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## **NON-TECHNICAL SUMMARY**

J. M. Trippier Archaeological and Surveying Consultancy was instructed by Messrs. Karoo of Crawshaw Hall and their architects, Messrs. William J. Holt Architects Ltd. of 3, Manchester Road, Bury to carry out a photographic survey of outbuildings and an open passageway immediately to the west of Crawshaw Hall, Crawshawbooth, Rossendale, Lancashire, prior to alterations converting this area to a kitchen and laundry. Crawshaw Hall is a stone-built Grade II\* listed building which was built in 1831 and was the subject of an earlier survey in June 2007 (LRO/DDX 2604; acc.no. 10289). Both the west elevation, which will also be affected by the alterations, and the small range of lean-to outbuildings were constructed of 'water-shot' stone. This style is characteristic of the vernacular architecture of the early 19<sup>th</sup> century and is in contrast to the other more publicly visible elevations of Crawshaw Hall, which were faced with ashlar blocks.

## **ACKNOWLEDGEMENTS**

Thanks are due to Messrs. Karoo of Crawshaw Hall and their architects, Messrs. William J. Holt Architects Ltd. of 3, Manchester Road, Bury who commissioned the survey. The guidance provided by D. Moir Esq. the Lancashire County Council Planning Officer (Archaeology) is also acknowledged.

## **1. INTRODUCTION**

- 1.1 J. M. Trippier Archaeological and Surveying Consultancy was instructed by Messrs. Karoo of Crawshaw Hall and their architects, Messrs. William J. Holt Architects Ltd. of 3, Manchester Road, Bury to carry out an archaeological building recording programme of outbuildings and an open passageway at Crawshaw Hall, Crawshawbooth, prior to alterations converting this area to a kitchen and laundry. John Trippier BA (Hons.), MRICS, PIFA is a Chartered Surveyor and Practitioner of the Institute of Field Archaeologists with over 30 years experience of surveying and recording buildings of many types.
- 1.2 The recording programme was required by Rossendale planning authority in order to ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the site. This requirement followed the advice 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) issued by the (then) DOE. An earlier survey of Crawshaw Hall was carried out in June 2007 (LRO/DDX 2604; acc.no. 10289). Lancashire County Council Archaeological Service prepared a specification for that survey and the current one follows the same format (see Appendix 1).

## **2. SITE LOCATION**

- 2.1 Crawshaw Hall is located on Burnley Road in the village of Crawshawbooth, which is about 4 km north of Rawtenstall. The national grid reference of the site is SD 80922493. It is indicated with a red arrow on the map enclosed as Fig 1 and the areas that were the subject of this survey are shown in more detail edged red on the plan enclosed at Fig 2.

### **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' those features that will be affected by the scheme of works to create the new kitchen and laundry. This was achieved by the provision of a written and photographic archive for future reference.

### **4. METHODOLOGY**

- 4.1 The project was carried out in accordance with the project brief at Appendix 1 of this report.
- 4.2 A detailed annotated photographic record of the building was made showing:-
- a) General photographs of the building's external and internal appearance
  - b) Any external or internal detail, structural or decorative, which is relevant to the buildings' design, development and use and which does not show adequately on general photographs;
- 4.3 The photographic record was made with a BronicaETRSi medium format camera loaded with Ilford ASA 400 HP5 120 monochrome film and Fujichrome ASA 400 Provia 120 colour transparency film. Ranging rods were used to scale the general views. A photographic register, listing the photographs and plans showing the direction of the shots are included in this report at Figures 3&4.
- 4.4 A short report describing what was recorded.
- 4.5 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' *Code of Conduct* and *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings and Structures*.

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

- 5.1 Crawshaw Hall is a Grade II\* listed building. No previous archaeological work is known to have been carried out in relation to it prior to the survey in June

2007. The Hall was constructed on the order of John Brooks, the owner of nearby Sunnyside Printworks, and has been dated to 1831 by virtue of an inscription on a rainwater head at the south-east corner of the building ([www.imagesofengland.org.uk](http://www.imagesofengland.org.uk)). The Brooks family can be traced back to a Thomas Brooks who was born in 1610 at Langho, near Whalley. John's father, William, who was born 1763, was a banker and exchanger of money at Whalley and went on to found the Blackburn Old Bank (RFP 1891 – 1966, 1968: 2). He is shown in a family pedigree as being of Whalley and Sunnyside (RLSL) and presumably it was he who acquired Sunnyside House which stands in its own grounds just to the north of Crawshaw Hall.

- 5.2 John, who constructed Crawshaw Hall, was William's second son and was born at Whalley on the 23<sup>rd</sup> November 1786. In 1809 he entered into partnership with one Mr. Butterworth of Crawshawbooth as a calico printer and together they founded the Sunnyside Print works which lay just across Burnley Road from Crawshaw Hall (R.F.P 10.1 / RCN 921 13RO). By 1842 John Brooks is recorded as being engaged in foreign trade, having a print works, a flax mill, two factories to let, a warehouse (and also a residence) at Manchester, stone quarries at Crawshawbooth, a colliery at Hambleden and also a collection of other properties that had a combined value of £150,000 (RFP 1891 – 1966 1968: 4-7). In politics John was strongly connected to the Liberal Party and the Anti-Corn Law League along with Cobden and Bright (R.F.P 10.1 / RCN 921 13RO). He died on the 29<sup>th</sup> October 1849, aged 63, and was buried at Prestwich.
- 5.3 It was Thomas, John's third son, who succeeded to Crawshaw Hall (R.F.P 10.1 /RCN 921 13RO). He gained extensive knowledge of calico printing whilst working at Mr. Cobden's works at Bolton before taking an active role in the management of Sunnyside in 1846. He was Master of the Rossendale Hunt from 1862 to 1880 and in 1884 was appointed to High Sheriff of Lancashire and Justice of the Peace. He later removed to Whatton House near Loughborough, Leicestershire. (RFP 1891 – 1966, 1968: 8). He was created a Baronet in 1891. and the following year was raised to the peerage as the 1st Baron Crawshaw (Davies 1996: 13). He died on the 5<sup>th</sup> February 1908 aged 83 (R.F.P 10.1 / RCN 921 13RO).
- 5.4 Thomas's son William was born on the 16<sup>th</sup> October 1853 became the 2<sup>nd</sup> Lord Crawshaw. He died aged 76 in 1929 and his grandson, the 4<sup>th</sup> Lord Crawshaw, continues to reside at Whatton Hall ([www.burkes-peerage.net](http://www.burkes-peerage.net)). William's daughter, Cicely Brooks, who was born in 1890, was the last of the Brooks to reside at Crawshaw Hall until she sold it in 1976 (Robinson 1991). In 1987 Crawshaw Hall was purchased by its present owners, Mr and Mrs Karoo, who transformed it into a nursing home for the elderly ([www.crawshawhall.co.uk](http://www.crawshawhall.co.uk)).

## **6. PHYSICAL DESCRIPTION**

### **6.1 General Description**

- 6.1.1 Crawshaw Hall is a stone- built two and three storey house which dates from 1831 as evidenced by the date and initials 'JB' on a lead rainwater head at the east end of the south frontage. It is of rectangular triple pile plan with six bays and is generally a mixture of Georgian and Gothic styles. The main frontages face north and south (**Plates 1 & 2**) ([www.crawshawhall.co.uk](http://www.crawshawhall.co.uk) & [www.imagesofengland.org.uk](http://www.imagesofengland.org.uk) ).

## **6.2 West Elevation (Plate 1)**

- 6.2.1 The west elevation of Crawshaw Hall will be affected by the proposed alterations as it will be pierced by a new double doorway providing access into the dining room of the Hall from the new kitchen which will lie immediately to the west. This elevation is constructed of 'water-shot' slightly rusticated stone. This style is characteristic of the vernacular architecture of the early 19<sup>th</sup> century and is in contrast to the other more publicly visible elevations of Crawshaw Hall, which are faced with ashlar blocks. At the south end of the west elevation there is a lightwell surrounded by iron railings and giving light to a basement window (**Plate 2**). It appears that this are will be floored over as part of the alterations and the new doorway will be inserted immediately to the north. Further to the north is a stairwell, also surrounded by iron railings, which contains stone steps leading down to a doorway gives access to the basement. It appears that this will be unaffected by the proposed development.

## **6.3 West Passageway**

- 6.3.1 Immediately to the west of the west elevation described above is a flagged open passageway. At the north end this narrows and leads along the west elevation of a late 20<sup>th</sup> addition to Crawshall Hall (**Plate 3**). At the south end it leads through a Gothic arch in a stone wall into the ornamental gardens (**Plate 4**). The south end of this passage will be roofed over to form part of the new kitchen. Apart from the light well already described above there is a centrally placed iron fire escape staircase that leads down from the first floor (**Plate 5**). This will be moved as part of the alterations.

## **6.4 Outbuilding Range**

- 6.4.1 Across the passageway from the west elevation of the hall is a small outbuilding range of lean-to construction (**Plates 5-6**). The east elevation is of watershot slightly rusticated stone matching that of the west elevation of the hall (**Plate 7**). There is a bull-nosed string course at mid height which also acts as a window cill for two windows that are contained in this elevation. They both have plain stone jambs and timber lintels and both are timber casements. The southernmost one has two rows of three lights. The upper central one is a bottom hung opener and the others are fixed. The northernmost window comprises a continuous

row of three casements each similar to the southernmost window. There are two doorways in this elevation both with plain stone thresholds, jambs and lintels. They are fitted with framed and battened doors. The single pitch roof of the building is of Welsh slate on timber joists.

- 6.4.2 The range is built hard against the steep wooded hillside that rises immediately to the west of the Hall (**see front cover**). This appears to have affected the internal construction as the interior is lined with brick on the west, north and south walls. In addition three piers of a different (later) type of brick have been placed against the west wall to give additional support (**see Plates 8 & 9**). The east wall is of random rubble construction (**see Plate 10**). A breezeblock partition extends east from the southernmost pier separating the outbuilding into two cells both of which have flagged floors and are open to the underside of the roof (**see Plates 9 & 10**). The outbuilding contains two central heating boilers and is currently used as a tool and garden store.

## **7. ANALYSIS AND CONCLUSION**

- 7.1 Crawshaw Hall is an early example of the type of gentlemen's residence to which members of the entrepreneurial classes aspired during the Industrial revolution of the late 18<sup>th</sup> and 19<sup>th</sup> centuries. It is characterised by good quality ashlar facings and turreted towers on the north, east and south elevations which demonstrate the high status of the hall. By contrast the west elevation and the outbuilding range, which are the subject of this survey, are constructed of watershot stone where each block is laid on edge so that rainwater can drip down without touching the face of the stone. This type of construction is a vernacular one. It seems to be largely restricted to gritstone areas but can be found in many of the cottages, farmbuildings and early textile mills throughout east Lancashire. It is normally regarded as having gone out of fashion as a method of construction c.1840 (Rossendale Groundwork). Its use at Crawshaw Hall demonstrates clearly that whilst this 'workaday' form of construction was regarded as quite suited for those parts of the Hall normally only frequented by 'below-stairs' and outdoor staff such as gardeners it was not suitable for those frontages which were to be viewed by the owner's family and peers where good quality ashlar was used.

## **8. POST-RECORDING WORK AND 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. Colour slides will be mounted and similarly labelled and stored.

- 8.2 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’.
- 8.3 The archive resulting from the building recording will be deposited with the Lancashire County Record Office in a format to be agreed with the Archives Officer and within a timescale to be agreed with the Planning Officer.
- 8.4 A copy of this report will be supplied to the Lancashire Sites and Monuments Record in Adobe Acrobat ‘pdf.’ format on CD-ROM on the understanding that it will become a public document after an appropriate period (six months after completion of the field work unless another date is agreed). Once a report has become a public document by submission to or incorporation into the Lancashire Historical Environmental Record (*HER*), the latter may place the information on a web-site. A copy of the report will also be supplied to the Local Planning Authority responsible for the planning decision.
- 8.5 Archaeological contractors must complete the online OASIS (Online Access to Index of Archaeological Investigations) form at <http://ads.ahds.ac.uk/project/oasis/> .Contractors are advised to contact Lancashire *HER* prior to completing the form. Provision and agreement will be made for the appropriate academic publication of any results that are not to form part of further work.

## **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**

BOR	Borough of Rossendale
LRO	Lancashire Record Office
RFP	Rossendale Free Press
RLSL	Rawtenstall Local Studies Library

### **Maps**

OS 1961, 1:2500, Sheets SD 8124 and 8204

### **Unpublished Manuscripts**

Extracts from the Rossendale Free Press 1891 – 1966 (1968) *History of the Brooks*

*Family of Crawshaw Hall Rossendale: Calico Printers. Colliery Proprietors.  
Quarry Owners etc.*

File Containing Newspaper Cuttings, The Brooks Family Tree and Census  
Information for Crawshaw Hall 1851 – 1891 (R.F.P 10.1 / RCN 921 13RO (RLSL))

**Published Sources**

Borough of Rossendale (1984) *Fourth List of Buildings of Special Architectural or  
Historical Interest as at 30<sup>th</sup> November 1984*, Rossendale

Rossendale Groundwork, nd. *The Changing Face of Rossendale: Building Blocks*,  
Rossendale

**Internet Sites**

[www.crawshawhall.co.uk](http://www.crawshawhall.co.uk)

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

[www.burkes-peerage.net](http://www.burkes-peerage.net)

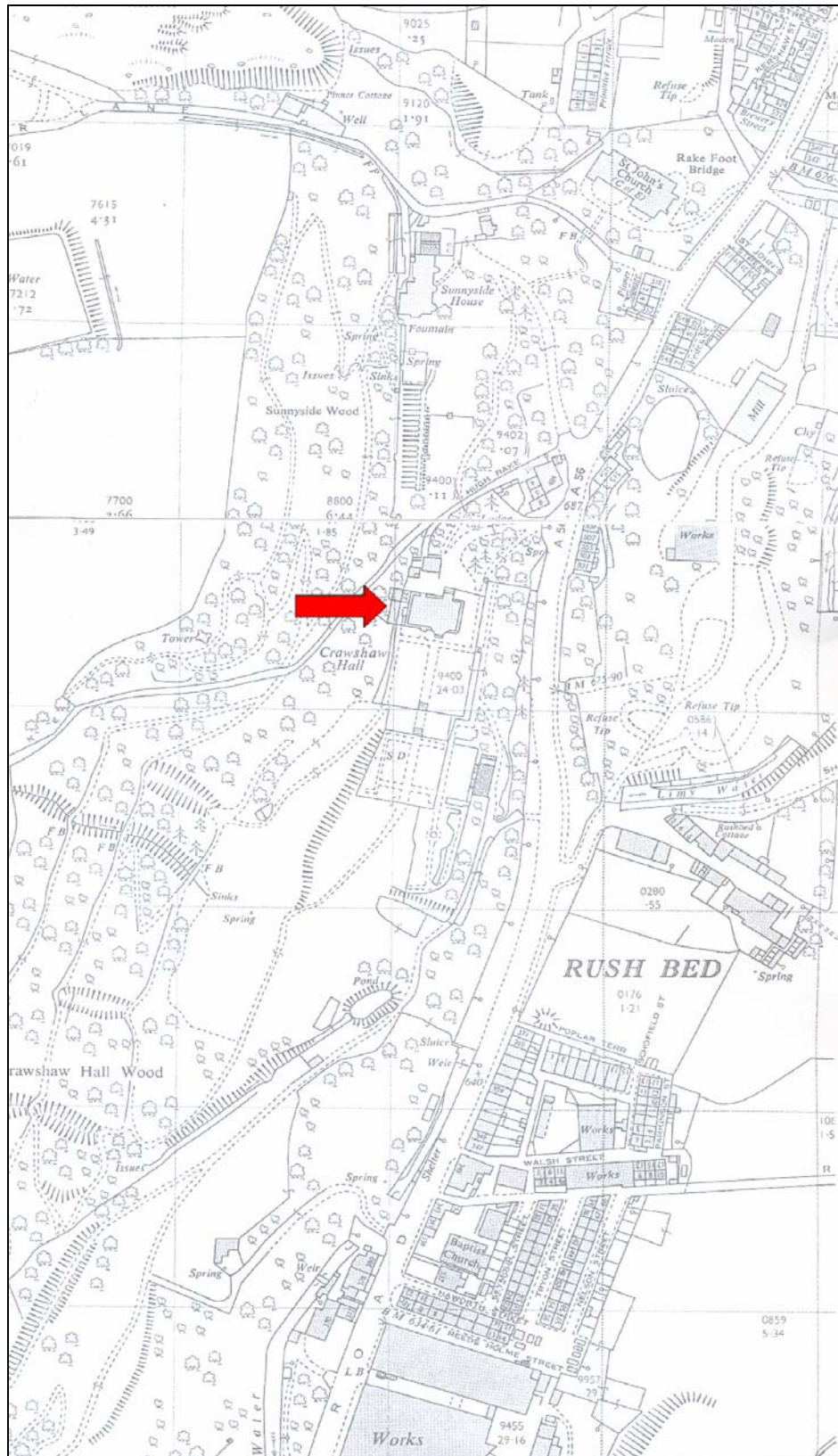
## **APPENDIX 1: PROJECT SPECIFICATION**

A detailed photographic record using a medium format camera with tripod, scales and colour bars undertaken by a professional buildings archaeologist using both b/w prints and negatives as well as colour slide, accompanied by a short written description of what was recorded along with an index of photographs taken, as well as annotated floor plans showing the location of all of the shots.

It is understood that the Planning Officer (Archaeology) at Lancashire County Council would need to see either copies of the prints or contact sheets before he could recommend the alterations work commencing. Formal discharge of the condition would only be recommended once a copy of the short written report was submitted to us.

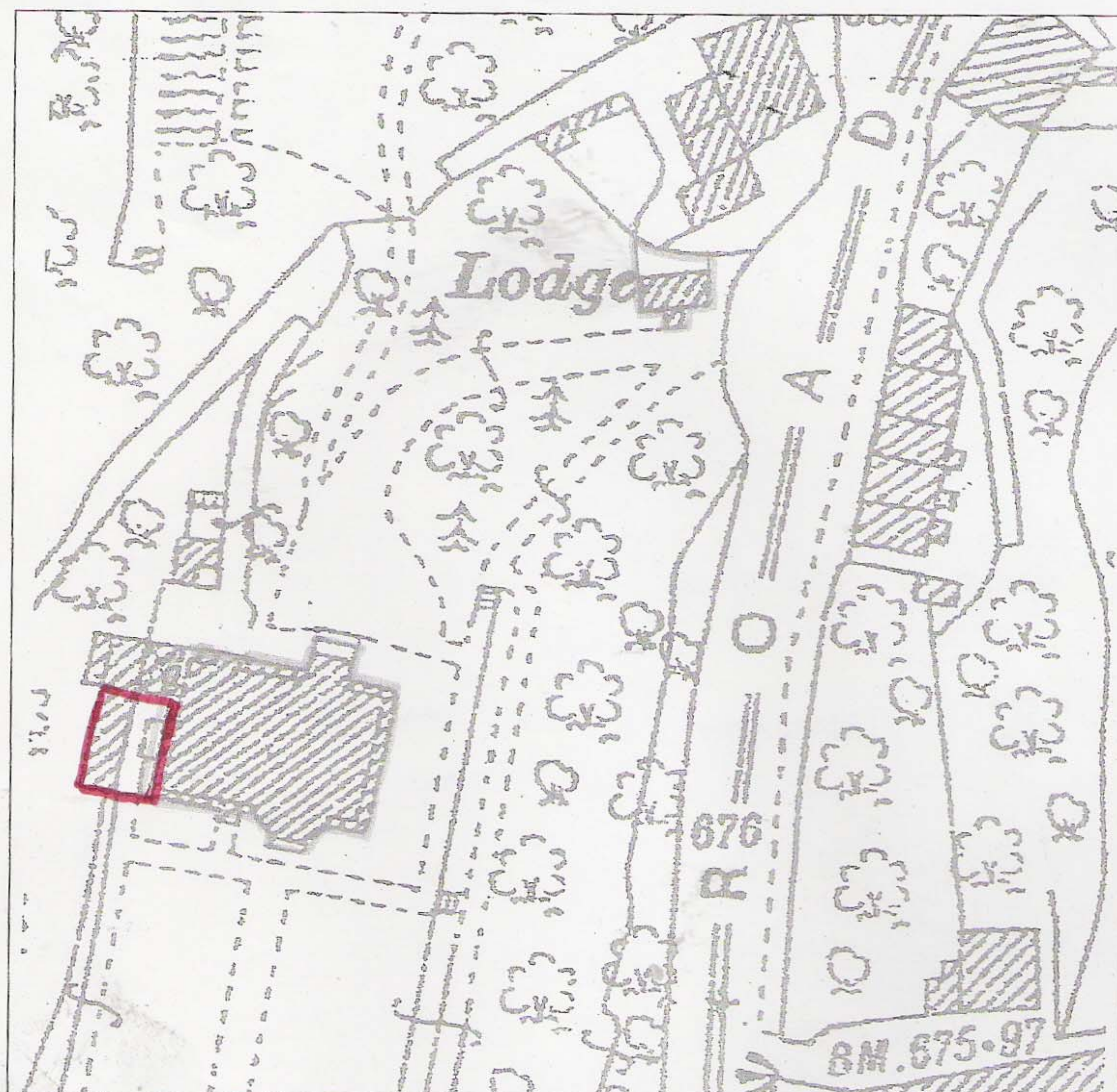
## **APPENDIX 2: FIGURES**

<b>Fig. 1</b>	<b>Site Location</b>
<b>Fig. 2</b>	<b>Site Plan</b>
<b>Fig. 3</b>	<b>Photographic Register</b>
<b>Fig. 4</b>	<b>Photograph Location Plan</b>



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**Fig. 1: Site Location**



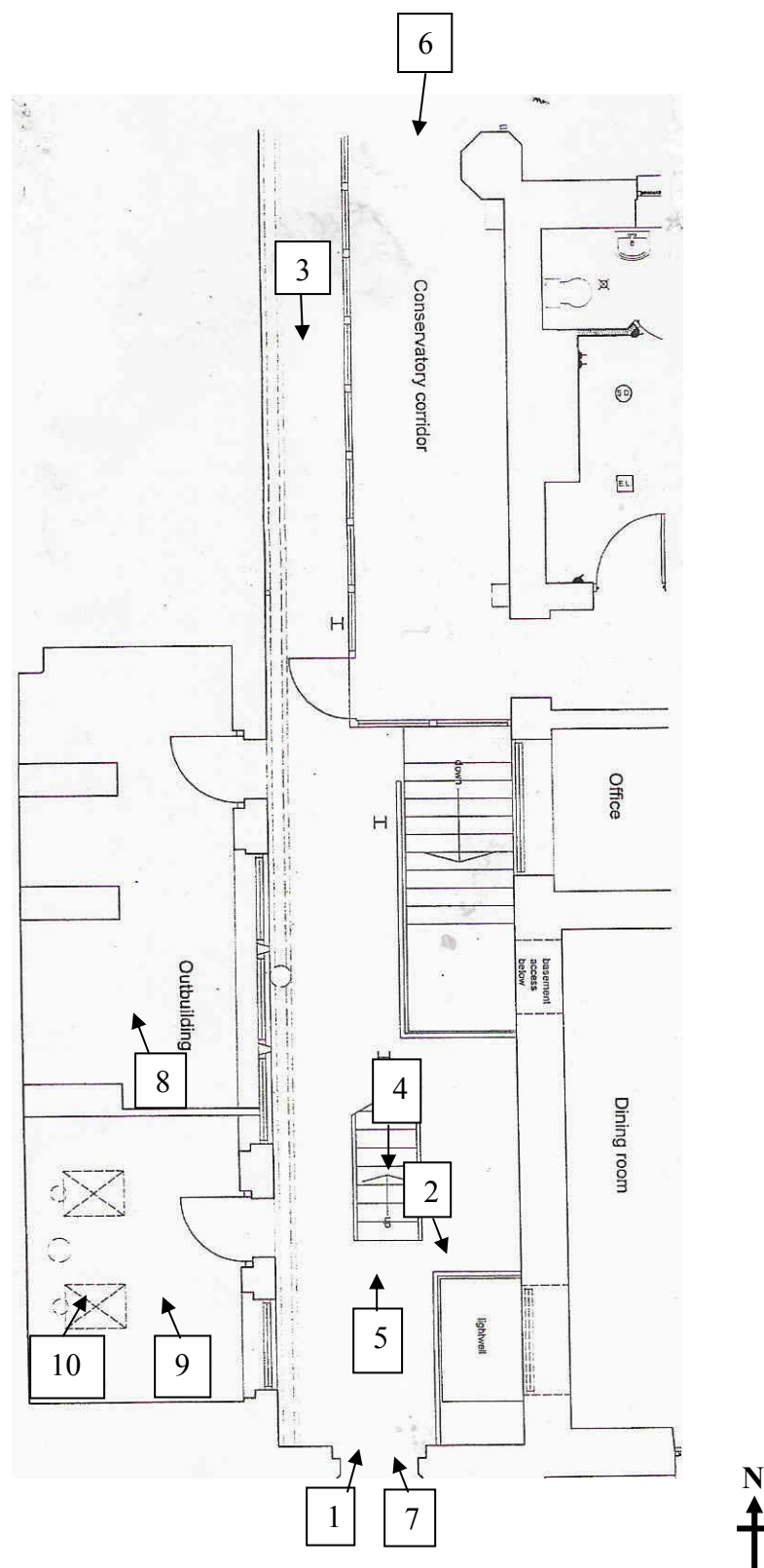
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**Fig. 2: Site Plan**

<b>Plates In Report</b>	<b>Monochrome Prints Film/frame</b>	<b>Colour Slides Film/frame</b>	<b>Description</b>	<b>Direction of Shot</b>
1	2/11-12	2/ 2&3	West elevation	N
3	1/1-3 & 2/ 1-6	2/6-10	Open passageway	S
6	1/9 & 2/ 8-10	2/4-5	Roof of outbuilding	SW
7	1/10-11 & 2/13-14	2/11-12	East elevation of outbuilding	NW
	2/16	2/14	East elevation of outbuilding through garden gateway	NW
5	1/6 & 2/17	2/15	Fire escape & east elevation of outbuilding	N
	1/12		Fire escape	
9	1/13-14	1/	South cell of outbuilding	NW
10	1/15	1/	South cell of outbuilding	NE
2	1/16	1/	Lightwell	SE
4	1/17	1/	Looking down fire escape to lightwell and gothic arch of gardengate	S
8	1/18	1/	North cell of outbuilding	NW

**Fig. 3 Photographic Register**

/

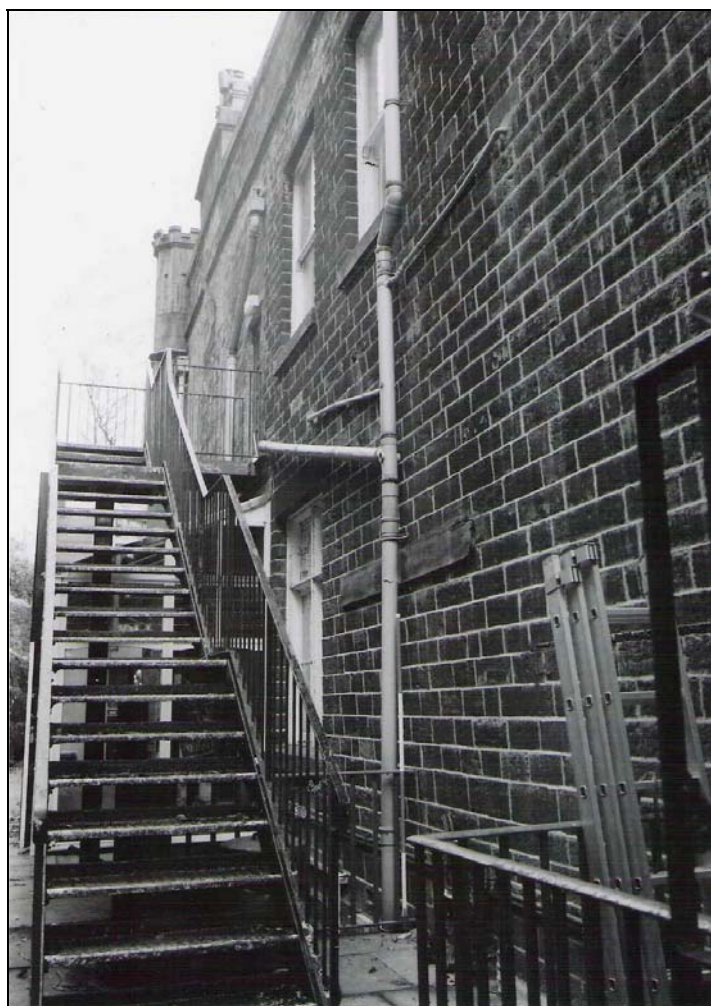


Scale 1:100

**Fig. 4: Photograph Location Plan**  
 (Reduced from architect's 1:50 scale drawings)

## **APPENDIX 3: PLATES**

<b>Plate 1:</b>	<b>East elevation of Crawshaw Hall</b>
<b>Plate 2:</b>	<b>Light well</b>
<b>Plate 3:</b>	<b>Open passageway looking south</b>
<b>Plate 4:</b>	<b>Looking down fire escape towards light well and gothic arch</b>
<b>Plate 5:</b>	<b>Fire escape and east elevation of outbuilding</b>
<b>Plate 6:</b>	<b>Slated lean-to roof of outbuilding</b>
<b>Plate 7:</b>	<b>East elevation of outbuilding</b>
<b>Plate 8:</b>	<b>North cell of outbuilding looking north</b>
<b>Plate 9:</b>	<b>South cell of outbuilding looking north west</b>
<b>Plate 10:</b>	<b>South cell of outbuilding looking north east</b>



**Plate 1: East elevation of Crawshaw Hall**



**Plate 2: Light well**



**Plate 3: Open passageway looking south**



**Plate 4: Looking down fire escape towards light well and gothic arch**



**Plate 5: Fire escape and east elevation of outbuilding**



**Plate 6: Slated lean-to roof of outbuilding**



**Plate 7: East elevation of outbuilding**



**Plate 8: North cell of outbuilding looking north**



**Plate 9: South cell of outbuilding looking north west**



**Plate 10: South cell of outbuilding looking north east**

