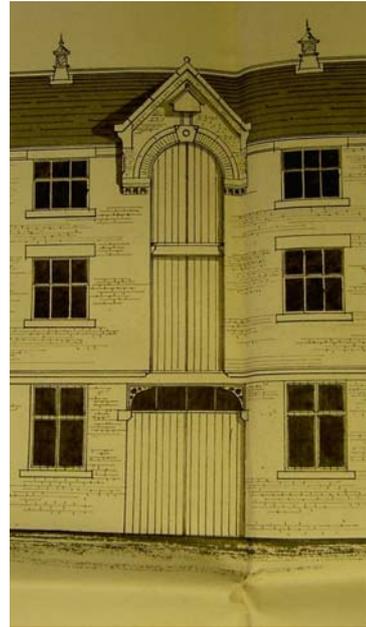


WORKSHOP ON QUEENS COURT, ULVERSTON, CUMBRIA

Archaeological Building Recording



Client: Mr and Mrs Smith
Planning Ap. Ref.:
SL/2005/1272
NGR: SD 28582 78302

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Non-Technical Summary

A proposal was made to redevelop for domestic use a former workshop on Queens Court, Ulverston, in Cumbria. After a recommendation by Cumbria County Council Historic Environment Service, South Lakeland District Council placed a condition on planning consent requiring a programme of building recording. This was to comprise a Royal Commission on the Historic Monuments of England and Wales (RCHME) Level 2-type recording and a rapid desk-based assessment. The work was carried out in February 2006.

The desk-based assessment revealed that the building was constructed as a warehouse in 1877 to the designs of James W. Grundy, a local architect. Proposed plans from this year show that it has changed very little since this date, although some of the proposed elements were never constructed. Other cartographic sources show that the building replaced an earlier structure, and that there was formerly another, earlier warehouse immediately to the west. The warehouse was associated with number 11 Queen Street, which was occupied by a grocer and tea dealer from at least 1876. By 1900 it had been taken over by Fletcher and Robinson, a printers and stationers, who remained on the premises for over one hundred years.

The building recording revealed that much of the original fabric of the building has survived, although subsequent minor alterations were carried out, probably as a result of the change in use in 1900. More recent cosmetic alterations have also been carried out.

The warehouse is one of a number known to have existed in Ulverston, although it is a late example. Its association with a local architect responsible for designing a number of important civic and public buildings, and who utilised many decorative features in its construction, make it an interesting building in its own right.

Acknowledgements

Greenlane Archaeology would like to thank Mr and Mrs Smith for commissioning and supporting the project and David Barrett for providing copies of the 'as existing' drawings. Further thanks are also due to the staff of the Cumbria Record Office in Barrow-in-Furness, and to Jeremy Parsons, Assistant Archaeologist at Cumbria County Council, for their help and additional information.

The desk-based assessment and building recording were carried out by Daniel Elsworth, who also wrote the report and produced the illustrations. The project was managed by Jo Dawson, who also edited the report.

1. Introduction

1.1 Circumstances of the Project

1.1.1 An application (SL/2005/1272) was made by Mr and Mrs Smith to redevelop for domestic use a former workshop at Queens Court, Ulverston (SD 28582 78302). After a recommendation by Cumbria County Council Historic Environment Service, South Lakeland District Council placed a condition on planning consent requiring a programme of building recording. After consultation with the Assistant Archaeologist at Cumbria County Council the specific requirements of the building recording were confirmed as an RCHME Level-2 type investigation (RCHME 1996). A project design was produced by Greenlane Archaeology (*see accompanying CD*), and following the acceptance of this the recording was undertaken on 15th February 2006.

1.2 Location, Geology and Topography

1.2.1 Queens Court is situated to the rear (east) of Queen Street, in the centre of Ulverston (Fig 1), at approximately 15m above sea level (Ordnance Survey 2002). It is within an essentially urban area, close to the ancient market place. The solid geology comprises Bannisdale Slates (Moseley 1978, plate 1), which is typically overlain by glacially derived drift deposits (Countryside Commission 1998, 27), although in an area such as this any trace of such layers has been buried by subsequent activity.

2. Methodology

2.1 Introduction

2.1.1 The building investigation comprised three separate elements intended to provide a suitable record of the structure, in line with RCHME Level 2-type standards (RCHME 1996). In addition a rapid desk-based assessment was carried out in accordance with the project design (see *accompanying CD*), and a suitable archive of the was compiled to provide a permanent paper record of the project and its results in accordance with English Heritage and IFA guidelines (English Heritage 1991; Ferguson and Murray n.d.).

2.2 Desk-Based Assessment

2.2.1 A rapid desk-based assessment was carried out. This principally comprised an examination of early maps of the site, which could demonstrate the basic phasing and development of the buildings. In addition, directories relating to the area were also consulted in order to establish who the owners and occupiers of the site had been, so that information about the probable use of the buildings could be gathered. Secondary sources relating to the general history of the local area were also examined to provide a historical context for the results of the investigation. A number of sources of information were used during the desk-based assessment:

- **The Cumbria Record Office in Barrow-in-Furness (CRO(B))**: this was visited in order to examine early maps and plans of the site, local and regional histories and directories;
- **Greenlane Archaeology library**: additional secondary sources, used to provide information for the site background, were examined.

2.3 Building Recording

2.3.1 The building recording was carried out to RCHME Level-2 type standards (RCHME 1996). This is essentially a descriptive investigation, with only limited interpretation of the phasing and use of the building. The recording comprised several parts:

- **Written record**: descriptive records of all parts of the building were made using Greenlane Archaeology *pro forma* record sheets;
- **Photographs**: photographs in both 35mm black and white print and colour digital format were taken of the main features of the building, its general surroundings, and any features of architectural or archaeological interest. Selected colour digital shots were used to produce plates (Plates 10-31), the remainder were added to CD included with the report;
- **Drawings**: drawings were produced by hand-annotating 'as existing' illustrations of the building provided by the architect. These comprised:
 - i. plans of all of the main floors, at 1:100;
 - ii. the principal external elevations, at 1:100;

2.4 Archive

2.4.1 A comprehensive archive of the project has been produced in accordance with the project design, and current IFA and English Heritage guidelines (Ferguson and Murray n.d.; English Heritage 1991). The paper and digital archive and a copy of

this report will be deposited in the Cumbria Record Office in Barrow-in-Furness (CRO(B)) on completion of the project. Three copies of this report will be deposited with the Cumbria Historic Environment Record, two with the client, and one will be retained by Greenlane Archaeology. In addition, a digital copy will be offered to the NMR and a record of the project will be made on the OASIS scheme.

2.4.2 During the building recording a number of artefacts, principally fragments of pottery and glass, were recovered from the spoil produced during the excavation of foundations for the new building (between the building under investigation and the shop to the west). In addition, waste examples of printing produced by Fletcher and Robinson dated to 1968 was found on the first floor. All of these objects will be deposited in a suitable location after consultation with the client; it is envisaged that the paper will be deposited with the archive in the CRO(B) and the artefacts will be offered to the Dock Museum in Barrow-in-Furness.

3. Desk-Based Assessment

3.1 Introduction

3.1.1 The background to the site is intended to place the results of the investigation in their local and regional context. This enables not only the significance of the buildings to be better understood, but also enables comparisons with similar structures to be made and conclusions regarding the form, function and construction of the buildings to be drawn. More specifically, information regarding the development and use of the building, where known, is also presented, which allows a more detailed understanding of the phases of use to be produced.

3.2 History

3.2.1 **Queens Court and Queen Street:** the area now referred to as Queens Court was originally called Brigg's Passage or Brigg's Yard, and formed a narrow lane linking the market place to Theatre Street (see *Section 3.2.4*). Queen Street and the market place are thought to be medieval in origin (Cumbria County Council and English Heritage 2002, Map D) and it is likely that Queens Court has its origins in this period. Lanes or yards such as this are a common feature of medieval streetscapes, although they developed as a result of post-medieval in-filling of land, with the examples in Kendal being particularly well defined (OA North 2004, 11). Queens Court probably preserves a right of way that was defined as the layout of the surrounding streets was established, and it is possible that before the construction of Theatre Street it continued along the back of the east side of Queen Street forming a 'back lane'.

3.2.2 **Occupiers:** until the present development the former workshop was utilised by the shop fronting Queen Street (number 11). A rapid examination of directories for the area and other easily available primary and secondary sources was able to identify a number of occupiers of this property and, therefore, the people who occupied the warehouse. These are summarised in Table 1 below:

Date	Occupier	Place	Occupation	Source
1829	Wm Gaskarth	Queen Street	Grocer and tea dealer	Parson and White 1829, 727
1849	Wm Gerard	Queen Street	Grocer and tea dealer	Mannex 1849, 455
1851	Wm Gerard	Queen Street	Grocer and tea dealer	Mannex and Co 1851, 455
1866	John Satterthwaite and Co	Queen Street	Grocer and tea dealer	Mannex and Co 1866, 409
1866	Mark Whineray	Queen Street	Grocer, tea dealer, and cheesemonger	Mannex and Co 1866, 409
1876	Thomas Bentley and Co	11 Queen Street	Grocers and provision dealers	Mannex and Co 1876, 169
1882	William Oldfield	11 Queen Street	Grocer and tea dealer	Mannex and Co 1882, 237
1899	John Weeks and Co	11 Queen Street	Printers etc	Mackereth 1899, 700
1900	Fletcher and Robinson	Queen Street	Printers	Mackereth 1900, 124
1901	Fletcher and Robinson	11 Queen Street	Printers etc	Mackereth 1901, 189

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<i>Date</i>	<i>Occupier</i>	<i>Place</i>	<i>Occupation</i>	<i>Source</i>
1911-1933	Js Randall	Warehouse, Queens Court	-	CRO(B) BT/V/U4/1 1911-1933, 2809-2815

Table 1: Recorded occupiers of 11 Queen Street

3.2.3 As is evident from Table 1 the earliest recorded occupier of 11 Queen Street is Thomas Bentley and Co, grocer and provision dealer (who were responsible for the construction of the building being recorded, see *Section 3.2.4*). Several other grocers are recorded on Queen Street prior to Thomas Bentley and Co, but none of these can be associated with any certainty with number 11. Another grocer followed Thomas Bentley and Co, but he was succeeded by Weeks and Co, printing company. Weeks and Fletcher, a company of printers, stationers and paper bag manufacturers were formerly situated at number 30 Queen Street (Mannex 1882, 231), and evidently moved to number 11 in 1899 (at which time they are referred to as Weeks and Co). The partnership evidently did not last, as by 1900 it has become Fletcher and Robinson, which remained at the premises for just over 100 years. It is possible that for a short period during the early twentieth century they did not own the building being investigated as the Inland Revenue records of 1911-1933 list the only warehouse in Queens Court as belonging to James Randall (presumably the same James Randall who co-owned the Low Mill Tannery (Bulmer c1910, 391; McKeever and Layfield 2004, 81). Whether he made use of it at this time is not certain. Anecdotal evidence suggests that the building was used in the production of paper bags and that the printing presses were situated within it (D Barrett pers comm.), which would suggest that Fletcher and Robinson were making use of it from an early date.

3.2.4 **Map Regression:** several early maps of the site were examined, ranging from a town plan of the early 19th century to Ordnance Survey maps of the twentieth. These were able to reveal a number of pieces of information:

- **Yates 1786:** this is the earliest map in which the individual streets of the town can be discerned and that can be assumed to be reasonably accurate. Although it is not possible to identify exactly what or how many buildings are present on the site at this time, it is evident that the area has been extensively built on by this period.
- **Wood 1832:** although more detailed and assumed to be accurate, individual buildings are not always depicted. The site of the warehouse is apparent but it is occupied by a much smaller building. The row of cottages to the south is evidently present by this point, however, as are the buildings to the west.
- **Ordnance Survey 1852 (Plate 1):** this extremely detailed map essentially shows the same details as Wood's plan of 1832. A small building is shown on the site of the present warehouse, and the row of cottages to the south is clearly depicted (see Plate 9). The buildings to the west are also clearly shown.
- **Warehouse plans 1877 (CRO(B) Z1392) (Plates 2-7):** it is fortunate that a full collection of proposed plans of the warehouse are available, which give a considerable amount of detail regarding the building. Initially it appears that the warehouse was only to project into the yard as far as the building that preceded it (Plate 2), but the plans were soon changed to the present size. An earlier warehouse, to the west, is also shown (Plate 4), which was evidently to be superseded by the present building, and it is evident that the walls of some adjoining buildings were to be utilised in the construction. The elevations and plans (Plates 3-6) show that the warehouse, as built,

corresponds closely to the proposals, although there are a few differences (see *Section 5.2.5*). The cross-section (Plate 7) and ground floor plan (Plate 4) also show a 'dust bin' to the rear.

- **Ordnance Survey 1891**: by this date the building is clearly shown. It has buildings extending to the rear (west) and the row of cottages to the south is clearly visible.
- **Ordnance Survey 1913-1938** (Plate 8): the building retains the form shown in 1891 on all of the subsequent maps.

3.2.5 The general maps of the area demonstrate that the building was built between 1850 and 1889, while the proposed plans show that it was built shortly after May 1st 1877 and replaced a smaller building situated in the same location. The existence of a row of cottages to the south and adjoining buildings to the north and west is also demonstrated. The cottages to the south (Plate 9) clearly pre-date it; these were probably present by 1832, and it is likely that some of the buildings to the west were also earlier, certainly the earlier warehouse shown on the proposed plans of 1877.

4. Building Recording

4.1 Setting

4.1.1 The workshop on Queens Court is situated midway along a passageway, known in this case as a court, but also called a yard, between Market Street to the north and Theatre Street to the south (Fig 2). It adjoins several other buildings, and originally formed part of a row of structures along the west side of what is now Queens Court (Plate 30). To the north it is abutted by a small outshut (not included with the property), to the south it butts the remains of a row of cottages, and to the west it butts and is butted by two buildings (Fig 2). It was formerly associated with a shop, number 11, fronting onto Queen Street (Plate 31), which is a Listed Building, thought to be of 18th century date (English Heritage 2001).

4.2 Arrangement and Fabric

4.2.1 The vast majority of the structure is built of brick, most of which is dark reddish orange in colour and laid in English garden wall bond (at a ratio of four rows of stretchers to one row of headers). Each brick is 0.23m long, 0.115m wide and 0.075m thick, and they are held by a gritty grey mortar. The roof is finished with grey slates and ridge tiles and there are two skylights in the east pitch.

4.3 External Detail

4.3.2 **South elevation** (Fig 3; Plate 10): this is the gable end of the building, the lower part of which is covered by the remains of an adjoining cottage, which survive only as the rendered gable and a stub wall to the east, the west wall being incorporated into a building to the south-west. There is a blocked first floor window with a narrow stone sill on the west side of the first floor of the adjoining gable, and the scar of the roof line is visible above. A central chimney, presumably serving the attached cottage, is present; the lower part is rendered while the rest is the same fabric as the warehouse with three ceramic pots on top, and was evidently built at the same time. The gable proper of the warehouse has a plastic down pipe attached on the east side and the lower part of the corner is finished with bull-nosed bricks.

4.3.4 **East elevation** (Fig 4; Plates 11-12): this is symmetrically arranged, with a row of three central loading doorways, one above the other, flanked by a pair of windows on each floor. All of the doorways have glazed black bull-nosed bricks forming quoins at the jambs. The ground floor doorway has a roller-shutter door and carved limestone guards. It has a timber lintel, which is formed by a single timber beam running the width of the elevation, attached to which is a fascia beam, with an attached moulded entablature, which comes to ovolo-moulded stops supported by scrolled iron brackets (Plate 14) either side of the doorway. Iron plates with cast loops, presumably for a holding horizontal iron bar, are attached to the lintel and either side of the doorway iron plates are bolted to the wall. The first floor doorway is plainer, but has the same iron plates with cast loops and a part-glazed, 10-light window. The second floor doorway has a round-headed arch, with a surround in moulded brick with yellow sandstone corbels, and is also partially glazed with a 10-light window. Above it is another, larger, sandstone corbel, above which is a row of four projecting horizontal timber beams with hollow chamfered ends (Plate 13). Above these timbers there is a further single piece of timber, and all of these are incorporated into a dormer gable canopy. The eaves are decorated with denticulate brick work and there is a cast iron ogee moulded gutter and iron down pipes on the north and south sides, which cut through the entablature at the top of the ground floor below. The first and second floor windows have finely dressed yellow sandstone

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lintels and sills, while the ground floor windows use the large timber beam as a lintel, but also have sandstone sills. All of the windows are four-light, with the top two lights hinged, and the ground floor windows have iron bars fitted across them. There are a few minor areas of re-pointing and patching to the brickwork, and on the ground floor there is some graffiti carved into the bricks: 'K.T.', 'H.G. 1925', 'JA' and 'WL'.

4.3.5 **North elevation** (Plate 15): this is mainly obscured by attached buildings, and forms the opposing gable end. It is relatively plain, with iron tie-rod plates attached on the west side at first floor level. There is an inserted ceramic vent on the east side and it is evident that the building butts an adjoining structure to the north-west.

4.3.6 **West elevation** (Fig 5): this has mostly been whitewashed and comprises a number of different elements. On the ground and first floor the north side is constructed from hand-made brick (Plate 16), presumably the remains of an earlier building, laid in an English garden wall bond (at a ratio of five rows of stretchers to one row of headers). The bricks are typically 0.235m long, 0.11m wide and 0.065m thick, and this section appears to butt the adjoining building to the north. The walling of the warehouse is evidently thicker than this and projects from it to the south. In the centre there is a large doorway with a timber lintel, and to the south of this there is a ruined wall stub 0.24m thick projecting to the west (Plate 17). To the south of this is another, smaller doorway, with a tongue and groove plank door held by iron strap hinges, which accesses the remains of slate and concrete steps extending to the west (Plate 17). This has a timber lintel, but above it the wall is built of a mix of yellow bricks (each apparently handmade and typically 0.225m long, 0.105m wide and 0.065m thick) and stone (Plate 18), suggesting that the smaller doorway was inserted through some earlier fabric. On the second floor the scar of the wall projecting to the west is still evident, and immediately to the north of it there is a central doorway with bull-nosed brick jambs. Above this is the scar of a gable roof, with some lead flashing *in situ*, and below the eaves is a half-round cast-iron gutter, which connects to a cast-iron down pipe on the south side. The warehouse is butted by a building at the south-west corner.

4.4 Internal Detail

4.4.1 **Ground Floor** (Fig 6): this has a concrete floor and the ceiling is constructed from chamfered machine-cut joists laid on iron I-beam lintels orientated east/west. The walls are all whitewashed and the space is divided into two main rooms by an east/west orientated wall on the south side. The southern room (formerly the office) is the smallest but is more finely finished. The walls are finished with plaster as well as whitewash, the ceiling is lathe and plaster, and the remains of a moulded skirting board are present along the east and west elevations. There is a doorway in the west side of the wall dividing this from the main room, which has been partially enlarged and has a timber lintel. To the east of this there is a small four-light hinged window, with a moulded surround (Plate 19). The main room has numerous timber shelves attached around the north-west corner, and the window into the office in the south elevation has had shelves added and had been made into a cupboard and has a timber lintel. There is electrical cabling and other fittings throughout, and a sink on an iron stand attached to the north elevation. The doorways in the west elevation are at a very high level relative to the floor, and the larger of the two has a slate step. The north part of the west elevation is built from stone and is butted by the north elevation. In the north-east corner there is a timber staircase with a stop-chamfered newel post (Plate 20). Beneath the stairs there is a small toilet cubicle, with timber partition walls made of tongue and groove boards with a small doorway with a plank door and iron latch. Attached to the west side of this is a further wall built of re-used packing crates forming an enclosed entrance. Some of the pieces of crate are stamped '17', '37', 'RWS2202' and '1/52 20 x 30' (Plate 21). The door into the toilet

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cubicle is marked with numerous pieces of graffiti, some dated 1977 and 1975, and one apparently 1807 (Plate 21).

4.4.2 First Floor (Fig 7): unlike the ground floor, this forms a single large room. The ceiling is essentially the same as the ground floor, comprising chamfered joists supported by two iron I-beam lintels orientated east/west, although much of the detail is lost under a layer of hardboard. There is a triangular arrangement of bolt holes in the west end of each beam, with an associated rectangular scar (Plate 23). The floor comprises floorboards covered by a patchy canvas material, probably linoleum. There is an access hatch with an iron ring handle in the floor to the south of the doorway in the east elevation (Plate 24). The walls are finished with whitewash. The door in the east elevation is not the original as there are loose strap hinges attached to the frame either side. The remains of a timber and plastic glass partition are present on the south side of the room and there is a Belfast sink on a timber stand against the north elevation. The doorway in the west elevation is at a high level relative to the floor, and has timber boxing above it incorporating a number of bolt-holes. There is a cast iron bearing block attached to the north wall (Plate 22), which presumably lines up with the bolt-holes in the beams, indicating the line of power transmission for some form of machinery. The north end of the west elevation is built from a mix of hand-made brick and stone. The stairs, similar in style to those on the ground floor, are situated in the north-east corner.

4.4.3 Second Floor (Fig 8): unlike the floors below this is open to the roof. The floor is the same as the first floor, although there are two timber posts inserted through it, one of which has electrical fittings attached. Like the first floor, there is an access hatch in the floor to the south of the doorway in the east elevation. The roof comprises two purlins, one per pitch, and a ridge purlin, all of which have been largely covered by sheets of hardboard. The purlins are all machine-cut timbers, and they overlap at the trusses. The roof is supported by two large trusses, each of which rests on timber pads built into the walls; in the west wall these are situated in brick buttresses built out of the wall, and the east end of the southern truss is supported by a modern steel bracket. Each truss comprises a pair of overlapping principal rafters, which are supported by inclined queen posts/braces, which rest on a block sat on a pair of tie beams, which are bolted together beneath the principal rafters (Plate 26). In addition, a horizontal timber orientated north/south sits on top of the tie beams, between the angled queen posts and presumably tenoned into the block between these, and at either end a 'king post' sits on top of this (Plates 26-27). Two further horizontal timbers orientated east/west project from this central timber through the east wall above the doorway, and strapped to these at the east end is an iron bar (Plate 28). An additional timber, laid approximately east/west, has been added between the north/south horizontal timber and the eastern purlin. Attached between this and the northern truss are iron links connected to a circular clamp, which presumably held a pipe or flue, the line of which continues to a small circular hole in the roof (Plate 29) and a sheet of metal laid beneath the linoleum flooring.

4.4.4 The elevations are relatively plain, and have all been whitewashed. The door in the east elevation is, like the one on the first floor, not original, as the earlier hinges are still present attached to the frame either side. There are timber boards against the centre of the west elevation, apparently blocking the upper part of the doorway in the centre of the elevation on the floor below. The north end of the west elevation is built of stone and has the evident pitch of the roof of the adjoining structure, including the ends of the purlins, visible (Plate 25). There are electrical fittings and the scars of shelves throughout, and the stairs, which have a simple handrail around the top, are situated in the north-east corner. There is a sink on a cast iron stand against the north elevation, as well as a row of coat hooks on a timber batten.

4.5 Finds

4.5.1 A rapid examination was carried out during the building recording of spoil generated during the excavation of foundations for the new building between the shop fronting Queen Street and the building being investigated. A number of artefacts were recovered from unstratified deposits within the spoil; a full summary of these is presented in *Appendix 1*. The finds are dominated by glass, pottery and other domestic debris, and while the majority of the material dates from the 18th to 20th centuries, there is some that indicates early post-medieval activity. This fits to some extent with the assumed historical development of the area, but the mixed nature of the deposit(s) and the limited opportunity to examine it/them does not allow for a more detailed interpretation. However, some of the material is likely to pre-date the earliest known structures on the site, while some is evidently contemporaneous with them and may have derived from the dust bin shown on the proposed plans (Plate 7).

4.5.2 In addition, scrap copies of examples of printing dated to 1968 were discovered inserted into a hole in the east elevation on the first floor, immediately to the south of the large doorway. These comprise material such as posters advertising local events, leaflets, and receipts.

4.5.3 On the first floor a number of salvaged timbers were present, many of which had examples of Baltic timber marks scored into them. The builders on site confirmed that these had been taken from the demolished earlier warehouse that had stood between the shop facing onto Queen Street and the building being investigated (see *Section 3.2*). Baltic timbers were imported into Britain in large numbers during the late 18th and early 19th centuries (Greene 1996), and this can perhaps therefore be taken as a likely date of construction for the earlier warehouse.

5. Discussion

5.1 Introduction

5.1.1 The former workshop on Queens Court has evidently changed very little since it was built, almost certainly in 1877. The few alterations that do exist seem to closely correspond to recorded periods of use and were carried out largely for functional reasons to meet the differing requirements of the building's occupiers.

5.2 Phasing

5.2.1 **Phase 1:** the deposited plans show that the building was built as a warehouse shortly after 1st May 1877. The Ordnance Survey maps prove that it was built before 1889. It evidently replaced an earlier, slightly smaller structure on the site, and effectively superseded another warehouse situated immediately to the west (which was demolished as part of the present redevelopment). The cartographic sources and Baltic timbers suggest that the earlier warehouse was probably late 18th to early 19th century in date. The finds recovered from the spoil indicate that there has been activity on the site from as early as the 16th to 18th centuries, which corresponds to some extent with the 18th century date of the shop fronting onto Queen Street (English Heritage 2001).

5.2.2 The warehouse was built to the designs of James W Grundy, a prominent local architect, responsible for the construction of a number of notable buildings in Ulverston during the late 19th century, including the original market hall in 1875 (Mannex and Co 1882, 197), part of the police station in 1888 (CRO(B) Z1086 1881-1888), and Central Buildings, his offices on Brogden Street, in 1886 (Elsworth forthcoming). The original plans show that it was built for Mr T Bentley, a grocer, and so it was undoubtedly originally used for loading and unloading goods to be sold through the shop on Queen Street. It is clear from both the documentary and cartographic sources and from the building recording that elements of earlier, adjoining buildings were incorporated into the structure, particularly to the west.

5.2.3 **Phase 2:** a few minor changes were apparently made to the building, which probably correspond to its change in use to a printers during the early twentieth century. The crude manner in which the bearing block on the first floor has been attached to the north elevation suggests that it is a later addition, which perhaps held a line shaft that powered one or more printing presses or other machinery. It may have replaced a mechanism that provided a hoist to the doorways in the west elevation. On the second floor, the addition of a timber beam to the existing roof structure, apparently for the purpose of holding a pipe that extended through the roof in place, also hints at a change in use to more industrial processes. The introduction of electricity also belongs to this period; many of the fittings were early twentieth century in date.

5.2.4 **Phase 3:** a small number of minor alterations have been made to the building during the later twentieth century. These include cosmetic changes such as the addition of hardboard to the ceilings and around some of the banisters. The original loading doors on the first and second floors were also replaced with windows. The timber packing crates used to extend the entrance to the toilets on the ground floor are probably mid-twentieth century in date; the use of packing crates as a building material is perhaps not particularly unusual, and has been recorded elsewhere in Ulverston (Elsworth and Dawson 2005a, 14).

5.2.5 **Discussion:** despite the apparent lack of major alteration to the fabric of the building a number of periods of interest could be identified within it, some of which

seem to correspond to known periods of use. It is also apparent that many elements that were originally proposed were not included in the final construction (compare Plates 2-7 with Figs 4 and 6-8). This appears to have been, at least in part, because of the presence of adjoining buildings to the west, which prevented the inclusion of additional windows, and south, which necessitated the construction of a chimney for the adjoining cottage thus denying the possibility of a fireplace in the ground floor office. This may, however, have been obscured by subsequent layers of plaster, but the lack of any apparent evidence makes this unlikely.

5.2.6 The building is an interesting example of a warehouse, of which there are many good examples in Ulverston (Elsworth and Dawson 2005b). Most of these were probably built in the late 18th and early 19th century, as the influence of the canal increased the need for storage and generated greater prosperity (*ibid*). It therefore represents a relatively late example of such a building, but does show that there was still a demand for such structures at this date. The use of a locally significant architect with a reputation for building important civic and public buildings in the town suggests that a large amount of money and value was invested in the building.

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7. Illustrations

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Plate 23: Bolt holes and scars indicating power transmission lines on the first floor

Plate 24: Access hatch on the first floor

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Plate 26: Southern truss on second floor

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Plate 31: Associated shop fronting onto Queen Street

Appendix 1: Finds Summary

Quantity	Material	Description	Date range
3	Shell	Cockle fragments	Not closely dateable
1	Clay tobacco pipe	Stem fragment	18 th – early 20 th century
2	Ceramic	Creamware/white earthenware fragments	Late 18 th – 20 th century
1	Ceramic	Olive-glazed grey stoneware hollow-ware fragment from large flagon	19 th – early 20 th century
1	Ceramic	Fine black-glazed red earthenware hollow-ware rim (cup?) with horizontal ridges	18 th century
2	Ceramic	Red earthenware fragments, probably brick	17 th – mid 19 th century
1	Ceramic	Low-fired gritty orangey-buff earthenware hollow-ware fragment with self-coloured glaze spot	16 th – 18 th century
42	Glass	Very light turquoise bottle fragments, mostly undiagnostic, but including base with embossed text: '...right & Co.... RI...ILL'	19 th – early 20 th century
1	Glass	Very light turquoise small bottle base, rectangular cross-section, embossed text on side panels: '...LER' '...BLE' and 'S.S' on base	19 th – early 20 th century
2	Glass	Almost colourless flat fragments from window panes?	18 th – 20 th century
16	Glass	Dark green bottle fragments, including mouth from bottle with cork-type closure and base fragments	19 th – early 20 th century
1	Glass	Very thin colourless fragment	20 th century

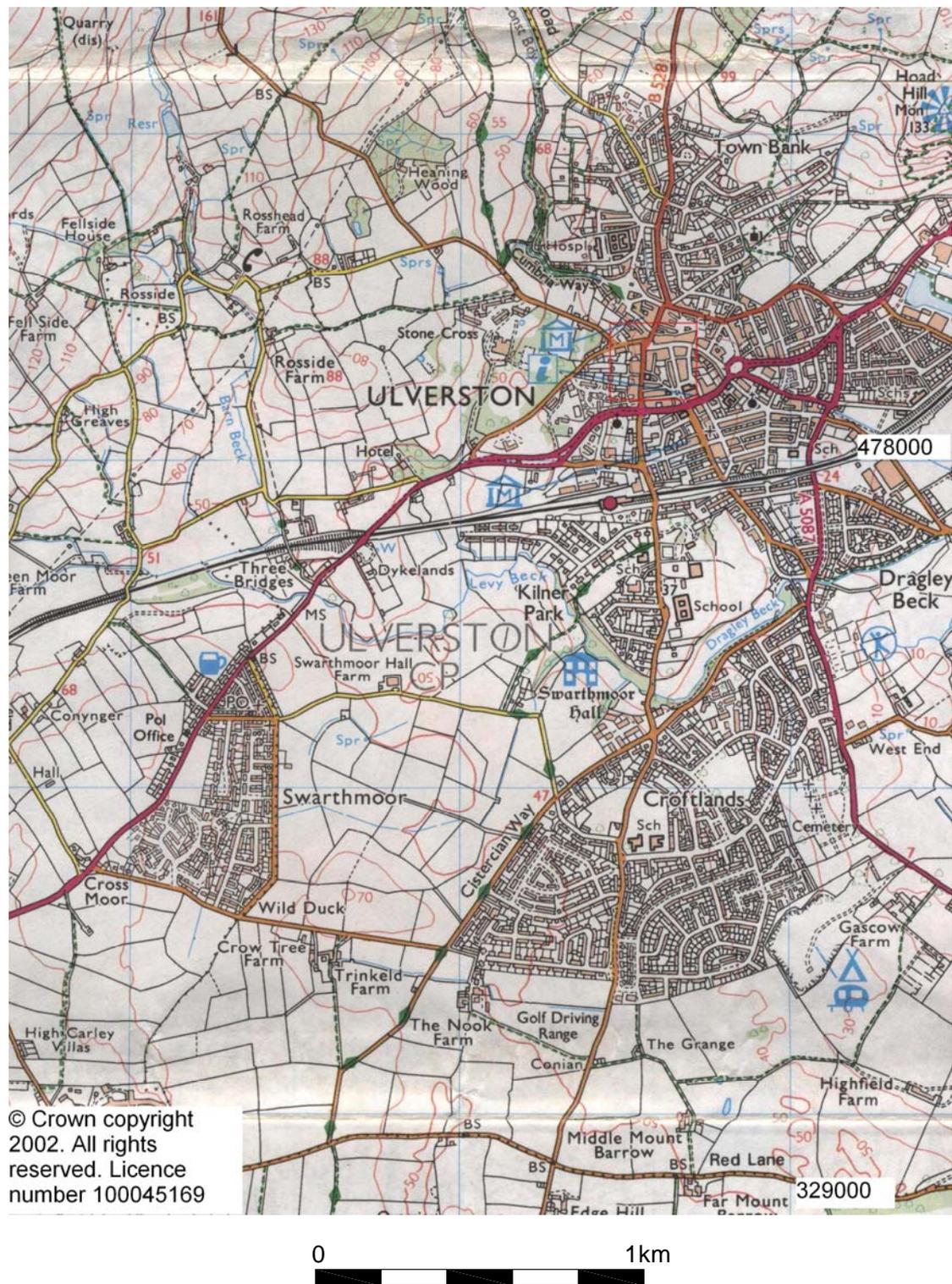


Figure 1: Location of Queens Court in relation to Ulverston

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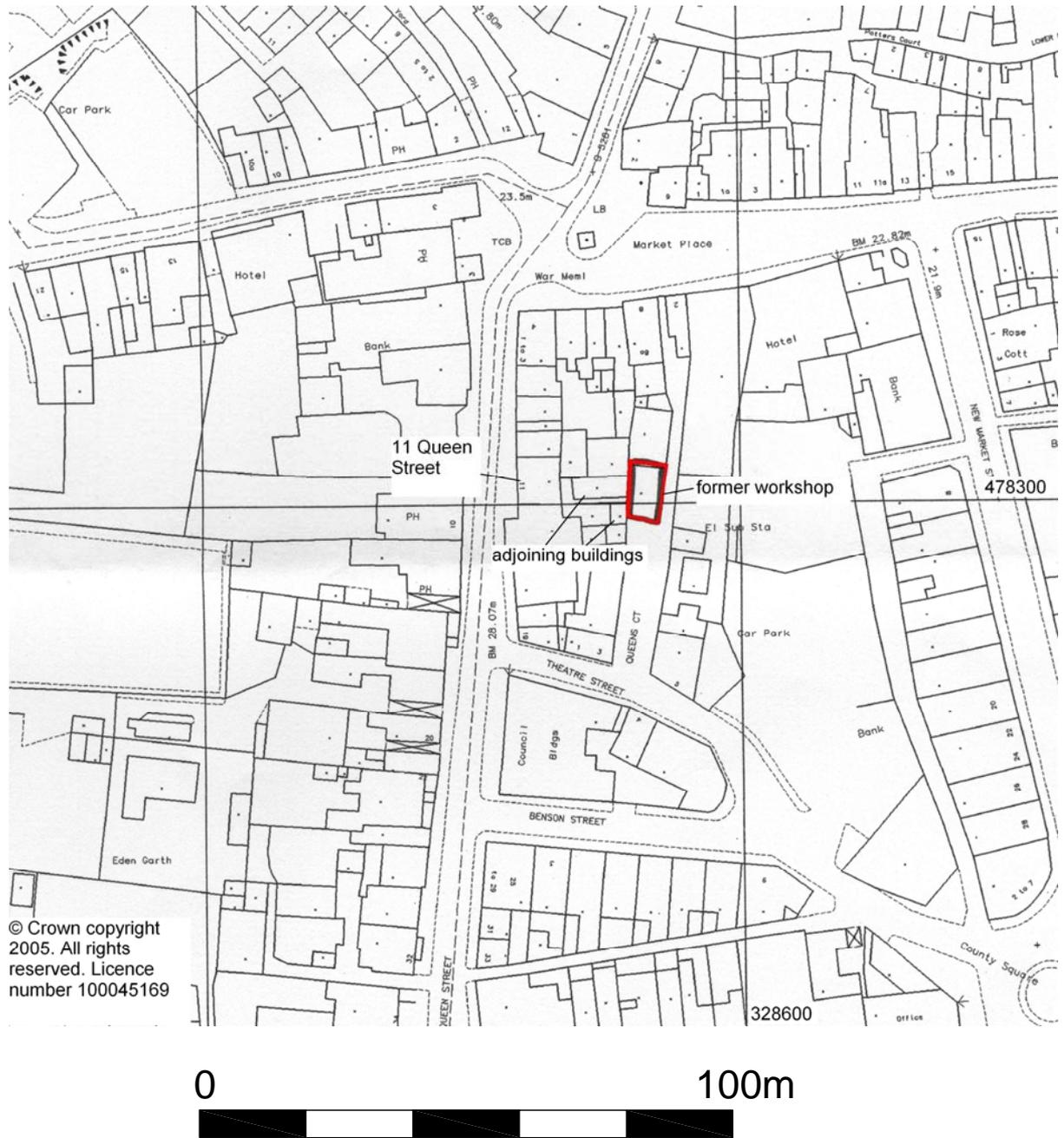
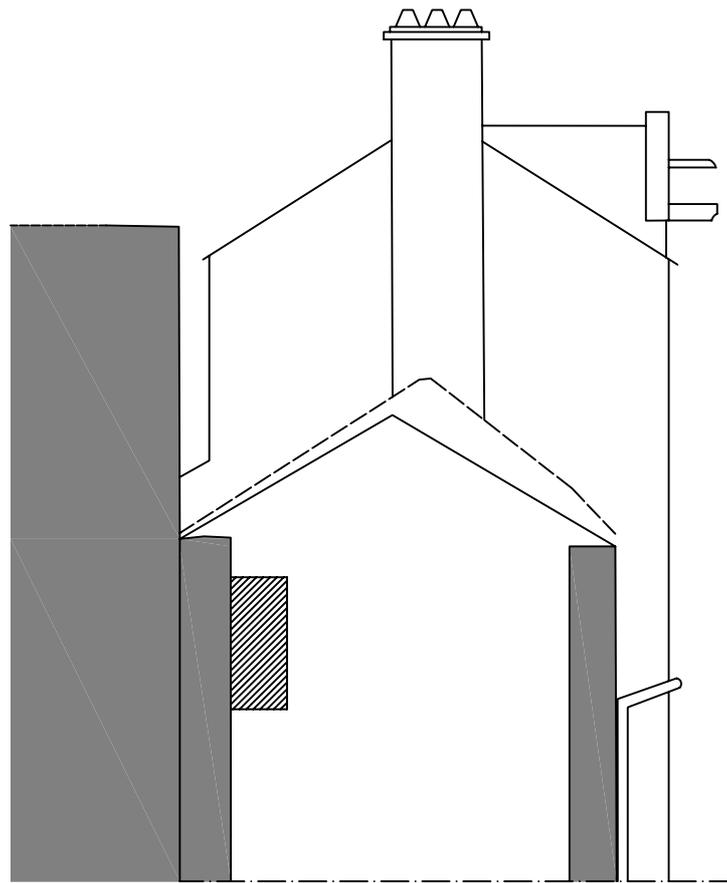


Figure 2: The workshop on Queens Court and adjoining buildings



Project:
Queens Court Workshop

Project Code: G1009

Site Code: QC06



Date: February 2006

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Key: projected line ground level blocking cross-sectional wall

Figure 3: South external elevation



Project:
Queens Court Workshop

Project Code: G1009

Site Code: QC06

0 5m



Date: February 2006

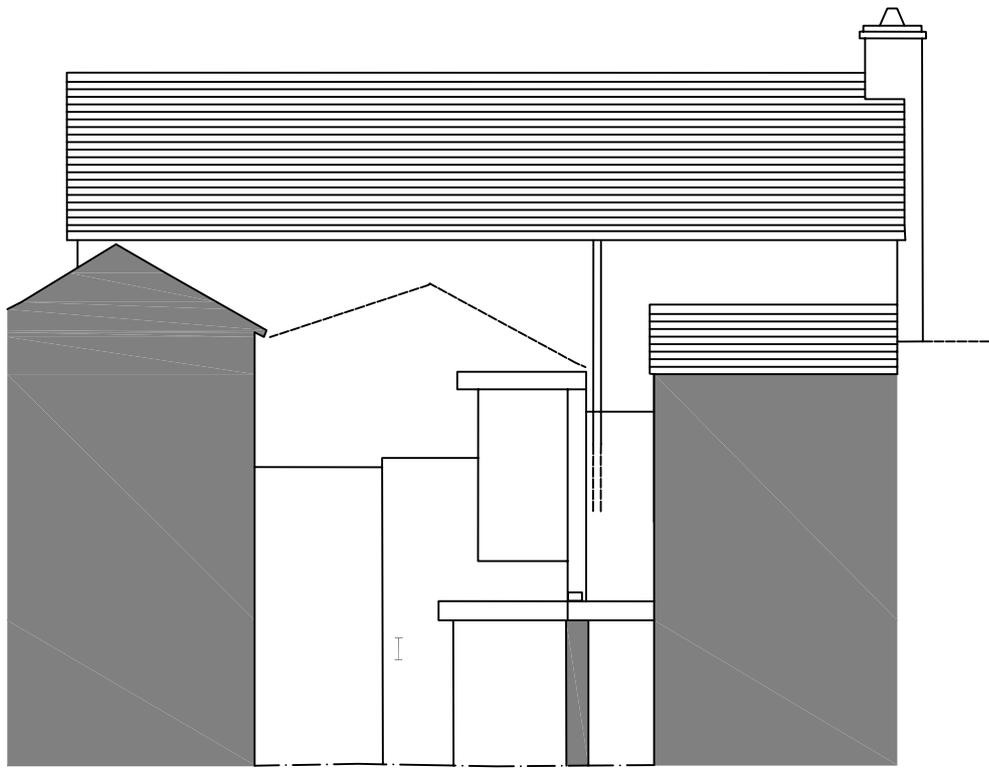
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Key: projected
line

ground
level

≡≡≡ roof

Figure 4: East external elevation



Project:
Queens Court Workshop

Project Code: G1009

Site Code: QC06

0 5m



Date: February 2006

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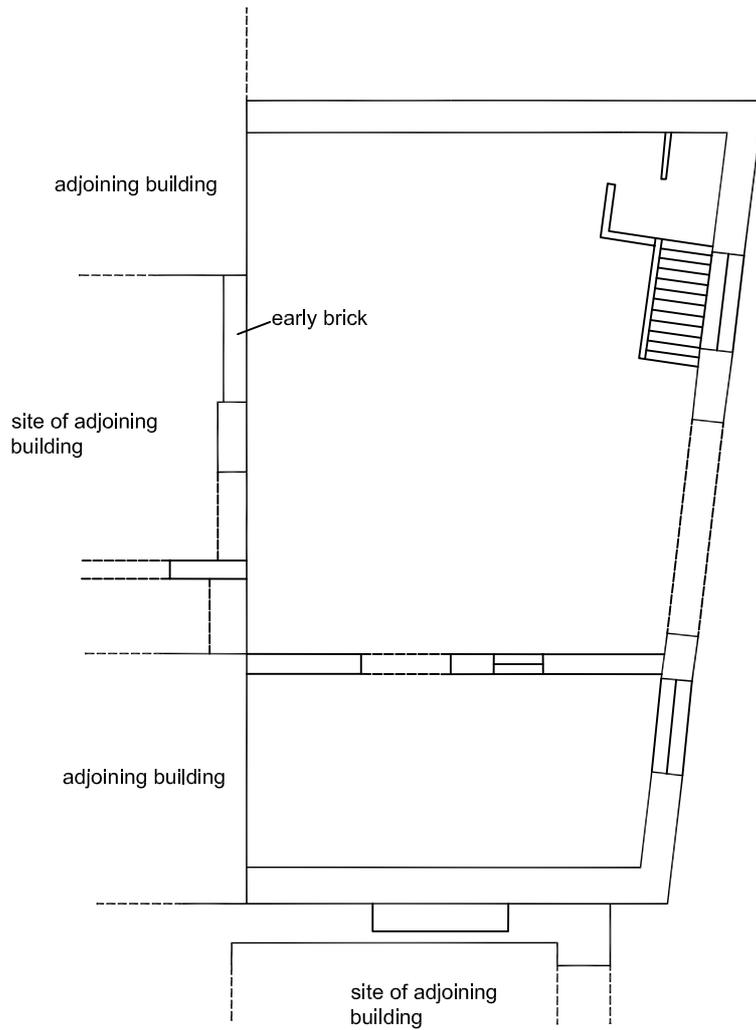
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line

ground
level

roof

cross-
sectional wall

Figure 5: West external elevation



Project:
Queens Court Workshop

Project Code: G1009
Site Code: QC06



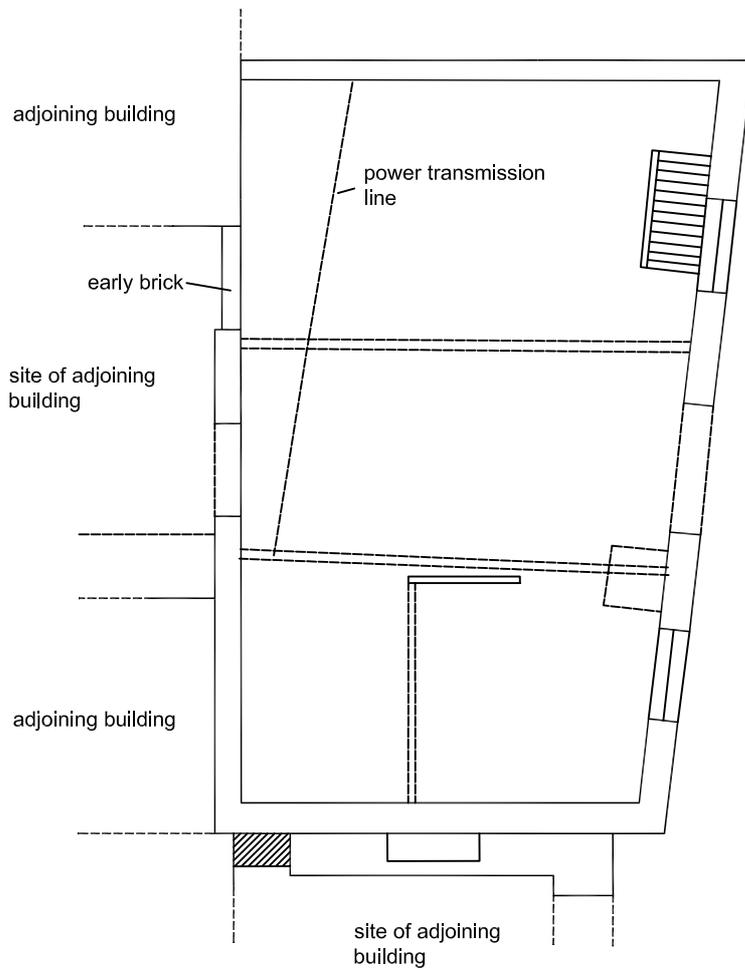
Key:
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Date: February 2006

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Figure 6: Ground floor plan



Project:
Queens Court Workshop

Project Code: G1009
Site Code: QC06



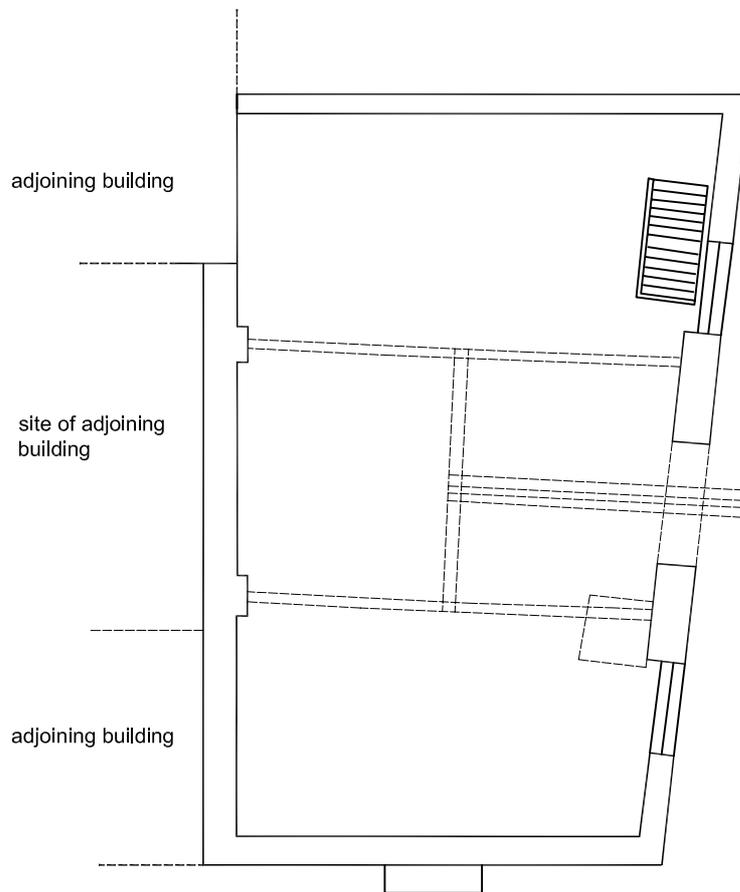
Key:
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Date: February 2006

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Figure 7: First floor plan



Project:
Queens Court Workshop

Project Code: G1009
Site Code: QC06



Key:
----- projected line _____ main wall



Date: February 2006

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Figure 8: Second floor plan

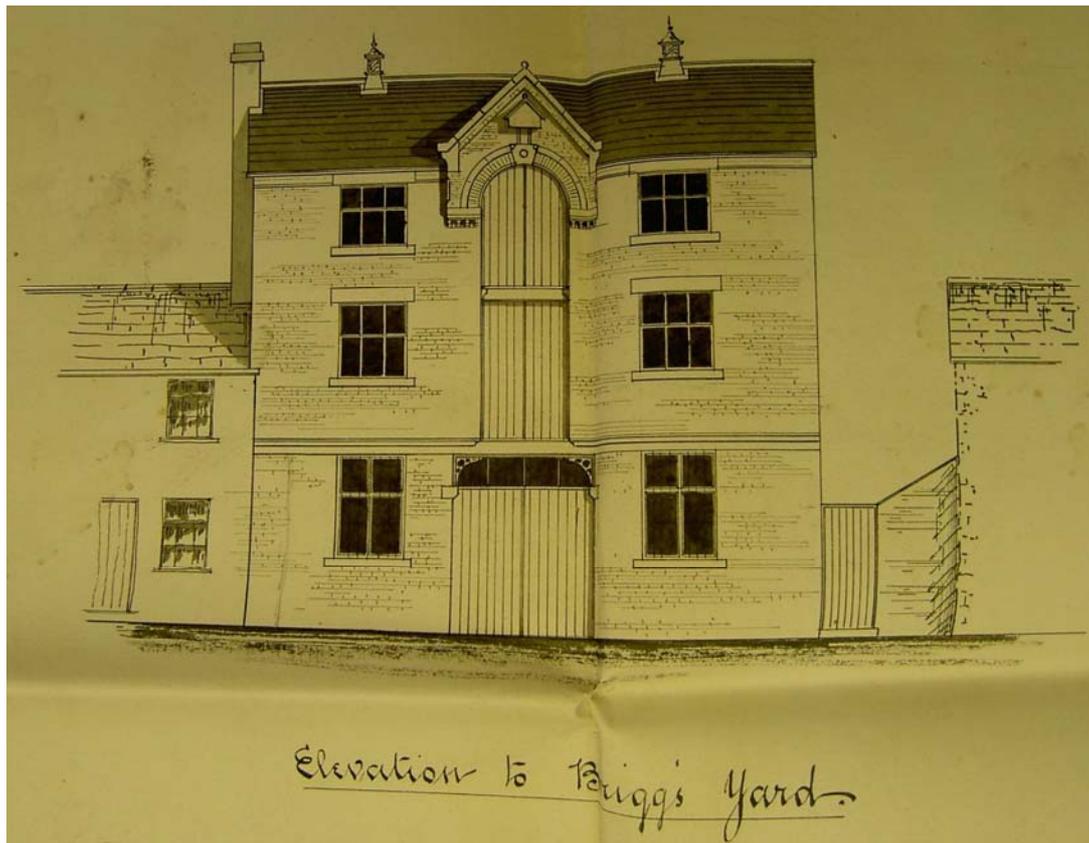


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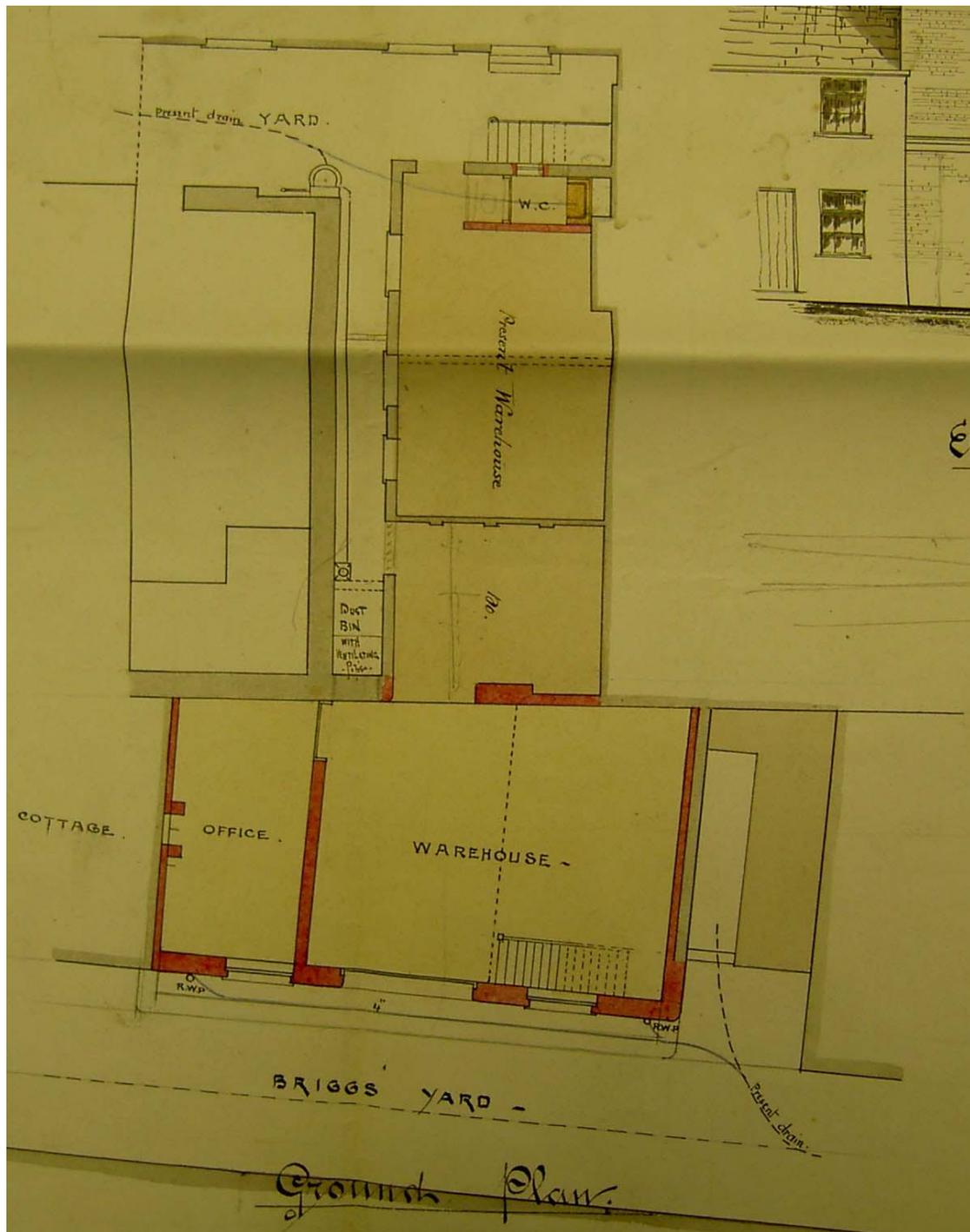


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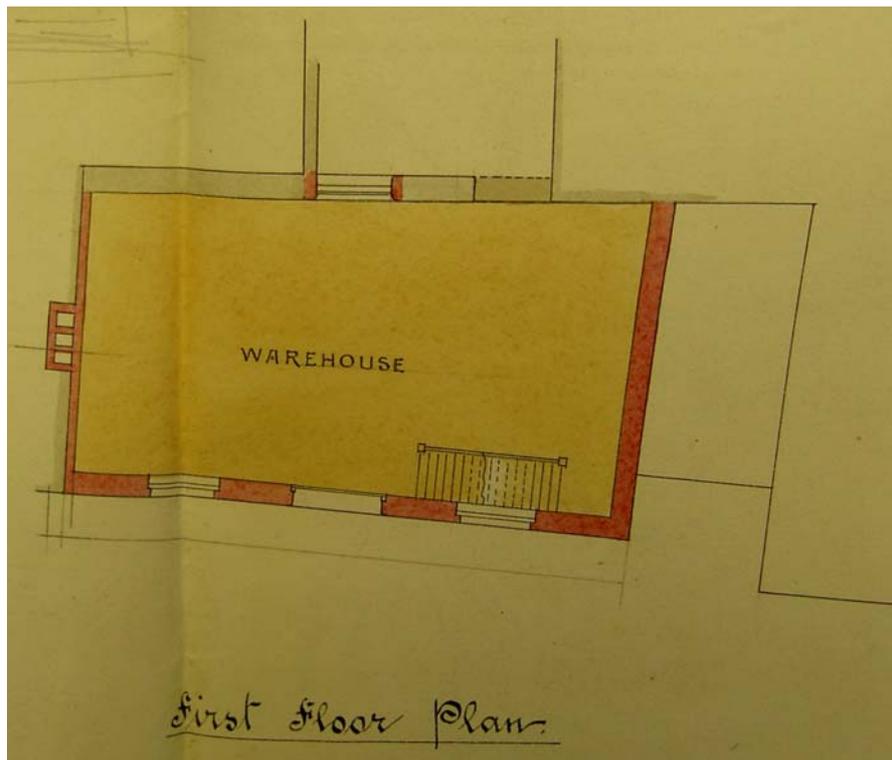


Plate 5: First floor plan of proposed warehouse (CRO(B) Z1392 1877)

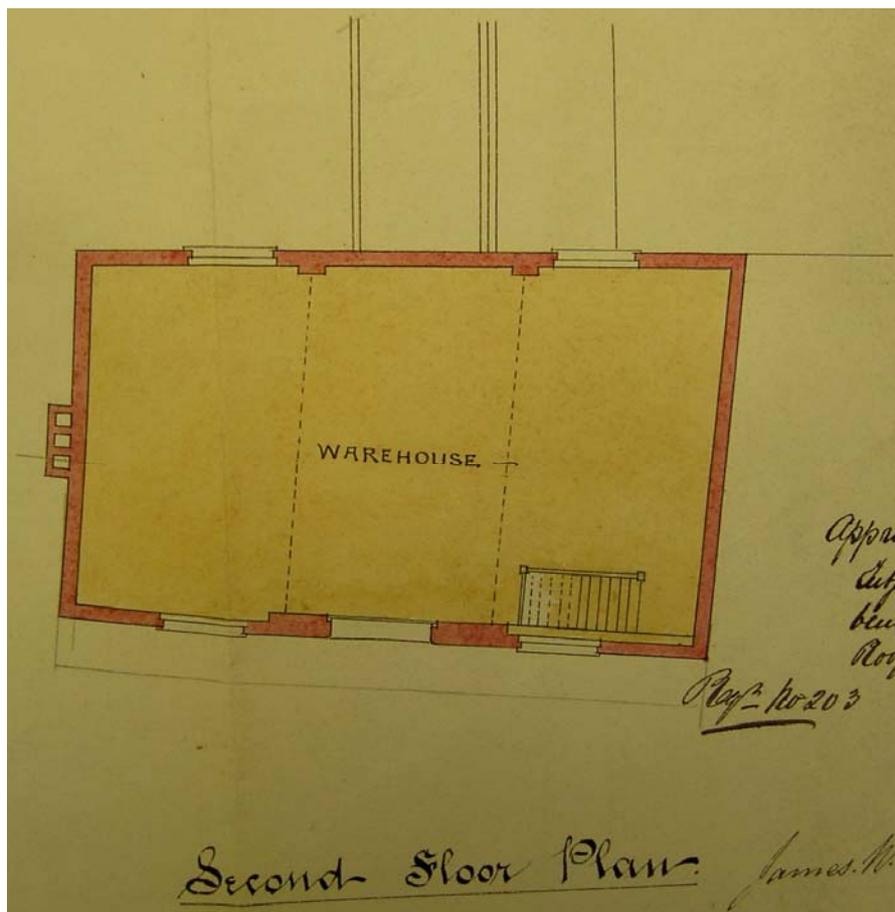


Plate 6: Second floor plan of proposed warehouse (CRO(B) Z1392 1877)

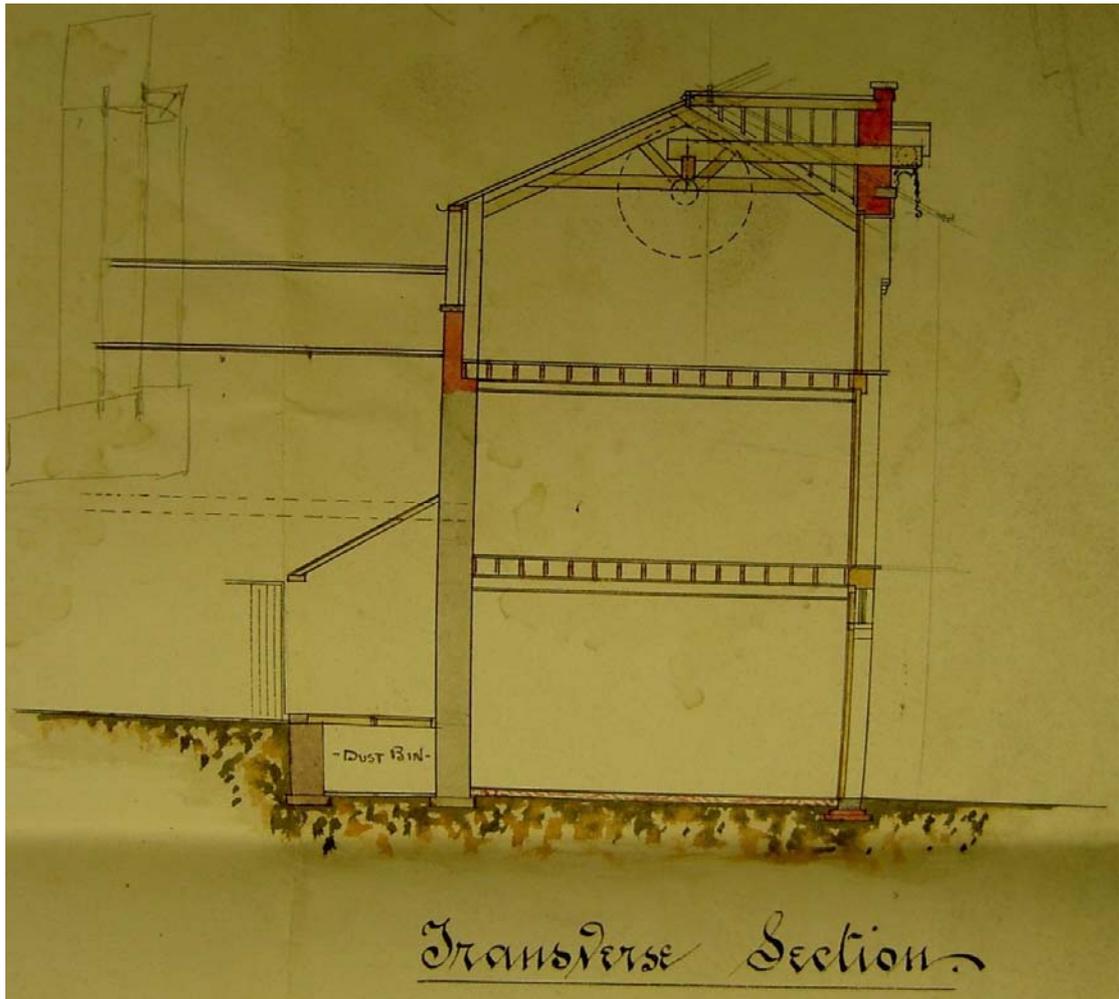


Plate 7: Transverse section of proposed warehouse (CRO(B) Z1392 1877)

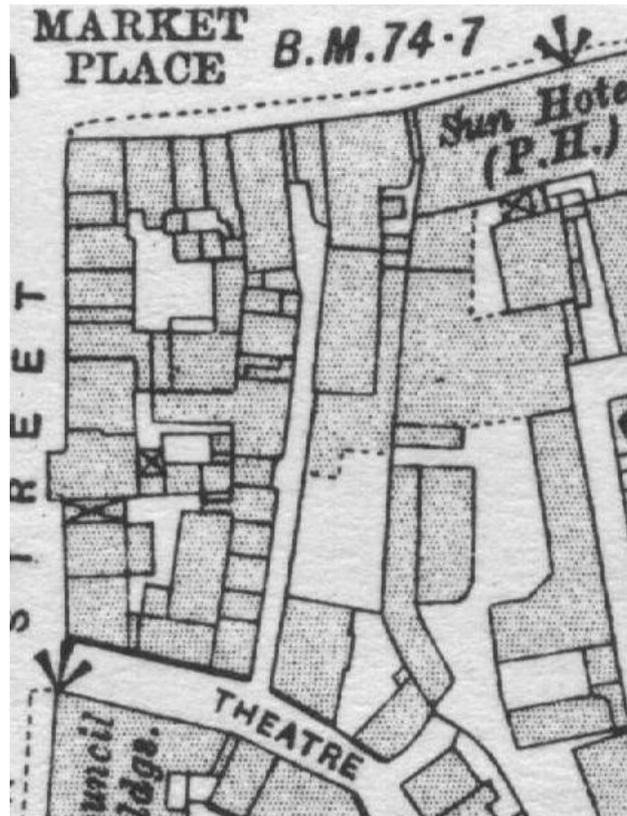


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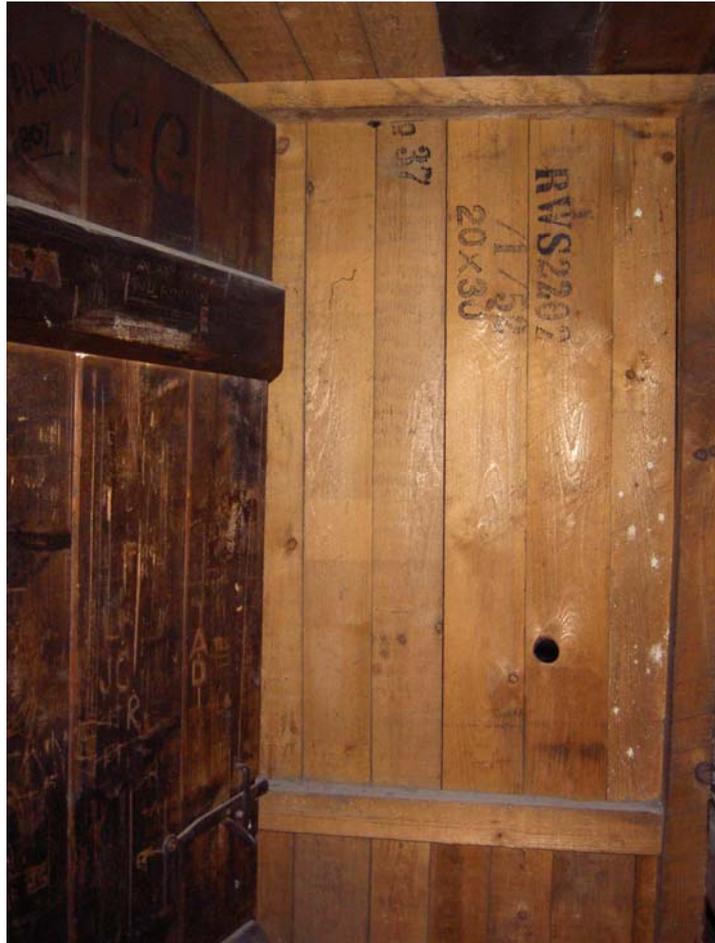


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