 7. The northern two windows are smaller, matching those of bay eight, with one between bays 7 and 8 and the other in bay 8. All are blocked with ply. At roof level are four sandstone chimneys rising flush with the face. The first of these lies at the southern end within bay 1, with the others lying between bays 3 and 4, bays 5 and 6 and bays 7 and 8. As with the western block, the north gable (**Plate 10**) is obscured at ground floor level by the north block. Above this at first and second floor level are tall timber framed three light windows with sandstone surrounds in the centre of the face. As with the south gable, quoins run up each corner and sandstone coping along the top. Finally, a further sandstone chimney rises up on the west side.
- 6.2.4 *After the removal of the central atrium the west elevation became visible (Plates 60 & 61). This showed the first and second floors to be of a random rubble construction and lined with two light sandstone mullioned windows with dressed sandstone surrounds. The ground floor was painted brick.*
- 6.2.5 Central Atrium. The southern face (**Plate 11**) of this block is slightly recessed back from those either side of it. Due to the sloping ground level a series of sandstone steps run across the face leading up to ground floor level. The face is divided into 4 bays, with blocked personnel doorways within bays 1, 3 and 4. The second bay contains a thin blocked portrait window with sandstone cill. The face is ornate, with four sandstone drip moulds running across the face. Between bays 1 and 2 and bays 3 and 4 two semi-circular sandstone columns rise up the face. The drip mouldings run across these and

the columns end level with the top mould. The columns start 2m above ground floor level and have ornate carved sandstone bases with flower design. In the centre of the face rising from the second moulding and cutting through the upper two is a carved sandstone plaque (**Plate 12**) with a crest and the words “MODEL LODGING HOUSE 1897”. The crest itself is a shield with two flowers above and a single flower below with the words “ABSQUE LABORE NIHIL” (trans. “Nothing Without Labour”) flanking. A stiff leaf design caps the crest with the image of a helmet and a man with pickaxe above. The plaque has a segmental arched moulded sandstone lintel above. The roof line has moulded sandstone coping with pediment above the centre. The northern face of the central block (**Plates 6 & 15**) is taller than the southern, matching the height of the east and west blocks. It rises up to this level at the northern end, forming a ‘T’ shaped structure to link the east and west blocks. It also protrudes further north than the others. No features are visible in this gable as the whole is butted by a large brick featureless structure. However, as the block protrudes, two bays are visible in the east and west faces at first and second floor levels. Both faces contain two small portrait windows with sandstone surrounds, at first and second floor levels. Finally, between the gables of the central block and the eastern is a matching portrait window. As noted the face is butted by a large square brick structure which appears to be a later chimney running from the basement below. It is featureless and constructed in machine made brick laid in English garden wall bond (4:1 ratio).

- 6.2.6 North Block. The east face (**Plate 13**) of this continues along from the east face of the east block. The face has 2 gables to the north and south. At basement level the face is featureless except for a small square blocked window at the northern end and later concrete lean to at the south. At ground floor level are two large portrait windows with dressed sandstone surrounds. Between them is a smaller portrait window with sandstone lintel and thin sandstone cill. Only the northern gable has sandstone coping. The western face (**Plates 14**) is similar although only being present at ground floor level. The northern gable contains three large portrait windows with dressed sandstone surrounds and blocked with ply. The southern contains two matching, but thinner windows. Between them lies a blocked personnel doorway with sandstone lintel. Unlike the eastern face, both gables have sandstone coping. The northern face (**Plate 15**) is 9 bays long with the basement having a square blocked window at the eastern side with sandstone cill and lintel. To the west of this in bay two is a blocked loading doorway with large dressed sandstone lintel. Bay 4 also contains a blocked window, although this is blocked with sandstone and has addressed sandstone surround. The eastern side of this, however, has been obscured by the later blocking of an inserted loading bay in bay 3 running into bay 4. At ground floor level is a square blocked window with sandstone surround within bay 1

with a matching portrait window in bay 4. Bays 5, 7 and 8 also contain blocked windows, matching that of bay 1.

6.3 Internal Descriptions

6.3.1 West Block Ground Floor. The west block is comprised of three large rooms accessed via personnel doorways from the central atrium, each with rounded brick jambs and stone lintels. All the rooms have carpeted floors and painted bare brick walls. A modern false ceiling covers the timber panelled ceiling above. The southern (**Plate 16**) and central (**Plate 17**) rooms are separated by a modern timber partition with lights above. All the rooms are lined with windows along the west wall with two additional windows in the southern wall of the south room, facing onto Police Street. All these windows are tall timber framed portrait windows of 6 lights with timber cills. A painted skirting runs around each of the rooms. Cast iron stanchions lie in the centre of the rooms supporting beams above. In the south end of the west wall of the central room was a small fireplace, although only the opening remains. In the north room (**Plate 18**) an area has been partitioned off to form a storage area in the northeast corner. In the centre of this north wall is a large doorway with brick arched lintel, blocked with metal sheeting.

6.3.2 West Block First Floor. The first floor is accessed via the staircase at the north end of the central atrium. A personnel doorway leads into a corridor at the north end of the wing which then turns into a central corridor (**Plate 19**). This is lined with timber partitioned rooms (16) at either side. An additional 3 rooms lie on the southern wall with another 3 on the north wall. The floor of the corridor is linoleum tiles whereas the rooms are carpeted and have plastered false ceilings. Each of the rooms has a small timber personnel doorway leading into it and contains a small wardrobe (**Plate 20**). The walls of the rooms are timber partitions and have been placed occasionally cutting across the external windows (**Plate 21**). The ceiling is plastered with 5 beams running east – west across the space. These are supported on cast iron stanchions, which are occasionally located in front of the doorways (**Plates 21 & 22**). A fire door is located in the south end of the west wall. All the external walls are of painted bare brick.

6.3.3 West Block Second Floor. The second floor is accessed via the staircase at the north end of the central atrium. It is identical in layout to the first floor. The ceiling (**Plate 23**) is open to the 5 queen post trusses which support the plastered pitched roof with central skylight. The trusses are machine cut timber except for the Queen posts which are iron rods. At the north and south the skylight ends short of the walls and a small attic space lies above with the vents visible (**Plate 24**), as seen on the exterior. Again, the floor of the

corridor is linoleum tiles whereas the rooms are carpeted and have plastered false ceilings. The windows within the rooms have timber cills although where these have been removed the wall construction is visible, showing a stone outer skin with a brick core (**Plate 25**).

- 6.3.4 East Block Ground Floor. The ground floor is divided into two areas separated by a brick cross wall in the centre of the block. The northern end of this is accessed via a personnel doorway with rounded jambs at the southern end. This area (**Plate 26**) is an open space with a brick wall at the north end separating off a kitchen. The kitchen is accessed through a double doorway with a segmental arched lintel in the centre of the wall. The walls are painted bare brick and a false ceiling hides the timber panelled ceiling above. Windows line the east wall, blocked on the exterior with ply. The frames are modern 6 light uPVC. In the southern end of the west wall is a tall portrait window, the upper 2/3rds of which is blocked to create a small landscape window. The southern end of the block is divided into a series of four smaller rooms with a corridor running north – south up the west side. At the southern end the corridor becomes a small toilet room, with tiled floor and walls. To the west of this is a personnel doorway leading to the small porch in the central atrium (**Plate 40**). North of this again is a doorway leading to a bare brick under stairs storage area. Finally, at the north end of the corridor is a tall portrait window, the top half of which has been blocked.
- 6.3.5 On the east side of the block, the southern room (**Plate 27**) is the largest and most ornate, having a moulded timber skirting and picture rail, as well as a cornice. The walls are plastered and papered, the ceiling plastered and the floor carpeted. A blocked fireplace lies in the east wall, although this is concealed by the modern papering and modern heating system. A wide portrait window lies in the southern wall, blocked with a thinner window to the east of it. To the north of this room is a smaller central room (**Plate 28**). This has a moulded timber skirting only. The walls and ceiling are plastered and painted and the floor carpeted. A 6 light portrait window lies in the east wall with a cast iron fireplace in the east end of the north wall. To the north of this is the northern room (**Plate 29**). This is similar to the central, having only a moulded skirting although the walls are papered. A matching window lies in the east wall and an angled cast iron fireplace lies in the southeast corner. All the doorways to these rooms have simple timber surrounds.
- 6.3.6 East Block First Floor. The first floor is accessed via the staircase at the north end of the central atrium. A personnel doorway leads into a corridor at the north end of the wing which then turns into a central corridor (**Plate 30**). This has timber partitioned rooms (12) at either side with an additional 2 on the southern wall and another in the northeast corner. A painted brick wall runs east – west across the centre of the room, dividing it into two areas, with a central doorway. Each of the rooms (**Plates 31 & 32**) has a small timber

personnel doorway and a two light timber framed window of 6 lights in the external walls. The ceiling is plastered and the external walls are painted bare brick. The floor of the corridor is linoleum tiles whereas the rooms are carpeted and have plastered false ceilings. At the southern end the corridor turns west and leads to the central atrium where a staircase leads down to the ground floor.

- 6.3.7 East Block Second Floor. The second floor is accessed via the staircase at the north end of the central atrium. Again, a personnel doorway leads into a corridor at the north end of the wing which then turns into a central corridor (**Plate 33**). This has timber partitioned rooms (12) at either side with an additional 2 on the southern wall. Each of the rooms has a small timber personnel doorway and a two light timber framed window of 6 lights in the external walls. The ceiling is open to the 5 king post trusses which support the plastered pitched roof. The trusses are machine cut timber with the exception of the king post itself, which is an iron rod. The floor of the corridor is linoleum tiles whereas the rooms (**Plate 34**) are carpeted and have plastered false ceilings. The walls are painted bare brick (**Plate 35**).
- 6.3.8 Central Atrium Ground Floor. The southern end forms the main entrance to the building. Two large timber doors with a small window between set into the southern wall. These lead into a simple foyer with tiled floor, plastered false ceiling and painted bare brick walls. These then lead north where a low partition runs up the centre of the block to a glazed office (**Plate 36**). This office has a rounded southern end with a door in the east side and an opening window on the west. The base of the office, below the windows has a red timber cill with a series of timber recessed panels. The walls of this are painted bare brick and the floor tiled. The ceiling is a double pitch of timber panels with a central skylight. The ceiling is open to the two braced machine cut timber trusses spanning the space east – west. These rest upon ornate square corbels. Three doorways with rounded brick jambs line the west wall with two in the east wall. The east and west walls of the glazed office are brick and form a rectangular block at the northern end. To the north of this is a staircase leading up from west to east to first floor level. The north wall of this area has three openings within it. To the west is a large blocked doorway leading to the west side of the northern block, with another, unblocked timber doorway leading to the east side of the block.
- 6.3.9 In the centre is a large arched opening leading through to the central area of the north block. The office itself is accessed via the doorway in the eastern end and is divided into two rooms to the north and south. The southern has windows surrounding the semi-circular wall with brick wall to the north containing a personnel doorway. Both rooms have painted brick walls and the northern (**Plate 37**) has two small storage areas, the western of which is lower as it lies beneath the northern staircase. The eastern contains a blocked

window in the east wall and a blocked doorway in the north. The ceiling in the north room is open to the timber panelling of the pitched roof. It also has a central raised pitched skylight supported on ornate iron brackets (**Plate 38**). In the west wall is a large blocked landscape window and in the east a smaller blocked window. The southeast corner of the block is taken up by a staircase rising from north – south to first floor level (**Plate 39**). This has tiled steps, a simple timber handrail and wrought iron balusters with a twist. Beneath this is a tiled porch area (**Plate 40**), accessed by a further doorway in the eastern end of the southern face. This leads to the east block.

- 6.3.10 Central Atrium First Floor. This is only partially present. At the southern end the main staircase rises up from north to south. This leads to a small landing area with a doorway into the southern end of the east block. Opposite this doorway is a small toilet with tiled walls and floor. The east wall of the staircase contains two blocked windows with painted stone cills and lintels. At the north end of the block is the staircase (**Plate 41**) which joins the east and west blocks. The staircase itself lies along the south wall and rises up from west – to east, one above the other. The staircase is of concrete with wrought iron balusters with a twist design and a simple timber handrail. The eastern floor level is lower than the western and so a small set of steps lead up at the east end. In the centre of the north wall is a blocked doorway leading to the toilet block flanked by two portrait windows. Doorways lie in the in the north side of the east and west walls, leading through to the flanking blocks. To the south of these doors are thin portrait windows, blocked with brick. In the south wall, flanking the staircase are two further windows, also of three lights with modern frames. The floor is carpeted the ceiling plastered and the walls are painted bare brick.
- 6.3.11 Central Atrium Second Floor. As with the first floor the second floor is only present at the northern end. This contains the staircase to first floor level and of the same construction (**Plate 42**). Likewise in the centre of the north wall is a blocked doorway leading to the toilet block flanked by two portrait windows. Doorways lie in the in the north side of the east and west walls, leading through to the flanking blocks. To the south of these doors are thin portrait windows, blocked with brick. In the centre of the south wall is a large 6 light timber framed arched window, looking out over the central atrium roof.
- 6.3.12 North Block Ground Floor. The northern block is divided into three areas: the west side, the east side and the central area. All are accessed via the doorways in the north wall of the central atrium. The door to the western area was blocked and therefore inaccessible.
- 6.3.13 The central area was accessed via the arched opening in in the centre of the north wall with rounded jambs (**Plate 43**). This leads into an open kitchen

area with painted brick walls with partial modern tiling around to the west wall. The ceiling is plastered and the floor concrete. Blocked windows lie in the east and west walls. The room becomes a short corridor to the north with a small storage room on the right side. This is badly water damaged but shows the plastered walls and concrete floor. Opposite this room is the stone staircase to the basement (**Plate 44**). The walls of the basement staircase are whitewashed brick resting on whitewashed rough rubble, occasionally brought to course. A blocked portrait window lies in the west wall and a single rounded timber handrail leads down the steps to the west before turning north. To the north of the staircase the corridor opens into a laundry room (**Plate 45**). This has plastered and painted walls with a concrete floor and timber panelled ceiling. A blocked window lies at the east end of the southern wall. The northern end contains a drying cupboard with 4 tall drawers mounted on cast iron wheels running on grooves within the floor (**Plate 46**). A 4 light uPVC framed window lies in the north wall.

- 6.3.14 The east block is accessed via the eastern doorway in the north wall of the atrium. The doorway leads to an angled corridor with several blocked windows within it (**Plate 47**). The west wall is whitewashed stone, whereas the others are brick and has a two light blocked mullion within it. A further blocked window lies at the corner of the eastern angled wall with another lying in the north wall. The corridor turns east before returning north with a further blocked window in the east wall. Another lies in the north with a personnel doorway to the east of this leading to the north room. The corridor contains two separate areas which have been divided off. To the east of the angled wall is a small shower area comprised of three tiled rooms. To the north is a more recent addition of a toilet block, built of concrete blocks and tiled to match the showers. The northern room (**Plate 48**) lies at the end of the winding corridor. The walls are painted bare brick and windows lie in the east and north walls. The ceiling is open to the timber panels of the pitched roof. The northern area is raised and runs to the west to form an 'L' shape. This raised area contains metal runners, similar to those in the northern room of the central area, suggesting a removed drying cupboard.
- 6.3.15 The basement (**Plate 49**) is accessed via the stone staircase in the western side. The basement has a western wall of stone, with the other walls being brick built. A blocked doorway lies in the north wall. To the east is a large blocked loading doorway in the north end of the east wall. The southern end of the room has been partitioned off by a concrete block wall with an opening in the west end. This leads through to a small room with a brick plinth or base built into the south wall, likely for a boiler. A further room lies to the east of this, beyond the blocked loading bay, but is inaccessible.
- 6.3.16 A square brick toilet tower lies in the centre of the north block at first and second floor level. This butts the north face of the central atrium. Doorways

in the staircase area of the central atrium lead to these areas, although these were blocked and inaccessible.

7. ANALYSIS AND INTERPRETATION

- 7.1 The building was designed as purpose built lodging house for migrant workers in the area. The design was based on the east and west blocks with a central atrium, with an ancillary service block to the rear. Although built in brick the exterior was faced with sandstone. This created an imposing exterior with a near symmetrical design. It is described by (Hartwell and Pevsner 2009, 272) as ‘very severe’, and was perhaps designed to present the forbidding aspect of earlier workhouse buildings intended to act as a deterrent to potential residents.
- 7.2 The blocks were designed to provide separate male and female dormitory areas at first and second floor levels with communal dining and recreational facilities on the ground floor. The larger 3 bay western block was the male area and the smaller 2 bay eastern block the female one. They were separated by the single storey atrium and the south end of the eastern block contained what appeared to be private living quarters with its own separate entrance – possibly for the superintendent or manager of the lodging house?. The northern block appears to have been modified and may have been added soon after the main building. This is shown by the blocked windows at ground floor level throughout. Their placement may suggest that the central area of the north block was once an external yard, with windows facing into it. This would have further divided the male and female facilities, separating them by the open space. The staircase down to the basement appears to be original, and, if the above is the case, would have been within the yard.
- 7.3 The brick chimney at first and second floor levels is a 20th century addition to the building, likely made during the remodelling in the 1950’s after the boiler in the swimming baths broke down (see para.5.10 above). This may also be when the yard was closed and the northern block altered.
- 7.4 Over 70 mills were erected in Darwen from the end of the 18th century to the beginning of the 20th. Over 60 being erected before the Model Lodging houses construction (Hartley 2005). The size of the industry in the town gives a good indication as to why so many migrant workers went there looking for work, and why the building was needed. The remodelling in the mid 20th century changed the room structure so that there were fewer rooms but they were larger. This likely reflects the decline in the mills operating and fewer people needing to use the lodging house.

8. ARCHIVE

- 8.1 The completion of the project will result in a series of notes, drawings, site plans and sections, and photographs. These, along with a copy of the report, will be deposited with Lancashire Record Office within 12 months of completion of the project. A copy of the report will also be deposited with the Client; The Lancashire Historical Environment Record; Blackburn with Darwen Borough Council. On completion, the written report will be deposited with the online OASIS scheme for grey literature reports.

9. BIBLIOGRAPHY

Abbreviations

DLSL Darwen Local Studies Library

Maps

Ordnance Survey, 1884 -92, *Sheet 70.16 Scale 1:2500*, Southampton

Ordnance Survey, 1911, *Sheet 70.16 Scale 1:2500*, Southampton

Ordnance Survey, 1957, *Sheet 70.16 Scale 1:2500*, Southampton

Ordnance Survey, 2000, *Sheet 287 Scale 1:25000*, Southampton

Published Sources

Barrett and Co., 1900 “General and Commercial Directory of Blackburn, Accrington, Darwen, Clitheroe, etc”.

Farrer & Brownbill 1909 “Victoria County Histories”

Hartley 2005 “Lancashire Historic Town Survey Programme - Darwen Historic Town Assessment Report

Hartwell, C. & N. Pevsner, 2009, *The Buildings of England Lancashire: North*, Yale

Shaw, J. G. 1991 “Darwen and its People

Newspapers

The Citizen, March 19th 1992, pp10 “One Big Happy Family”

Darwin Advertiser 4/1/1979

Darwen Advertiser 1/3/1979

Darwen Advertiser 24/5/1990

APPENDIX 1

Written Scheme of Investigation for an Archaeological Building Recording Required by a Planning Proposal

Prepared on behalf of ISG Construction Limited by Stephen John Baldwin,
Land Use & Heritage Consultant, 1st Floor Offices, B1B, Towngate Works,
Dark Lane, Mawdesley, Lancashire L40 2QU

Location: Model Lodging House, 19 Police Street, Darwen, Lancashire

Proposal: Demolition of rear single storey extension, change of use to school
(300 pupils aged 14-19), 3 storey rear extension, car park and landscaping
works. 19 Police Street, Darwen (10/13/0659)

1. Introduction

Planning consent (Blackburn with Darwen Council Ref: 10/13/0659)
has been granted for the change of use of the Model Lodging House to
a school for 300 pupils. The building is notable mainly for the architectural
merit of its southern elevation and the Darwen Town Centre Conservation
Area policy document classifies it as a non-designated heritage asset. On
receiving advice from the Lancashire County Archaeology Service
(LCAS) the Local Planning Authority (LPA) has recommended that:
prior to development commencing a Written Scheme of Investigation
(WSI) should be submitted to them detailing measures to be taken to
ensure that historical and archaeological interests are properly
recorded and protected. It has been recommended that an English Heritage
Level 2/3 archaeological building investigation and recording should take
*dating, form and archaeological development of a specified
building, structure or complex" (IFA, Oct 2008 rev)*. This written scheme
of investigation has been prepared by Stephen John Baldwin, Land
Use & Heritage Consultant to help the applicant fulfil a planning
condition required by the LPA. This recommendation follows the advice given
by central government as set out in Policy HE12 of Planning Policy Statement
5 (PPS5) issued by the Department of Communities and Local Government
(DCLG).

2. Site Location and Description

2.1 The Model Lodging House is located on 19 Police Street in Darwen,
Lancashire. Its precise location is shown edged in red on the map at **Fig.
1**. The locality is residential being in a town centre and characterised by
rows of terraced housing and shop frontage.

3. Planning Background

3.1 Planning consent (Blackburn with Darwen Council Ref: 10/13/0659) has been granted for the change of use of the Model Lodging House to a school for 300 pupils.

3.2 The building is notable mainly for the architectural merit of its southern elevation and the Darwen Town Centre Conservation Area policy document classifies it as a non-designated heritage asset. On receiving advice from the Lancashire County Archaeology Service (LCAS) the Local Planning Authority (LPA) has recommended that: prior to development commencing a Written Scheme of Investigation (WSI) should be submitted to them detailing measures to be taken to ensure that historical and archaeological interests are properly recorded and protected.

3.3 ISG Construction Limited has instructed S J Baldwin, Heritage Consultant to undertake archaeological building recording prior to any building works at the subject site. Lancashire County Archaeology Service (LCAS) has recommended that an appropriate level of building recording should be carried out prior to the change of use of the Model Lodging House into a school.

3.4 The planning condition requires the developer to provide a method statement detailing the measures to be taken to ensure that any archaeological and historical interests are properly recorded and protected in accordance with the Darwen Local Plan Policy and LCAS recommendations for recording. This method statement detailing an English Heritage Level 2/3 Building Survey is to be submitted to the LPA in advance of the stripping out of the building prior to the proposed change of use.

3.5 Reason: **To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the site.** This is in accordance with NPPF para. 141 " Local planning authorities should... require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible."

4. Historical & Archaeological Background

4.1 The Model Lodging House, opened in 1897, was intended to provide cheap accommodation for both transient workers and single people; some residents are recorded as having lived in such lodgings for over 20 years (LCAS 2013).

5. Requirement for Building Recording

5.1 Buildings are an important part of the historic environment, providing information on historical technology, social structure and lifestyles. Alterations to such buildings removes evidence for the past uses and

occupation of the buildings and make it more difficult for future historians to understand and interpret the buildings. A drawn and photographic record of the building preserves 'by record' the information which is lost during alteration.

5.2 The high local significance of the building has been recognised in the Darwen Town Centre Conservation Area where it has been identified as a 'Notable Building', and is therefore considered to be a non-designated heritage asset (see National Planning Policy Framework, Appendix 2: Glossary, p. 52).

Definition and Purpose of an Archaeological Building Investigation and Recording of Standing Buildings or Structures

"... a programme of works intended to establish the character, history, dating, form and archaeological development of a specified building, structure or complex, and its setting including buried components, on land, inter-tidal zone or underwater" (IFA 1999 rev October 2008).

The purpose of an Archaeological Building Investigation and Recording is similarly defined by the IFA and is:

"...to examine a specified building, structure or complex, and its setting in order to inform:

- The formulation of a strategy for the conservation, alteration, demolition, repair or management of a building, or structure, or complex and its setting; and/or
- To seek a better understanding, compile a lasting record, analyse the findings/record, and then disseminate the results"

6. Drawn Record

6.1 The building will be carefully examined prior to the commencement of recording, in order to identify all features relevant to the original and subsequent historical uses of the site. Significant features will then be incorporated into the final drawn record; English Heritage drawing conventions will be followed. The following list highlights items of interest which would typically include:

- original staircases
- original fitted furniture including shelves and cupboards
- original decoration
- original doors and windows, including associated shutters or other fittings
- original and subsequent historical internal partitions
- original fireplaces or any other evidence for internal heating arrangements
- any significant changes in construction material, including significant changes in stone type and size
- any blocked openings
- evidence for phasing, and for historical additions or alterations.
- evidence for construction techniques and sequences. Typical features of interest may include tool marks left over from the preparation of

structural timbers, carpenters' marks, etc.

7. Building Recording - Methodology

7.1 The project will be carried out in accordance with this written scheme of investigation which requires the compilation of:-

7.1.1 Annotated versions of the architect's and the archaeological contractor's floor plans will show photographic view points and phasing and blocking of the building's fabric. A survey will be carried out using hand held tapes and laser measures. A 1:100 scale plan on stable waterproof drafting paper will be utilised on site using drawing conventions which conform to English Heritage guidelines as laid out in *English Heritage 2006, Understanding Historic Buildings – A guide to good recording practice*.

7.1.2 A short written account of the building's fabric, phasing and architectural features;

7.1.3 A short written account of the history of the building and its wider setting based on a historic map sequence and any readily available local history publications accessible via the Local Studies Library and the Lancashire Record Office.

7.1.4 A detailed annotated photographic record of the building (or parts thereof) affected by the conversion showing:-

- a) The building's external appearance and the overall appearance of the principal rooms and circulation areas;
- b) Any external detail, structural or decorative, which is relevant to the buildings' design, development and use and which does not show adequately on general photographs;
- d) Any internal detail views of features of especial architectural interest, fixtures and fittings of the building that will be vulnerable to conversion (ground and 1st floors and attic if accessible). A section through the building would be produced to show ceiling heights and detail of one original roof truss if present and if safely accessible.
- e) Other buildings linked to the study site which set it in its local context.

The photographic survey will be made with a 35mm Canon EOS 500 camera loaded with Ilford HP5 ASA 400 monochrome film and with a Fuji digital camera (6.7 mega- pixels resolution). Detailed photography will conform to the requirements specified by LCAS 2013. A photographic register listing all photographs and a plan showing the direction from which they were taken are to be included in the report.

7.1.5 A report including:-

- a) A summary statement of the survey's findings;
- b) The background to the survey including locational details and an outline of the methodology of the survey;
- c) An account of the physical features of the building covered at para.7.1.2 above;
- d) An account of the historical matters covered at para.7.1.3 above;

e) A selection of annotated photographs depicting the key interests and setting of the study site;

f) A list of photographs accompanied by annotations;

g) A plan showing view direction of the photographs;

7.1.6 An ordered site archive will be deposited with an appropriate local depository.

7.1.7 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*.

8. Staffing

8.1 The building recording will be undertaken by Stephen Baldwin, Land Use and Heritage Consultant who, over the last 15 years, has obtained considerable experience of recording historical buildings in North West England. He will be assisted on site by John Trippier BA (Hons) and Steven Price MPhil AIFA who will also draft and supply floor plans in AutoCAD which is the industry standard software package.

9. Archive

9.1 The completion of the project will result in a series of notes, drawings, site plans and sections, and photographs. These, along with a copy of the report, will be deposited with Lancashire Record Office within 12 months of completion of the project. A copy of the report will also be deposited with the Client; The Lancashire Historical Environment Record; Blackburn with Darwen Borough Council. On completion, the written report will be deposited with the online OASIS scheme for grey literature reports.

10. Contract

The Contractor will enter into a written (emailed) agreement with the client, ISG Construction (Northern) Limited. That agreement and this specification will form a contract binding on both parties.

11. Project Monitoring

Lancashire County Archaeological Service reserves the right to monitor archaeological work in the County and will be informed in writing prior to the start date of the building recording.

12. Insurance

The archaeological contractor has Public Liability Insurance, with £2 million third-party cover. (A copy of Insurance certificate can be seen on request). *This WSI is valid for a period of one year from date of issue. After that time LCAS may require revision to take into account new discoveries, changes in*

policy or the introduction of new working practices or techniques.

Sources consulted during preparation of this document

Institute of Field Archaeologists, 1997, *Code of Conduct*

Institute of Field Archaeologists, 2008, *Standard and Guidance for Archaeological Building Recording*

Lancashire County Council and Egerton Lea Consultancy. *Lancashire Historic Town*

Survey Programme Blackburn Historic Town Assessment Report. Darwen:

Lancashire

County Council

LCAS 2013, A brief requirement for building recording at the Model Lodging House

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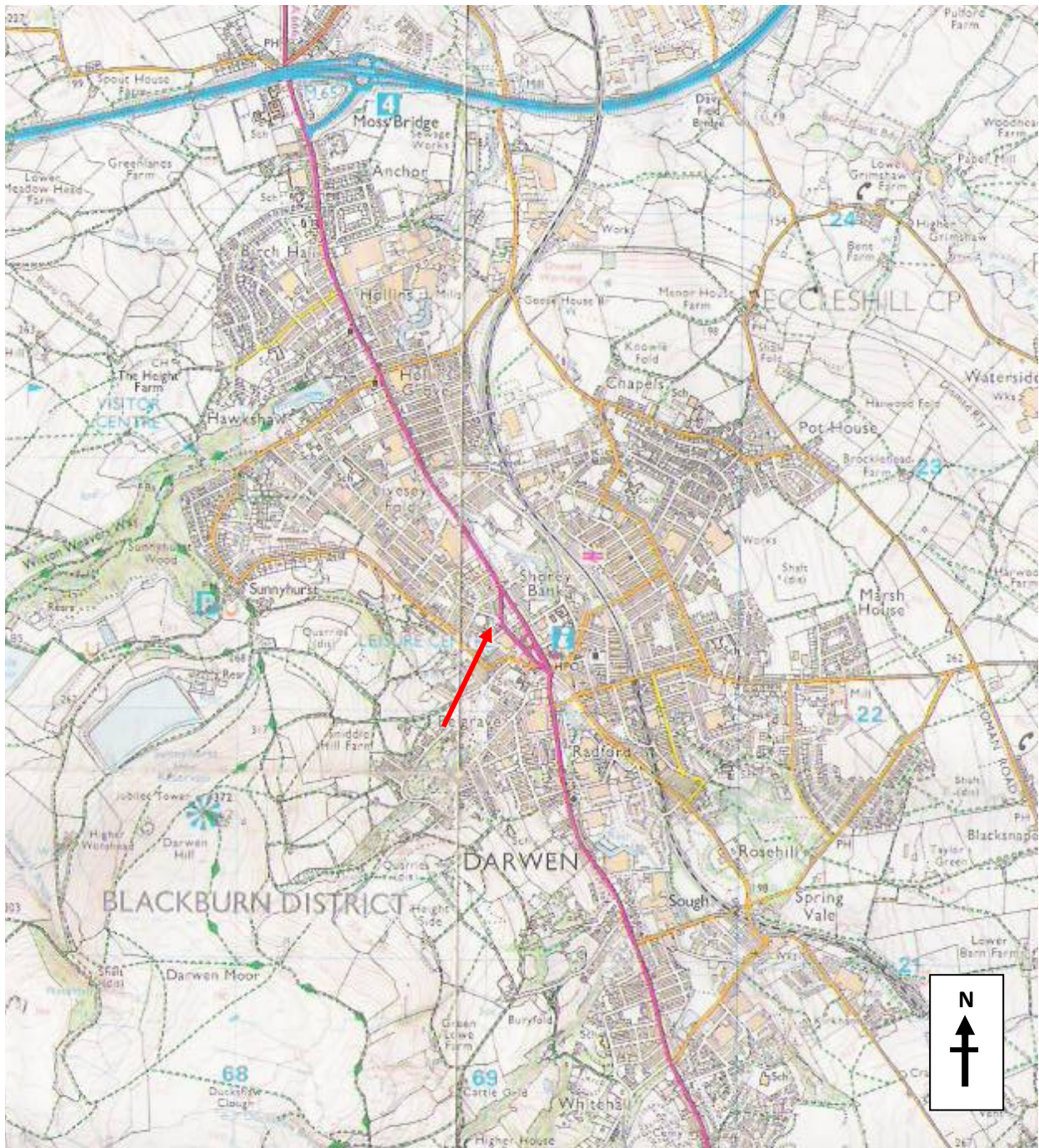


Figure 1: Location Plan

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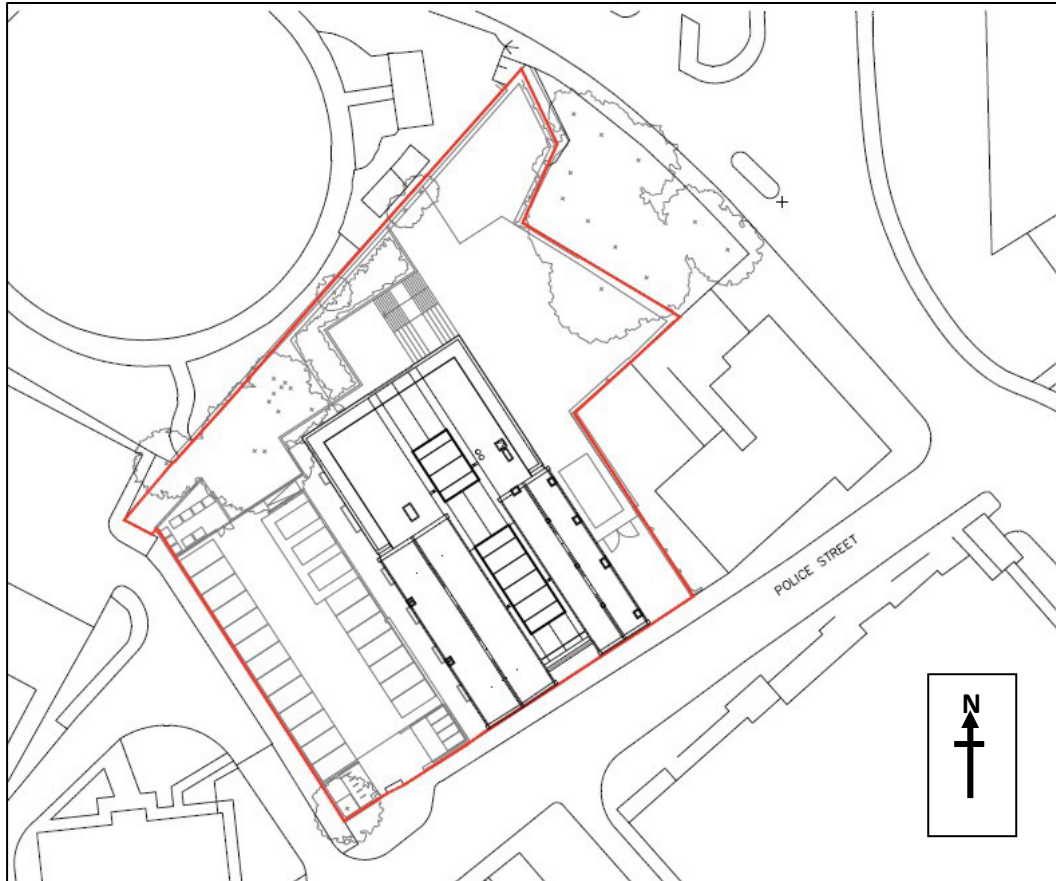


Figure 2: Site Plan

(provided by clients; not to scale)



Figure 3: OS 1:2500 (25-inch) first edition surveyed 1884-92 (published 1891-1894)



Figure 5: Ordnance Survey, 1957, Scale 1:2500

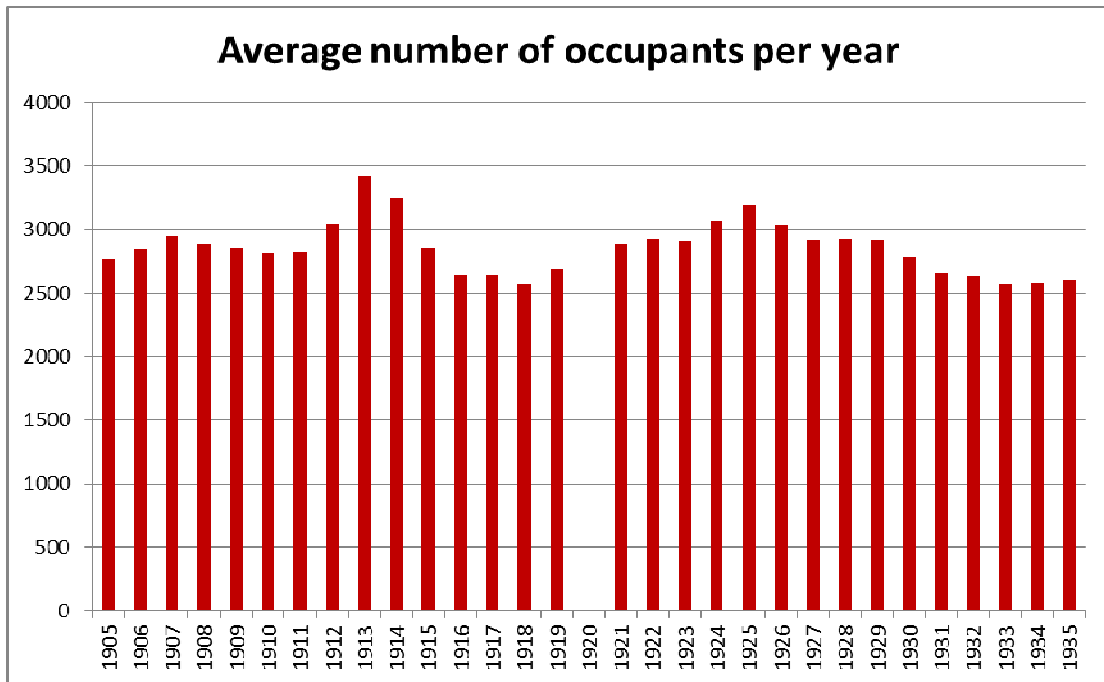


Figure 6: Average number of occupants of the lodging house per year (excluding 1920) (DLSL 352.5)



Figure 7: People in the communal room of the lodging house (Unknown Newspaper-DLSL 352.5)



Figure 8: Resident pictured in a cubical bedroom (Unknown Newspaper-(DLSL 352.5))

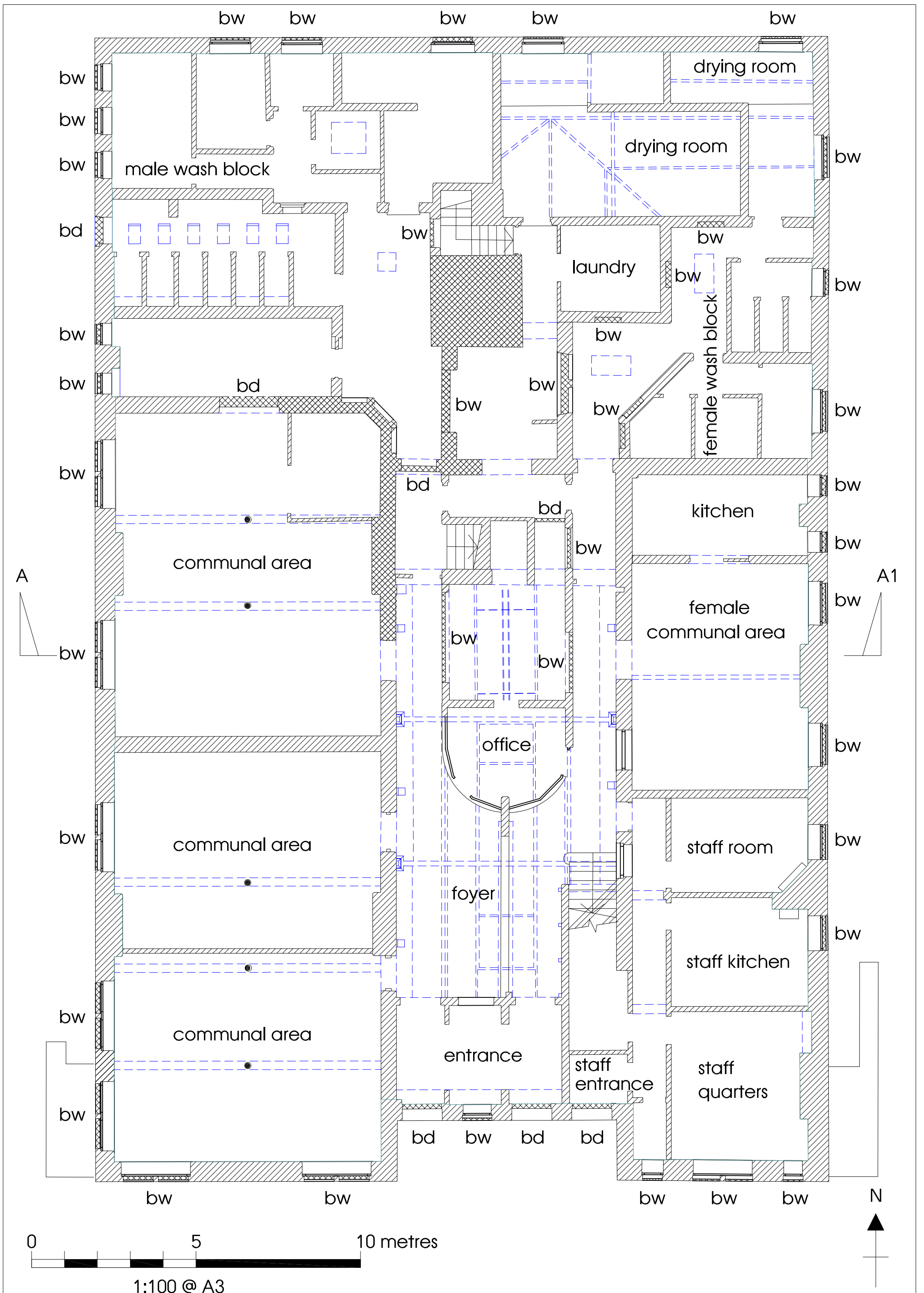


Figure 9: Ground Floor Plan

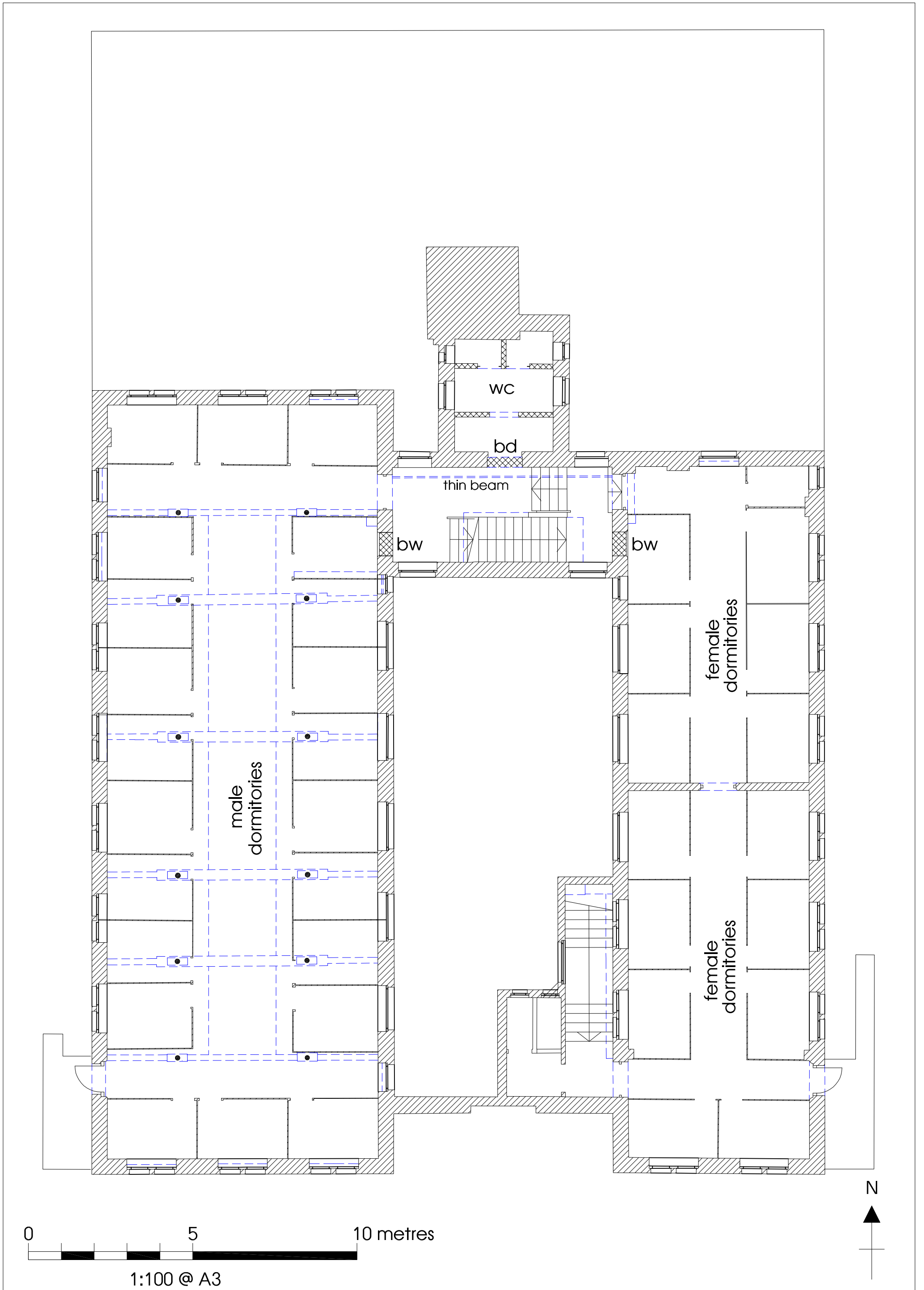


Figure 10: First Floor Plan

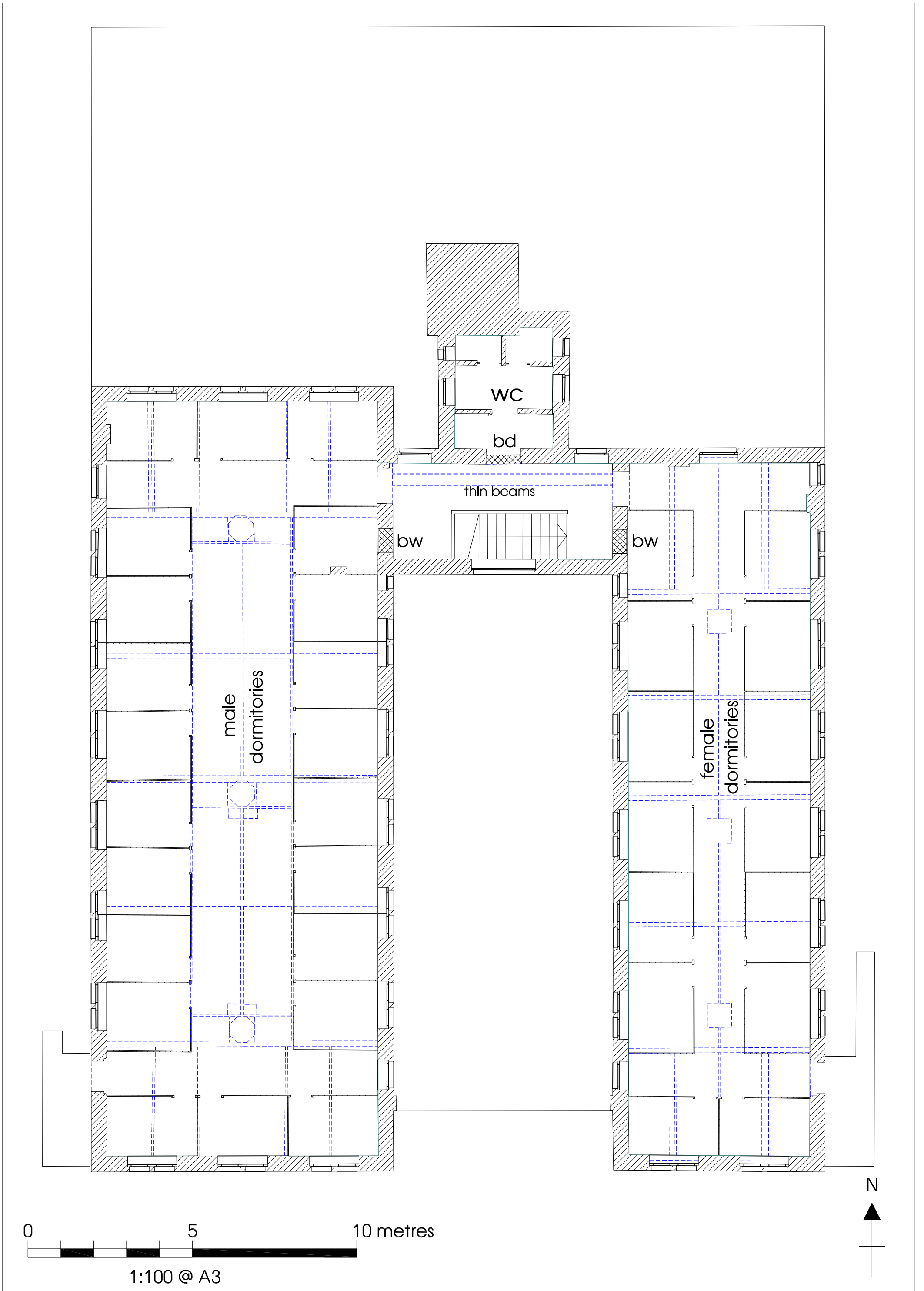
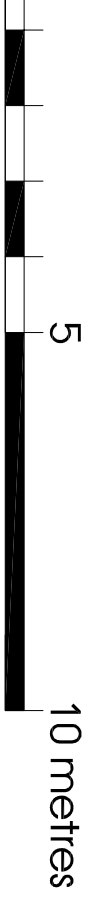


Figure 11: Second Floor Plan



1:100 @ A4

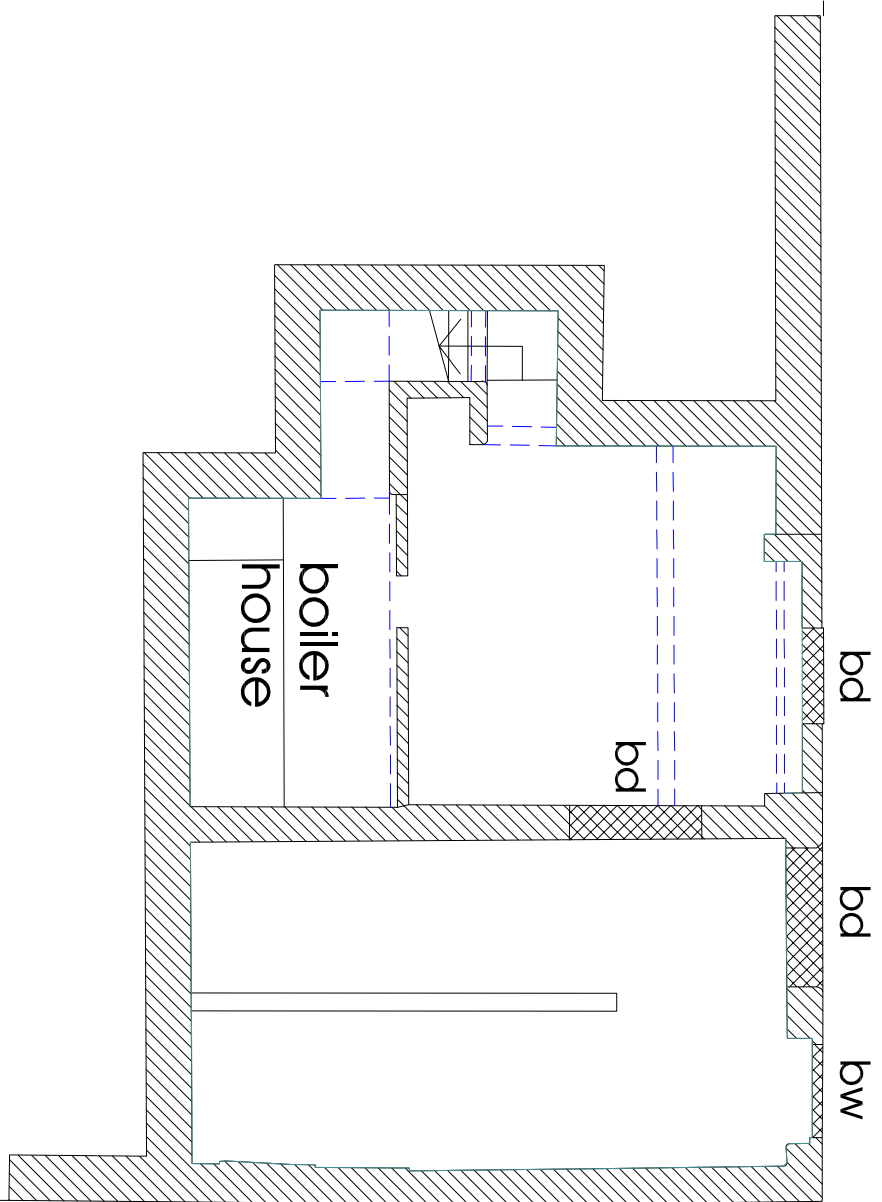


Figure 12: Basement Plan

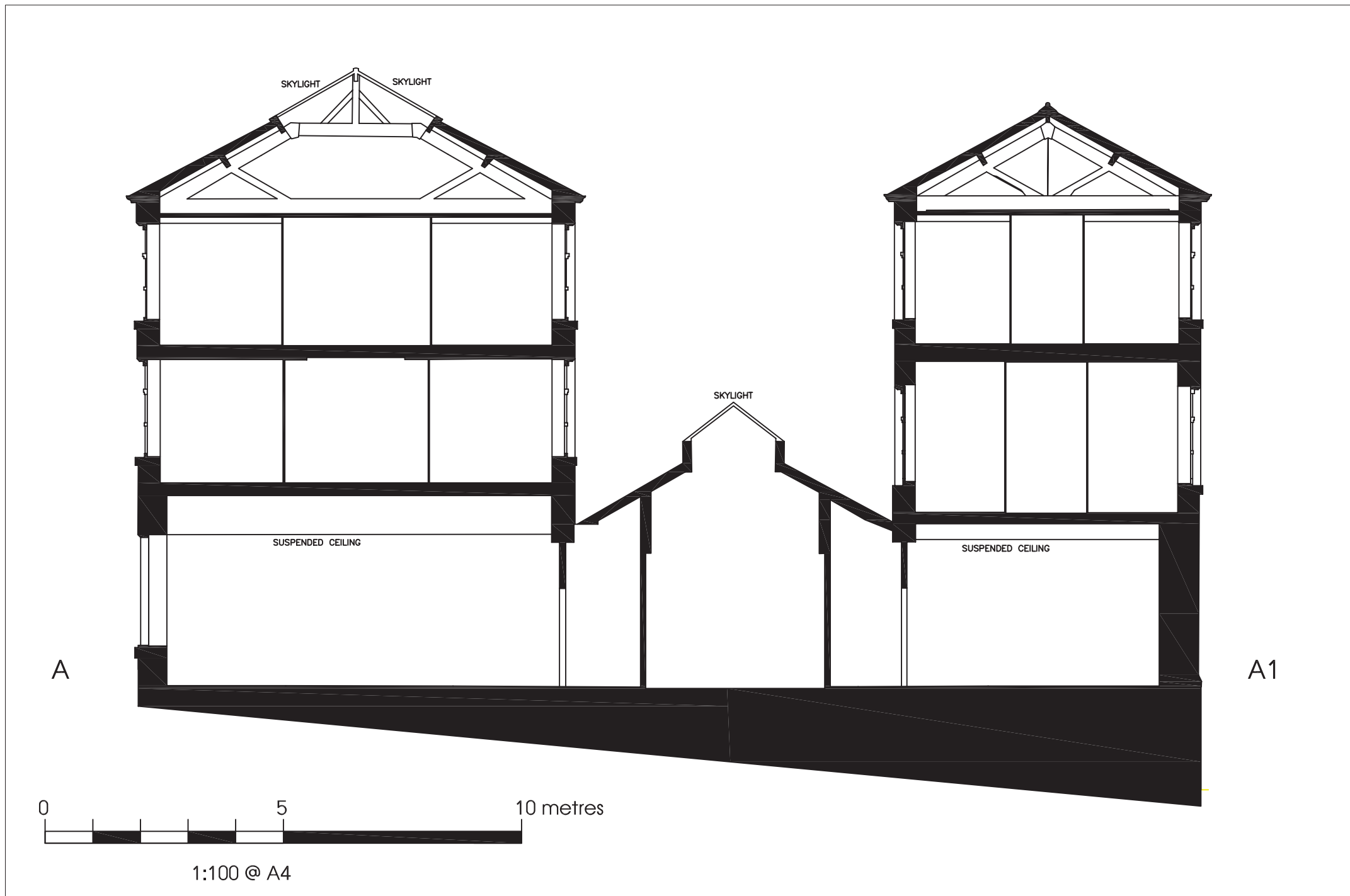


Figure 13: Section A - A1

Figure 14: Photograph Register (1 of 2)

Plate No.	Digital Photos	Film/ Frame	Description	Direction of shot
1	1828	1/3	General shot of the building from the southwest	NE
2	1826	1/1	General shot of the building from the south	N
3	1827	1/2	South gable of the west block	N
4	1840	1/12	West face of the west block	NE
5	1843		West face of the west block	E
6	1841	1/13	North and west faces of the west block	SE
7	1830	1/5	South gable of the east block	N
8	1832	1/6	South and east faces of the east block	NW
9	1835	1/8	East face of the east block	W
10	1834	1/7	North gable of the east block	SW
11	1829	1/4	South face of the central atrium	N
12	1839	1/11	Detail of the plaque as shown above	N
13	1836	1/9	East elevation of the north block	NW
14	1842	1/14	West elevation of the north block	E
15	1838	1/10	North elevation of the north block	S
16	2060	1/22	Southern room in ground floor of west block	SW
17	2062	1/23	Central room showing fireplace in the west wall.	SW
18	2063	1/24	North room showing partition and doorway with arched lintel	NE
19	2077	1/35	First floor central corridor.	S
20	2082	2/2	Interior of first floor room showing small wardrobe	SW
21	2081	2/1	Entrance to room showing partition cutting window and stanchion in doorway	E
22	2079	1/36	Stanchions supporting beam at southern end	W
23	2084	2/4	Second floor central corridor showing trusses	S
24	2085	2/5	Attic space and vents at north end	N
25	2090	2/9	Removed window cill showing brick construction with stone outer skin	NE
26	2069	1/29	North side in ground floor of east block	NE
27	2066	1/26	Southern room in south side of east block showing skirting, picture rail and cornice	SE
28	2067	1/27	Central room in south side showing fireplace	NE
29	2068	1/28	Northern room showing angled cast iron fireplace	SE
30	2073	1/31	First floor corridor	S
31	2074	1/32	Room on first floor	SW
32	2075	1/33	Room on first floor	SE
33	2088	2/7	Second floor central corridor	S
34	2089	2/8	Room on second floor	SE

35	2092	2/10	Bare brickwork where paint has peeled away	SE
36	2059	1/21	Southern end of central atrium, ground floor, showing the office and truss above	N
37	2093	2/11	North room of office showing cupboards to the north	N
38	2094	2/12	Skylight in roof of north office	N
39	2070	1/30	Staircase to first floor at south end	S
40	2064	1/25	Tiled porch and doorway to exterior in southeast corner	SW
41	2076	1/34	First floor staircase at north end of the atrium	W
42	2083	2/3	Second floor showing staircase and window in south wall	W
43	2053	1/19	Arched opening to central area of north block	S
44	2048	1/16	Staircase to basement showing blocked window and changing wall construction	W
45	2052	1/18	North room of central area in north block	SE
46	2051	1/17	Detail of drying cupboard	N
47	2055	1/20	Angled corridor with blocked windows in east side of north block	SW
48	2054		North room of east side	N
49	2047	1/15	Basement showing stone wall construction	NW
50	2135	2/13	North elevation of West block after removal of north block	SE
51	2137	2/14	West elevation of central atrium, north end, after removal of north block	SE
52	2146	2/20	North elevation of building after removal of north block	S
53	2147	2/22	North elevation of east block after removal of north block	SW
54	2138	2/15	East block first floor, south end, after soft strip	N
55	2468	2/16 & 2/26	East block first floor, north end, after soft strip	S
56	2462	2/17 & 2/22	West block first floor after soft strip	S
57	2142	2/18 & 2/27	East block second floor after soft strip	S
58	2463	2/19 & 2/23	West block second floor after soft strip	S
59	2413		East elevation of west block after removal of atrium	S
60	2409	2/24	North end of East and west blocks after removal of central atrium	S
61	2409	2/25	South end of central atrium after removal	N

Figure 14: Photograph Register (2 of 2)

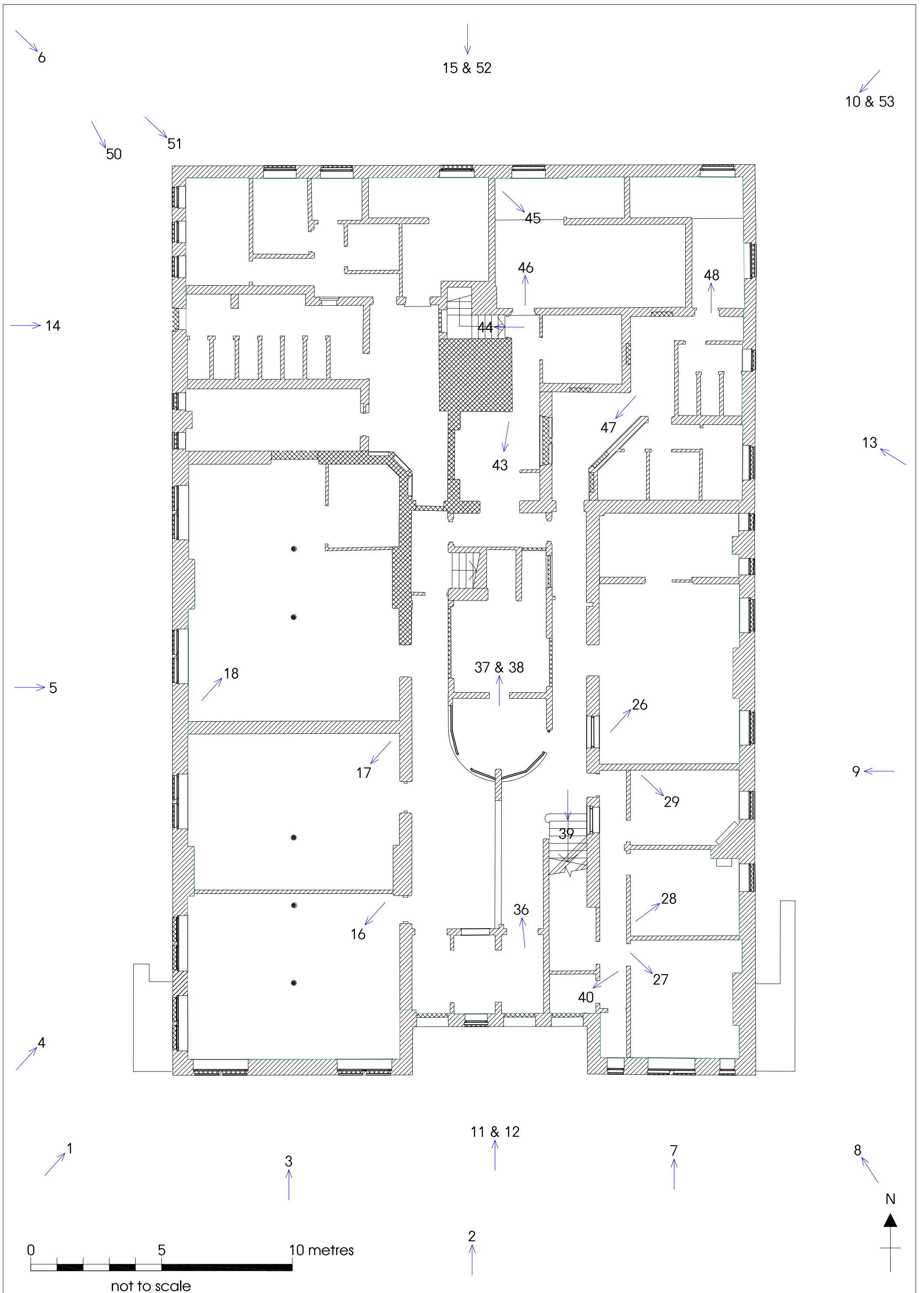


Figure 15: Ground Floor Photo Plan

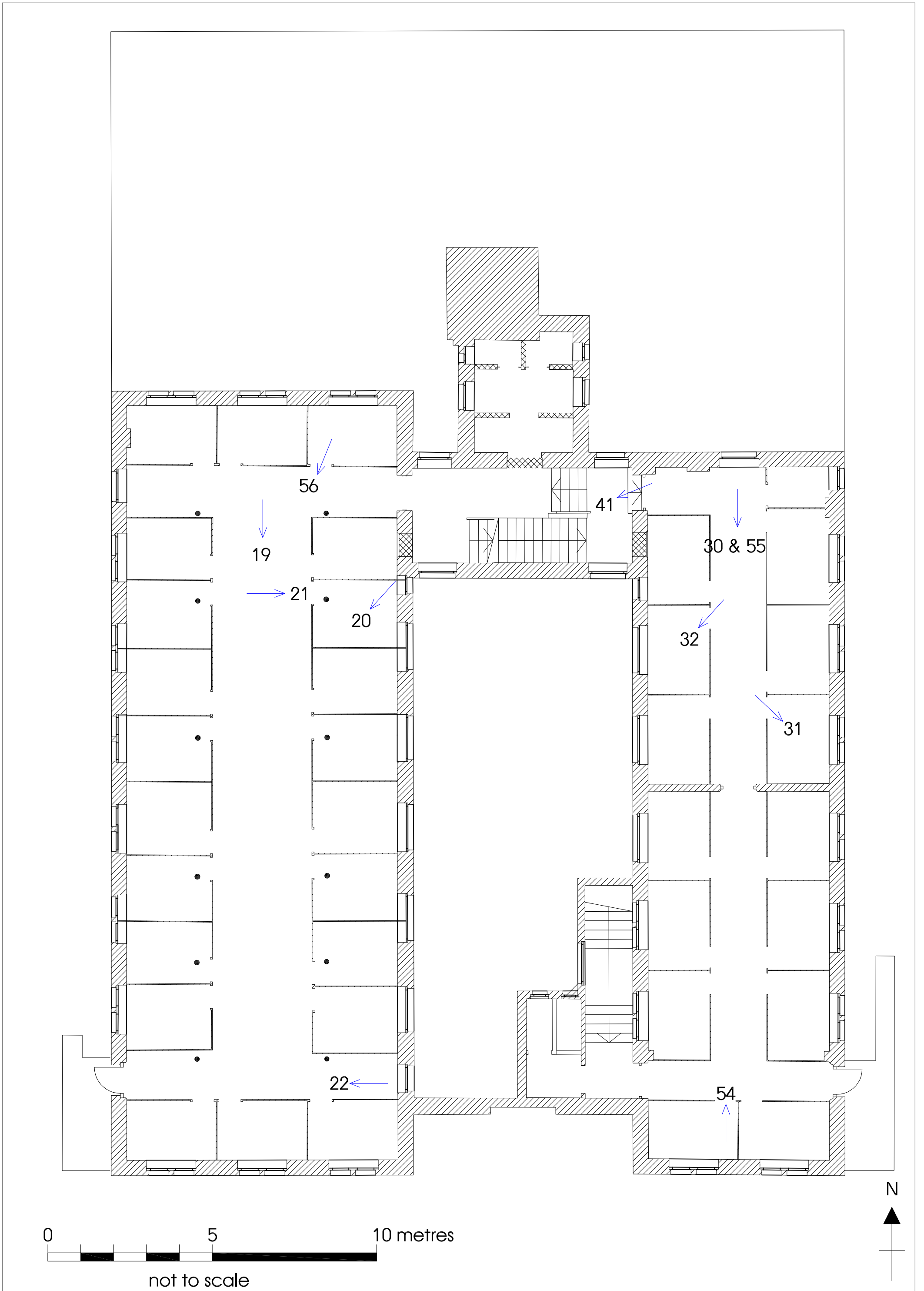


Figure 16: First Floor Photo Plan

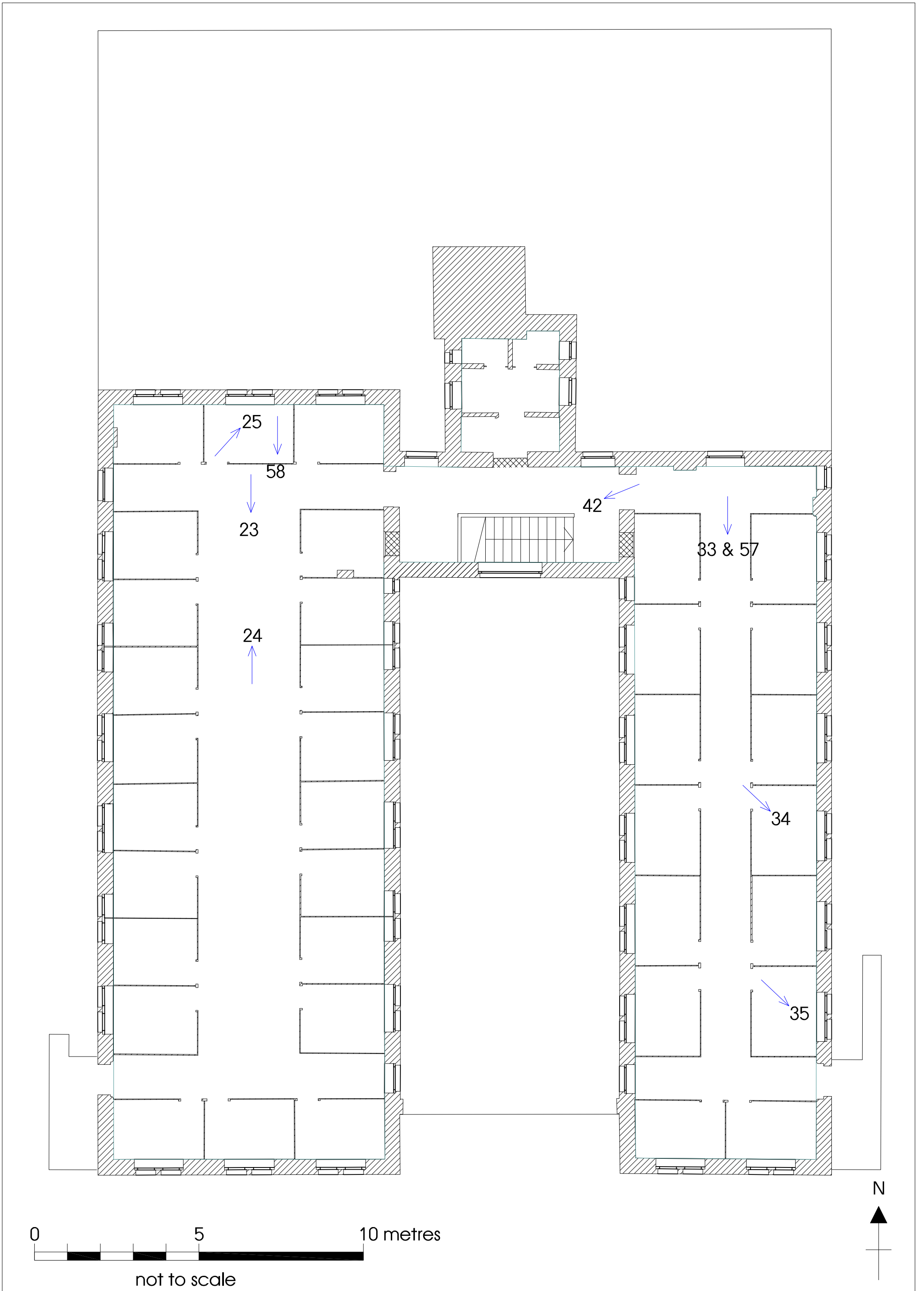


Figure 17: Second Floor Photo Plan

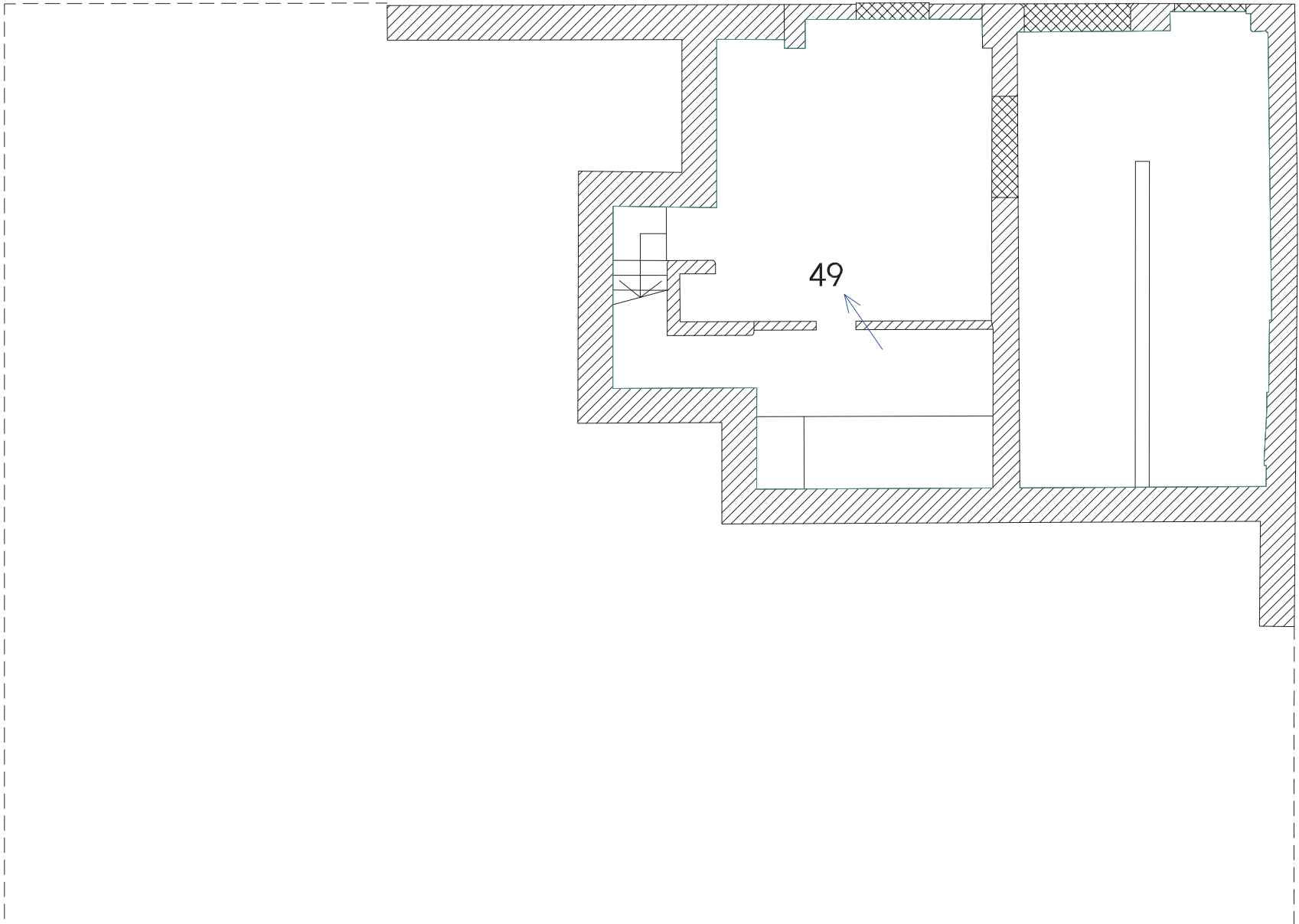


Figure 18: Basement Photo Plan

Appendix 2: Plates



Plate 1: General shot of the building from the southwest



Plate 2: General shot of the building from the south



Plate 3: South gable of the west block



Plate 4: West face of the west block



Plate 5: West face of the west block



Plate 6: North and west faces of the west block



Plate 7: South gable of the east block



Plate 8: South and east faces of the east block



Plate 9: East face of the east block



Plate 10: North gable of the east block



Plate 11: South face of the central atrium



Plate 12: Detail of the plaque as shown above



Plate 13: East elevation of the north block



Plate 14: West elevation of the north block



Plate 15: North elevation of the north block



Plate 16: Southern room in ground floor of west block



Plate 17: Central room showing fireplace in the west wall.



Plate 18: North room showing partition and doorway with arched lintel



Plate 19: First floor central corridor.



Plate 20: Interior of first floor room showing small wardrobe



Plate 21: Entrance to room showing partition cutting window and stanchion in doorway



Plate 22: Stanchions supporting beam at southern end



Plate 23: Second floor central corridor showing trusses



Plate 24: Attic space and vents at north end



Plate 25: Removed window cill showing brick construction with stone outer skin



Plate 26: North side in ground floor of east block



Plate 27: Southern room in south side of east block showing skirting, picture rail and cornice



Plate 28: Central room in south side showing fireplace



Plate 29: Northern room showing angled cast iron fireplace



Plate 30: First floor corridor



Plate 31: Room on first floor



Plate 32: Room on first floor



Plate 33: Second floor central corridor



Plate 34: Room on second floor



Plate 35: Bare brickwork where paint has peeled away



Plate 36: Southern end of central atrium, ground floor, showing the office and truss above



Plate 37: North room of office showing cupboards to the north



Plate 38: Skylight in roof of north office



Plate 39: Staircase to first floor at south end of atrium



Plate 40: Tiled porch and doorway to exterior in southeast corner of atrium



Plate 41: First floor staircase at north end of the atrium



Plate 42: Second floor showing staircase and window in south wall of north block



Plate 43: Arched opening to central area of north block



Plate 44: Staircase to basement showing blocked window and changing wall construction



Plate 45: North room of central area in north block



Plate 46: Detail of drying cupboard



Plate 47: Angled corridor with blocked windows in east side of north block



Plate 48: North room of east side



Plate 49: Basement showing stone wall construction



Plate 50: North elevation of West block after removal of north block



Plate 51: West elevation of central atrium, north end, after removal of north block



Plate 52: North elevation of building after removal of north block



Plate 53: North elevation of east block after removal of north block



Plate 54: East block first floor, south end, after soft strip



Plate 55: East block first floor, north end, after soft strip



Plate 56: West block first floor after soft strip



Plate 57: East block second floor after soft strip



Plate 58: West block second floor after soft strip



Plate 59: East elevation of west block after atrium removal



Plate 60: North end of building after removal of central atrium



Plate 61: Site of atrium after removal