



THE ARCHAEOLOGY CO.

Lovely Hall, Salisbury
Written Scheme of Investigation

December 2025

1: Introduction

Steven Price of The Archaeology Co. has been commissioned to prepare a WSI for a level 3 historic building survey of the roof timbers at Lovel Hall, Salesbury. It is a requirement of condition 7 of planning permission 3/2024/0768 and condition 7 of Listed Building Consent 3/2024/0767 that:

No development shall commence until the applicant, or their agent or successors in title, has secured the implementation of the archaeological recording of the relevant historic fabric, the specifications for which shall first have been submitted to and agreed in writing by the Local Planning Authority.

The development shall thereafter be implemented in accordance with the approved details.

Reason: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the buildings/site.

The works are for the “re-roofing of existing house”. This document forms the Written Scheme of Investigation (WSI) which outlines the programme of work required to undertake this survey.

2: Site Location

The building is situated on the east side of Lovely Hall Lane between Salesbury and Copster Green. The postal address is Lovely Hall, Lovely Hall Lane, Salesbury, Blackburn BB1 9EQ and the National Grid Reference of the site is SD 67838 33523. The building is Grade II listed (List Entry No. 1317677).

3: Historical Background

Lovely Hall is detailed In the Salesbury Township entry of Farrer and Brownbills “A History of the County of Lancaster: Volume 6”. This is quoted in the following paragraphs:



“LOVELEY HALL (Luffeley, 1473). For five centuries this estate was held by the families of Bolton and Parker. In 1246 Robert de Bolton had lands in Salisbury and Clayton. He was the father of Richard, who had issue by Cecily his second wife Nicholas, to whom in 1316 Dionisia relict of Thomas de Hulton confirmed the estate formerly held by his father Richard de Bolton. His successor Richard by his wife Emota had John, upon whom lands in Salisbury and Wilpshire were settled in 1365, father of Richard, who died without issue, and Adam, who succeeded his brother about 1387, and by his wife Katharine had issue Richard. In 1393 Richard son of Adam Bolton married Matilda daughter of John del Meles of Preston. He appears to have had brothers, Geoffrey, who died before 1406, and Roger, who married Cecily daughter of William le Wainwright. Roger Bolton, yeoman, was amerced in 1447 for taking part with John Talbot and his son in various assaults and trespasses upon Richard Hoghton of Leagram. About 1460 Robert Bolton gave puture to the sheriff at 'Lovelay,' and was probably the father of Richard Bolton, who was described as of Loveley in 1473. John Bolton son of Richard was the last of the line, and passed his estates to trustees in 1508 for settlement upon his daughter Elizabeth and her then husband John son of John Singleton of Chingle Hall, esq”.

“Some twenty-eight years later one Richard Bolton forcibly entered the messuage of Loveley, claiming the estate against the rightful owner James Halsall, who held it in right of his wife Elizabeth, who is obviously the daughter and heir of John Bolton. A younger branch of the family continued to own lands at Bolton Hall and Copthurst in this township until the 18th century. The above-named Elizabeth had married as her first husband one Hugh Parker of Salisbury, and their son Richard Parker, gent., succeeded and held the estate temp. Elizabeth, dying in 1592. John his successor died seised in 1607, whose son Richard and grandson John held the estate during the greater part of the 17th century. John Parker's estates of Loveley and Hollowhead were sequestrated for his delinquency and sold by the Treason trustees in 1654. John Parker son of the last-named John was assessed to hearth tax in 1666 upon four hearths and died in 1692. In 1711 another John Parker sold Loveley to Edmund Winder of Clayton-le-Dale, whose brother Robert and son John were concerned. This son, John Winder, gent., held the estate in 1735, as appears from his initials and the date upon the easing-pipes on the front of the house. He was succeeded by his son Edmund Winder of Loveley, who in 1757 sold the estate to Piers Starkie of Huntroyde; it is now the property of Mr. Edmund Arthur Le Gendre Starkie”.



“Loveley Hall is a two-story stone-built house with stone slated roofs, erected probably in the first half of the 17th century, but very much altered about a hundred years later and again in the latter half of the 19th century. The original plan was H-shaped, but many of the external features of the building were changed about the year 1735, when the front assumed more or less of its present aspect. The mullioned windows in the upper floor were then done away with, square sash windows inserted, and a plain straight parapet, the top forming a moulded cornice ornamented with classic vases, was added, the gables being similarly ornamented with vase terminations. Two well designed spout heads with the date 1735 and the initials of John Winder and his wife between the windows in the recessed portion of the front give a good deal of 18th-century character to the elevation, which, however, retains its mullioned and transomed windows on the ground floor. In 1874 further changes took place, when a porch was built in front of the central square-headed doorway, a bay window going up both stories was added on the front of the east wing, and the building was extended further eastward by the addition of another gable to the front. At the same time the interior was almost wholly renovated, and now preserves little or nothing of its early appearance. A large one-story bay window was also added on the west side, and extensions were made at the back, two new gables being built out from the recessed portion in front of the end wings. The fireplace at the east end of the hall is 10 ft. wide, with a stone arch 6 ft. 6 in. high, on which is carved the date 1712. The fireplace, however, is now lined with modern tiles, and the fittings of the hall and other rooms on the ground floor, which is only 8 ft. high, are generally of the revived Gothic style prevalent at the time the work was carried out” (Farrer & Brownbill 1911, 252-7).

The Starkie family sold the Hall to Mr. J. F. Johnson in 1960 before it was sold again in 1966 to Mr Jeremy Higham. The Higham’s retained the Hall until 1980 when it was purchased by Dr. Tom Temperley.

The building appears on Yates map of Lancashire from 1786, although this does not give much detail. The building appears on the 1893 OS map, and subsequent maps, much as it appears now, with the projecting wings to the east and west and a further extension to the rear.

4: Historic Building Survey

Aims

Buildings are an important part of the historic environment as they provide information on historical technology, social structure and lifestyles. The alteration of 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 is to preserve 'by record' the information that may be lost as a result of demolition or alteration. This will be achieved by recording and analysing the plan form, function, age and development of the building and by the preparation of a written, drawn and photographic archive for future reference.

Method

This shall comprise a field survey recording of the building. The survey shall be performed to Historic England level 3 and shall record:

- The form and fabric of the roof trusses, along with a measured survey, resulting in a plan of the truss locations and elevations of each truss. All drawings shall be produced at 1:50 scale at least;
- The drawings shall be drawn on site using permatrace. Handheld tapes and electronic distometers shall be used;
- A photographic survey of the roof trusses shall be performed, recording the elevation of each of the trusses. Photographs will be taken using a high resolution digital SLR camera (Olympus E600 [12 Megapixels]) in RAW format, with files saved as lossless TIFF's for archive purposes. Where lighting is insufficient either an off-camera flash should be used or longer exposure times in combination with a tripod;
- Care will be taken to examine timbers for historic graffiti or other markings. Where found they shall be located on appropriate drawings and photographed as above with off camera lighting as appropriate;
- All photographs will contain an appropriate photographic scale where possible and the locations and direction will be marked on a photograph location plan.

- An historic map regression will be undertaken along with historical research into the site. This shall include readily available information such as trade directories, census returns;
- The trusses will be formally described;

The majority of the roof trusses are inaccessible at present, due to the cramped nature of the loft space. As such the trusses will be surveyed once the roof coverings have been removed and access via scaffolding has been granted.

The assessment will be carried out in accordance with the guidelines laid out by the Standard and Guidance for Historic Building Surveys (Chartered Institute for Archaeologists 2014) to Historic England level 3 standards (Historic England 2016).

Reporting

Following the building survey, the results will be described within a fully illustrated report, which shall include the following:

- A summary of the survey's findings;
- The background to the survey, which will include an outline of the planning context, the survey dates and location details;
- Aims and objectives
- An outline of the survey methodology;
- A summary of the site's history and development;
- A formal and descriptive account of the trusses, with reference to plans and photographs;
- Discussion and Conclusions
- A set of measured drawings;
- Photographic index including a plan showing the location and direction of the photographs;
- The contents (report, photograph and drawings) and location of the archive
- A bibliography

5: Archive

The physical archive will be placed with Lancashire Record Office within a reasonable time of completion of the project. A digital copy of the report and photographs shall be deposited with ADS through the OASIS database. A copy of the final report will also be deposited with the Lancashire Historic Environment Record. Should the results warrant it, a summary report, or detailed article on the work shall be submitted for publication in a regional or national journal, appropriate to the significance of the results and findings of the project. This shall be done no later than one year after the completion of the work.

The results of the survey will form the basis of a full archive to professional standards, in accordance with ClfA Archives Selection Toolkit, Archaeological Archives Forum (2011) Archaeological Archives and current ClfA “standards and guidance for the creation, compilation, transportation and deposition of archaeological archive” (published October 2014). The project archive represents the collation and indexing of all the data and material gathered during the course of the project. The deposition of a properly ordered and indexed project archive in an appropriate repository is considered an essential and integral element of all archaeological projects by the ClfA in that organisation’s code of conduct.

The archive will comprise the report and digital photographs. No artefacts will be taken from the site. The paper archive, comprising the report, will be placed with Lancashire Record Office within a reasonable time of completion of the project. The primary digital archive should be deposited with the Archaeological Data Service (ADS). This will comprise a copy of the report as well as digital photographs, saved as tiff files. A digital copy of the report will also be sent to Lancashire Historic Environment Record. Should the results warrant it, a summary report, or detailed article on the work shall be submitted for publication in a regional or national journal, appropriate to the significance of the results and findings of the project, as well as being uploaded to the OASIS database. This shall be done no later than one year after the completion of the work.

6: Staff

Steven Price of the Archaeology Co. is nominated to carry out the works. All fieldwork will be undertaken by Steven Price BA (Hons.) MA, MPhil, PCIfA as well as other trained staff under his guidance.

7 Timetable

Two weeks' notice prior to commencement of the works shall be given. It is anticipated that the historic building assessment will be undertaken over a period of one week, and a report will be produced within six weeks of commencement.

8: Health and Safety

Health and Safety regulations and requirements cannot be ignored no matter how imperative the need to record archaeological information. Hence health and safety will take priority over archaeological matters.

Full regard will be given to all constraints during the course of the project. A Health and Safety Statement, along with a risk assessment, will be provided. All site procedures shall be in accordance with the guidance set out in the Health and Safety Manual compiled by the Standing Conference of Archaeological Unit Managers.

The building is in a good condition although only areas deemed to be safe shall be entered. Areas which are unsafe shall be surveyed only so far as it is safe to do so.

9: Insurance

Steven Price maintains Professional Indemnity Insurance to £1,000,000



Figure 1: Location Plan (OS Licence Number: 100057911)



Figure 2: Yates map of Lancashire 1786

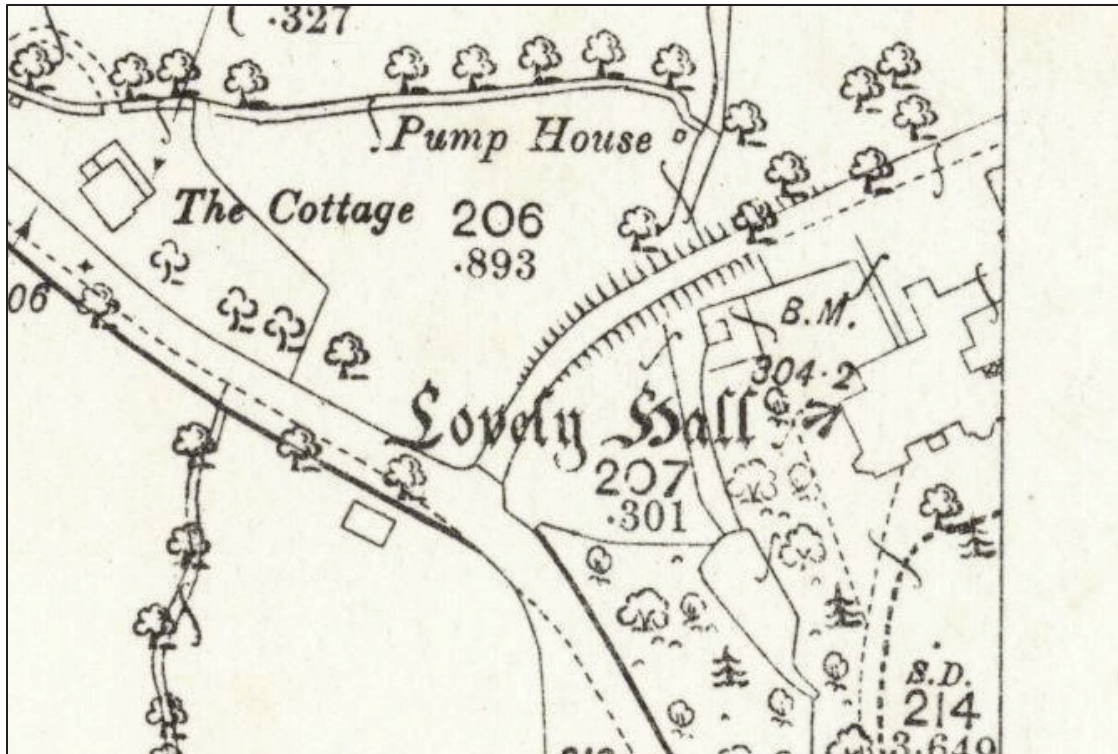


Figure 3: 1893 OS Map Lancs Sheet LXII.3

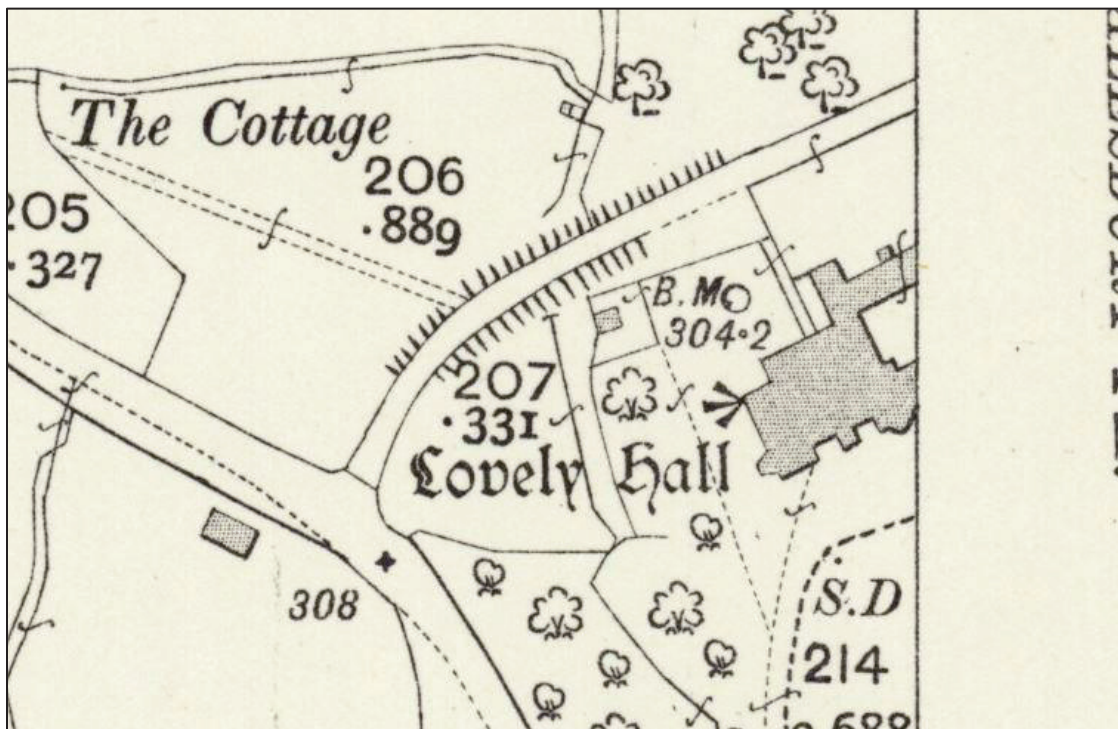


Figure 4: 1912 OS Map Lancs Sheet LXII.3

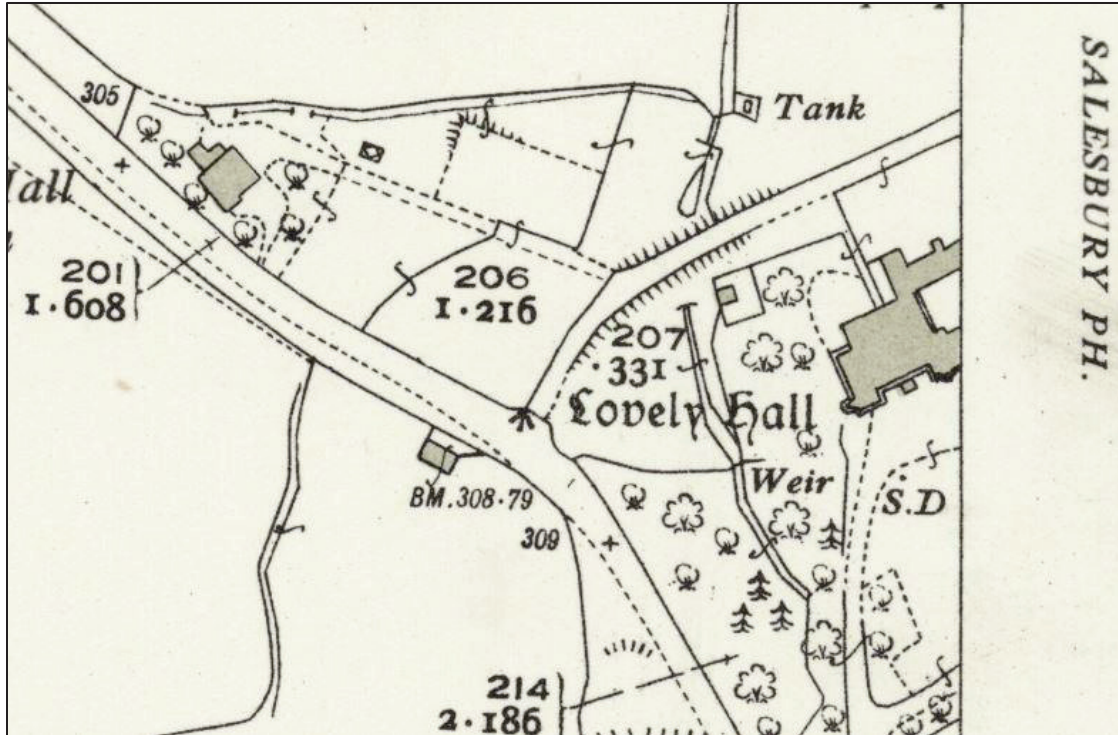


Figure 5: 1931 OS Map Lancs Sheet LXII.3