

60 BERRY STREET, LIVERPOOL

Heritage Statement



Client: Ascot Properties UK Ltd

NGR: SJ 35161 89716

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September 2011



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Contents

Illustrations.....	2
List of Figures.....	2
List of Plates.....	2
Non-Technical Summary.....	3
Acknowledgements.....	3
1. Introduction.....	4
1.1 Circumstances of the Project.....	4
1.2 Location and Arrangement, Geology, and Topography.....	4
2. Methodology.....	6
2.1 Desk-Based Assessment.....	6
2.2 Site Visit.....	6
2.3 Report.....	6
3. Results.....	7
3.1 Introduction.....	7
3.2 Site History.....	7
3.3 Map and Image Regression.....	10
3.4 Site Visit.....	13
3.5 Conclusion.....	18
4. Discussion.....	20
4.1 Introduction.....	20
4.2 Significance.....	20
4.3 Potential.....	20
4.4 Disturbance.....	20
4.5 Impact.....	20
4.6 Recommendations.....	21
5. Bibliography.....	22
5.1 Primary and Cartographic Sources.....	22
5.2 Secondary Sources.....	22
Appendix 1: Listed Building Details.....	26
Appendix 2: Census details 1861-1891.....	27

Illustrations

List of Figures

Figure 1: Site location	5
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List of Plates

Plate 1: The Banksy rat (from Art of the State 20111).....	10
Plate 2 (left): Extract from Horwood's plan of 1803	10
Plate 3 (right): Extract from Britton's plan of 1807	10
Plate 4 (left): Extract from Kaye's plan of 1816	11
Plate 5 (right): Extract from Swire's plan of 1824	11
Plate 6 (left): Extract from Gage's plan of 1836.....	11
Plate 7 (right): Extract from Bennison's plan of 1848	11
Plate 8 (left): Extract from the Ordnance Survey map of 1850.....	12
Plate 9 (right): Extract from the Ordnance Survey map of 1891	12
Plate 10: Photograph from 1908 (from O'Conner 1995, 87).....	13
Plate 11 (left): Extract from the Ordnance Survey map of 1908.....	13
Plate 12 (right): Extract from the Ordnance Survey map of 1927	13
Plate 13: The external elevation, viewed from the south-east across Berry Street.....	14
Plate 14 (left): The west end of No. 60 Berry Street and the gap formerly filled by 185 Duke Street	15
Plate 15 (right): Decorative timberwork surviving in the ground floor window facing onto Berry Street.....	15
Plate 16 (left): Vaulted section extending below the street to the east with circular opening to the street above	16
Plate 17 (right): Example of dressed sandstone blocks used in the cellar.....	16
Plate 18 (left): Stairs between the cellar and ground floor incorporating hinged planks	17
Plate 19 (right): Stairs between the ground and first floor	17
Plate 20 (left): Panelled wall forming the east side of the ground floor stairs	17
Plate 21 (right): Built-in cupboard in the north-west corner of the ground floor.....	17
Plate 22 (left): Moulded surround around doorway to the south, ground floor	18
Plate 23 (right): Hand-rail in the north-west corner of the first floor.....	18
Plate 24 (left): Surviving section of cornice in the north-west corner of the first floor	18
Plate 25 (right): Windows on the south side of the first floor with surviving sash casements with moulded surrounds	18

Non-Technical Summary

Prior to the submission of a planning application for the renovation and conversion of 60 Berry Street, Liverpool the Local Planning Authority requested the submission of a Heritage Statement. The building is Listed Grade II and as such is statutorily protected and the Heritage Statement is therefore intended to assess the impact of the proposed development on it. Greenlane Archaeology was commissioned to carry out the work necessary for the production of the Heritage Statement.

60 Berry Street appears to have formed part of a block of properties extending along Duke Street, built in c1800. Duke Street developed during the late 18th century as part of a period of massive economic expansion in Liverpool brought about by the construction of the Old Dock in 1715. Initially the area around Duke Street was largely residential and quite affluent, but as the city continued to expand its status decreased during the later 19th century. The earliest available records indicate that the property was used for a variety of commercial enterprises, in particular by a wine and spirit merchant (although he was technically operating from the adjoining 185 Duke Street). By 1874 both 60 Berry Street and 185 Duke Street were operating as a single public house, run by William Townson. His successor carried out a major programme of renovation in the late 1880s, apparently including knocking the two properties together, and from this point it became known as The White House. It continued to operate as a public house until at least the late 20th century, before becoming derelict by the 21st century. An examination of early maps and images of the site showed that it had retained essentially its present footprint for some time, although it was evident that outbuildings to the rear (north) had been altered and the two parts had been made into one by 1891. Its most recent alteration is the addition of a mural across the external elevations by the artist Banksy, which was painted in 2004.

A site visit revealed that much of the original fabric has been lost, certainly internally, and a discussion of the results of the assessment in consideration of this and the likely impact of the proposed development led to a list of recommendations being made. These comprise the retention, where possible, of what remains of the historic fabric and further archaeological recording if additional information is required. In general, the poor state of the building and the loss of historic fabric mean that the proposal is unlikely to be detrimental, and the external elevations have a number of elements worthy of retention, arguably including the recent mural.

Acknowledgements

Greenlane Archaeology would like to thank Ascot Properties UK Ltd for commissioning the project and Séamus Smyth at Smyth and Associates for providing information about and access to the site. Special thanks are due to the staff of the Liverpool Record Office and Liverpool Central Library, both now temporarily housed elsewhere while the Central Library is renovated, for their help with accessing the archive material.

The project was managed and carried out by Dan Elsworth who also wrote the report. The illustrations were produced by Tom Mace, and the report was edited by Jo Dawson.

1. Introduction

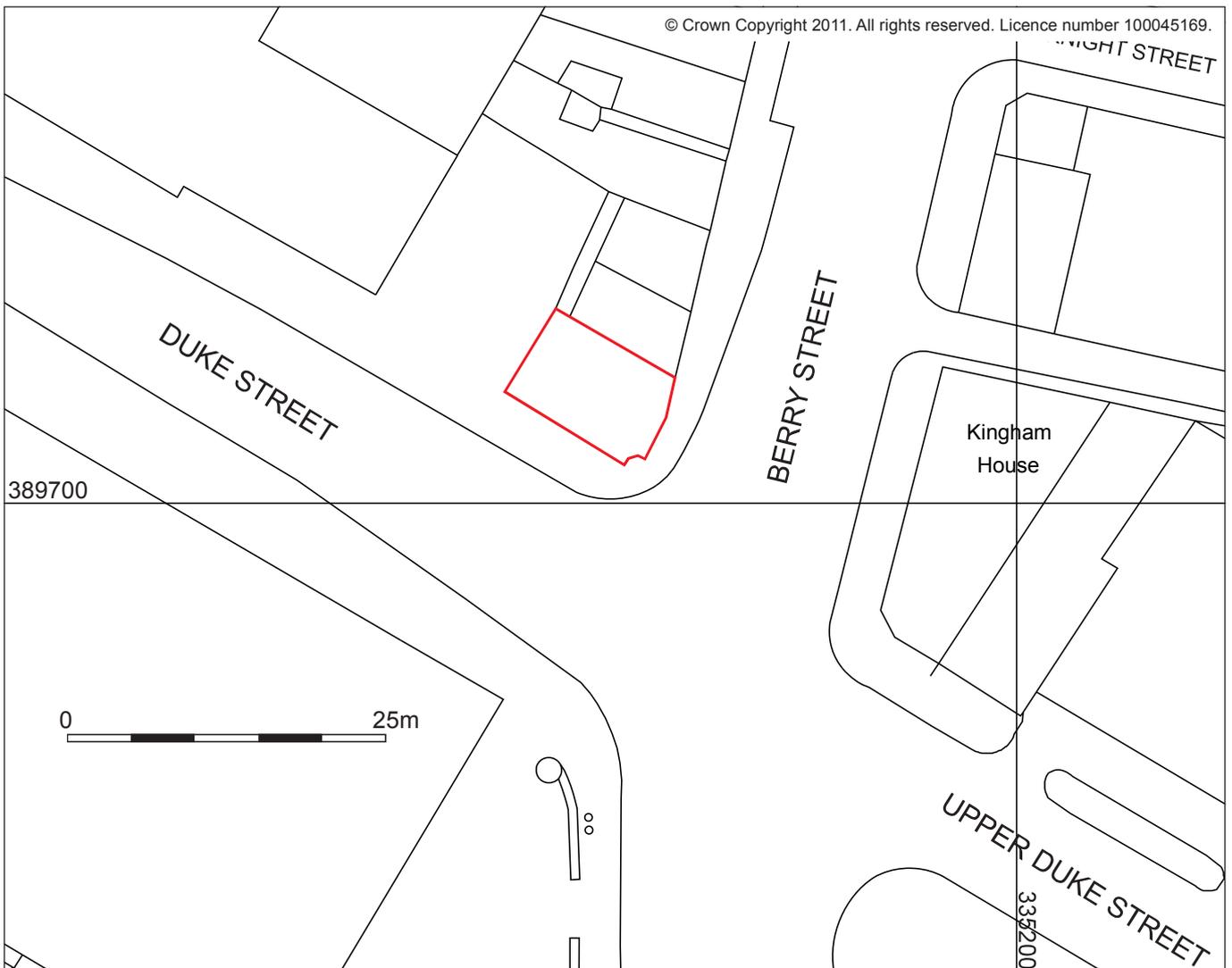
1.1 Circumstances of the Project

1.1.1 Prior to the submission of a planning application by Ascot Properties UK Ltd (hereafter 'the client') for the renovation and conversion of 60 Berry Street, Liverpool (NGR SJ 35161 89716) into a ground floor café with apartments on the floors above, the Local Planning Authority requested a Heritage Statement be produced for submission with the application. The building is Listed Grade II and as such is statutorily protected and the Heritage Statement is therefore intended to assess the impact of the proposed development on it. Greenlane Archaeology was approached by Séamus Smyth of Smyth and Associates to carry out the work necessary for the production of the Heritage Statement.

1.2 Location and Arrangement, Geology, and Topography

1.2.1 The site is situated in on the junction of Berry Street and Duke Street a short distance to the south-east of the centre of Liverpool (Figure 1). The building is orientated approximately north-west/south-east, with the south-east end facing onto Berry Street. For convenience of description the orientation is considered to be east/west, with the east elevation facing onto Berry Street and the south facing onto Duke Street.

1.2.2 The local topography comprises a gentle slope down to the west, with the site at approximately 25m above sea level (Ordnance Survey 2008). The local geology principally comprises Triassic and Carboniferous sandstone, which is overlain by glacially-derived deposits laid down in the Mersey estuary, largely comprising a thick layer of boulder clay (Cowell and Innes 1994, 2). The landscape character is typically urban, with some green spaces in the form of parks and gardens (Countryside Commission 1998, 135).



Client: Ascot Properties UK Ltd

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Figure 1: Site location

2. Methodology

2.1 Desk-Based Assessment

2.1.1 A desk-based assessment was carried out in accordance with the guidelines of the Institute for Archaeologists (IfA 2008a). This principally comprised an examination of early maps of the site and published secondary sources. A number of sources of information were used during the desk-based assessment:

- **Liverpool Record Office:** this was visited principally in order to examine early maps and plans of the site, but other documentary sources and published records were also consulted in order to gather information about the historical development of the site and its environs;
- **Liverpool Central Library:** relevant secondary sources and additional maps were also examined in local studies collection held at Liverpool Central Library;
- **Greenlane Archaeology library:** additional secondary sources, used to provide information for the site background, were examined.

2.2 Site Visit

2.2.1 A brief site visit was carried out on the 19th September 2011. The intension of this was to assess the what, if any, of the original or early fabric of the building survived and its condition. Access to the building was, however, limited. No written notes were taken or annotations made to the drawings of the building, but photographs were made of all features of interest where possible.

2.3 Report

2.3.1 A copy of this report will be deposited in the Liverpool Record Office at a suitable time on completion of the project, on agreement with the client. A copy of this report will be provided for the client, a digital copy for the client's agent, and a copy will be retained by Greenlane Archaeology. In addition, at a suitable time a digital copy will be provided to the Local Planning Authority as required, and a record of the project will be made on the OASIS scheme, on agreement with the client.

3. Results

3.1 Introduction

3.1.1 The results of the desk-based assessment have been used to produce three separate elements. Firstly, the production of a general history of the site (*Section 3.2*). Secondly, a map regression outlining the way in which the site has developed over time (*Section 3.3*). In addition, information about the physical remains of the building, collected during a site visit, is presented in *Section 3.4*. Finally, the results of these three sections are discussed in *Section 3.5*.

3.2 Site History

3.2.1 **Early history:** while the city of Liverpool has at least medieval origins and there evidence for even earlier activity in its general environs this part of it saw little development until the 18th century. The construction of the '*world's first commercial enclosed wet dock in 1715*', later known as the Old Dock, led to a growth in prosperity and associated development in the city: '*New streets radiated from it [the Old Dock], including Duke Street... with merchants' dwellings and associated warehouses and counting houses*' (Sharples 2004, 7). It took some decades for this to occur, however, and it was not until the 1780s and 1790s that housing spread the full length of Duke Street (*op cit*, 8), but in its hay-day it was an affluent area made up of grand houses and even '*a fashionable, tree lined "Ladies' walk"*' (Pollard Pevsner 2006, 321). Some of these buildings still survive in the area around 60 Berry Street, such as the former home of Thomas Parr on Colquitt Street, built c1799 and now forming part of the university, and a terrace of back-to-back artisans' dwellings in a yard off Duke Street (Hutchinson 1978, 63). In the early part of the 19th century the area remained affluent, and 60 Berry Street, as well as Nos. 169-175 Duke Street (*ibid*), represent part of this continued building boom. However, later in the 19th century '*business activity shifted to the streets round the exchange, and the rich moved up the hill to the spacious residential quarter... Duke Street was increasingly taken over by warehousing and by the small industries which had always operated close to the docks, and the respectable houses began their inevitable decline*' (Pollard and Pevsner 2006, 321). The architectural detail present in 60 Berry Street (see *Appendix 1*) and the map evidence (see *Section 3.3*) suggest that it was constructed as part of a block of properties extending along Duke Street in c1800, but there is little reliable or available historical evidence for this period. From the later 19th century it was part of The White House public house and as a result, and because the records of this period are more readily useable, its history can be more closely traced.

3.2.2 **The White House:** it is fortunate that there is a relatively detailed description of the White House Inn, in an article published in the *Liverpool Citizen* of 1889 (Anon 1889). Although incomplete in some details, it broadly corresponds with the information available elsewhere (see *Section 3.2.5* for example). It is stated that, compared to other public houses in Liverpool, it was relatively modern, although it is not said when the building was constructed. Confusingly, despite the map evidence demonstrating that a building existed on the site, it is claimed that HF Camidge was the first occupier (it has more recently been suggested that the pub is 200 years old (Sharpe 2010), but this is unlikely (see *Section 3.3* below)). According to the directories Camidge only occupied the building from the late 1850s (see *Table 1*) and the census shows that by 1861 he was only 35 (*Appendix 2*), so he cannot have occupied it as early as 1803! He is, however, said to have only used it for retailing wine and spirits, a fact that is borne out by the directories and census. The article also states that he only used the Duke Street access to the property, while the side facing Berry Street was utilised by '*people in other lines of business, the last tenant... being a tea dealer*' (Anon 1889). Again, this is demonstrated by the evidence in the directories. According to the article William Townson obtained a licence for the premises in 1874, which is also confirmed by the directories, although was noteworthy in only opening six days a week, due '*to a promise he made to his wife, before her death, that he would refrain from trading on Sunday as long as he lived*' (Anon 1889).

3.2.3 William Townson evidently made a success of his business and was able to retire in relative prosperity to '*that pleasant and stylish suburb, Aigburth*' (*ibid*). It is said that it became popular with the trades people and residents in the area during his ownership, becoming known as 'Old Townson's',

although *'It had a quiet, uneventful career under his management, and it was not until his retirement... that the full capabilities of the premises were revealed'* (*ibid*). It then passed to Henry Scott, formerly at the Feathers Hotel, shortly before the article was written (although he does not appear in any of the directory entries), who undertook a major programme of improvement to the building, so much so that it was closed from September 1888 to January 1889 (*ibid*). The work apparently cost over £2,000 and the following description is given of its appearance following renovation:

'The house now presents a striking and attractive appearance externally, being painted white from the neatly-shaped window frames up to the roof, the monotony being relieved by a neat dado between the windows in coloured glazed tiles... It is inside, however, that a revolution has been effected, and I frankly confess that I do not know of any licensed house in the city which is fitted up and decorated in such an elaborate manner'.

The white external decoration appears to have been the origin of the 'new' name the White House (although it is written 'White Horse' in the article). A subsequent description of the interior describes a complex arrangement of pipes connecting the casks of spirits in the cellar to the bar in order to keep them cool: *'The contents of the casks are... forced into the pipes connected with the taps in the bar by air pressure, supplied by a small engine... By turning a handle for about five minutes every morning, sufficient air is stored to keep the taps fully supplied throughout the day... in front of each store cask is a gauge, which exactly indicates the quantity of sprits in the cask thus saving the necessity of "dipping" with a rod. At a glance each tube shows at once if any of the casks require filling up'* (*ibid*).

3.2.4 Further description of the interior records that the walls and surfaces of the bar were finished with polished mahogany and walnut, with stained glass panels, and the seats upholstered in maroon leather. The bar was horse-shoe shaped, with the 'first-class' side screened off by sliding partitions. At the end of the lobby created by these partitions was a smoking lounge *'one of the most luxuriously furnished "dens" to Santa Nicotina I have seen'*, while the toilets were *'of the latest and most approved type'* (*ibid*). In addition there was a billiard room housing two tables made by Ashcroft, a smaller room suitable for meetings *'of the members of boating, cycling, cricketing clubs who may require a comfortable resting place after their exertions or for the transactions of business'*, and a wholesale bottling department *'which occupies the rear of the premises'* (*ibid*).

3.2.5 **Owners and Occupiers:** details of the owners of the property are difficult to ascertain without access to the deeds or similar documents, and the current relative lack of access to documents held in the Liverpool Record Office, made this difficult to pursue elsewhere. A relatively comprehensive list of occupiers of the property can be produced through an examination of the directories, although prior to the late 1840s it is impossible to identify it accurately. Initially the property seems to have been split, with separate occupiers listed at 185 Duke Street and 60 Berry Street, but it is latterly addressed as only one or the other. Through comparison between the different entries it can also be ascertained that prior to c1859 60 Berry Street was numbered 54, although it is not clear who was occupying 185 Duke Street at this time. A summary of the occupiers is listed in Table 1.

Year	Occupier 54/60 Berry Street	Occupier 185 Duke Street	Source
1848-1849	Avaran Elliot, fruiterer and confectioner	-	McCorquodale 1848; Gore 1949
1851	Thomas Kirkpatrick, laceman and hosier		Gore 1851
1859	Thomas Kirkpatrick, laceman and hosier	HF Camidge and Co, wine and spirit merchant	Gore 1859
1860-1862	Thomas Kirkpatrick, milliner	HF Camidge and Co, wine and spirit merchant	Gore 1860-62
1864	-	HF Camidge and Co, wine and spirit merchant	Gore 1864
1865	John and Richard Gardner, ironmongers	HF Camidge and Co, wine and spirit merchant	Gore 1864
1867	John M Gardner and Richard Gardner, ironmongers	HF Camidge and Co, wine and spirit merchant (and beer)	Gore 1867

Year	Occupier 54/60 Berry Street	Occupier 185 Duke Street	Source
1868	Vey Brothers, tea merchants	HF Camidge and Co, wine and spirit merchant (and beer)	Gore 1868
1870	Liverpool China and India Tea Co	HF Camidge and Co, wine and spirit merchant (and beer)	Gore 1870
1871-1874	Liverpool China and India Tea Co	HF Camidge and Co, wine and spirit merchant	Gore 1871-74
1875-1889	William Townson, victualler		Gore 1875-89
1890	Charles Green, victualler		Gore 1890-93
1895	James Hyde, victualler		Gore 1895
1896-1903	William Adams, victualler		Gore 1896-1901; Kelly's Directories Ltd 1902-1903
1904-1909	William Gardener, victualler		Kelly's Directories Ltd 1904-1909
1910	William Gardener (exors. of), victualler		Kelly's Directories Ltd 1910
1911-1916	William Gardener (exors of), "The White House"		Kelly's Directories Ltd 1911-1916
1917	John C Lowe, "The White House"		Kelly's Directories Ltd 1917
1918-1921	-	John C Lowe, "The White House"	Kelly's Directories Ltd 1918-1921
1922-1939	-	James Jennings, "The White House"	Kelly's Directories Ltd 1922-1939
1946	-	James Jennings, "The White House" PH	Kelly's Directories Ltd 1946
1955	-	Walter Bigland, "The White House" PH	Kelly's Directories Ltd 1955
1962-1970	-	"White House"	Kelly's Directories Ltd 1962-1970

Table 1: Occupiers of 54/60 Berry Street/185 Duke Street recorded in the directories between 1848 and 1970

3.2.6 It was possible to identify the details of the occupiers in the some of the census returns, specifically between 1861 and 1891 (although it could not be identified in 1871), and these are summarised in *Appendix 2*. Of particular note is the description of the public house, which changes from 'No name' in 1881 to 'Whitehouse' in 1891. This further demonstrates that this name only began to be used during this period. It is also noteworthy that during the period covered by these census entries the property combined both commercial and residential functions, presumably with a retail area on the ground floor and accommodation above.

3.2.7 **Banksy**: there is less readily available information about the more recent history of the property, although it has clearly been derelict for some time. It was listed in 2004 (see *Appendix 1*), at which time a pair of dwellings to the west of the White House (Nos. 183 and 185 Duke Street) were still standing, albeit empty and presumably derelict. In 2004 it was decorated by the graffiti artist Banksy with a mural of a giant rat, depicted as having tagged the south elevation with a marker pen (Plate 1), as part of the city's Biennial festival (Sharpe 2010). 'Although the art event did not commission the work, it was widely incorporated into the celebration' (*ibid*).



Plate 1: The Banksy rat (from Art of the State 20111)

3.3 Map and Image Regression

3.3.1 **Introduction:** a large number of early maps of Liverpool are available, although many of the earliest of these either clearly shows that the area around the site was not developed or are of too small to shows a useful level of detail. The earliest useful map is Horwood’s plan of 1803, and the lack of evident development on the site immediately prior to this date, compared, for example, with the plan of c1795 (Anon c1795) indicates that the area must have been developed c1800.

3.3.2 **Horwood, 1803:** this is the earliest detailed plan of the town, and it clearly shows a block of three buildings at the junction of Berry Street and Duke Street (Plate 2). These are labelled 71, 72 and 73, which are presumably the property numbers on Duke Street. No. 73 appears to correspond approximately with what is now No. 60 Berry Street.

3.3.3 **Britton, 1807:** although not as detailed as the previous one, this plan is important as it shows the extent to which the area has developed in only four years (Plate 3). Of particular significance is the addition of properties immediately to the north of and adjoining what is now No. 60 Berry Street.



Plate 2 (left): Extract from Horwood’s plan of 1803



Plate 3 (right): Extract from Britton’s plan of 1807

3.3.9 **Ordnance Survey, 1891:** this is the most detailed map produced of the site, at a scale of 1: 500 (Plate 9). It is evident that a considerable amount of alteration has taken place since the previous map; the west side of No. 60 has evidently been knocked through into the adjoining building to the west in some fashion creating a much larger footprint. To the north is what appears to be a roofed (perhaps glazed) area. This is also the first map to state the name of the building as 'White House Inn'. It also labels the associated block 'Alma Buildings', although the origin of this name is uncertain.

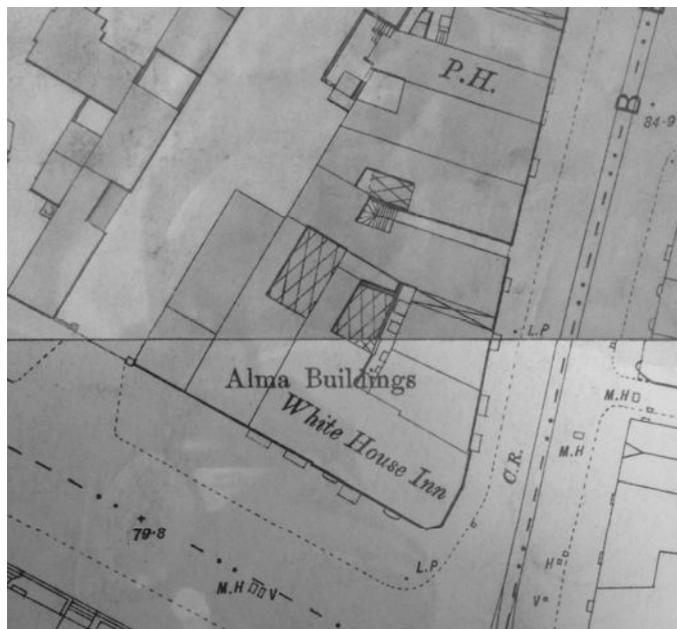
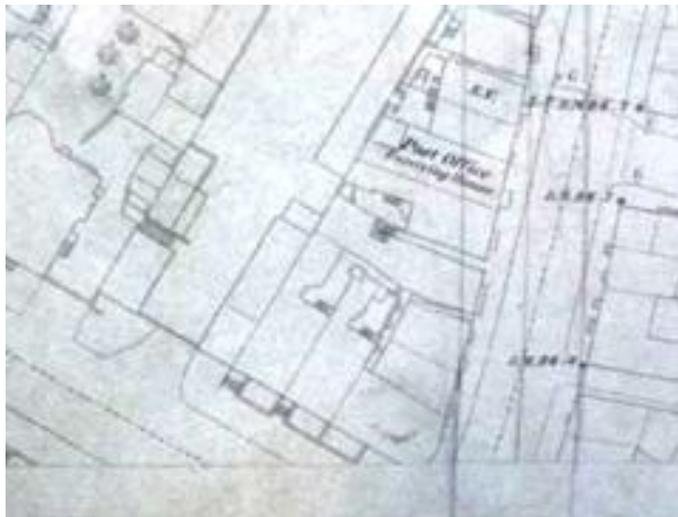


Plate 8 (left): Extract from the Ordnance Survey map of 1850

Plate 9 (right): Extract from the Ordnance Survey map of 1891

3.3.10 **Photograph, 1908:** an early photograph of the building in 1908 is reproduced by O'Conner (1995, 87) (Plate 10). This shows the building following the extensive remodelling carried out in late 1880s (see *Section 3.2.3-3.2.4* above), but following what must have been a second phase of re-painting, which evidently included adding a false half-timber affect on the exterior walls and several advertisements, although interestingly no sign giving the name of the inn. The elaborate arrangement of the ground floor windows with tiled detail is clearly shown, and it is apparent that while the first floor windows comprise two-light sliding sash casements the first floor has nine-light casements. The building evidently extended to the west along Duke Street at this time, as shown in the map of 1891, and this section is shown in the photograph to have a row of round-headed openings on the ground floor and two-light sliding sash casements in all of the windows above.



Plate 10: Photograph from 1908 (from O'Conner 1995, 87)

3.3.11 **Ordnance Survey, 1908:** this is a slightly smaller scale, but still shows the site in reasonable detail (Plate 11). It evidently has much the same footprint, with the same covered area to the rear (north) and it is labelled 'Inn'.

3.3.12 **Ordnance Survey, 1927:** this shows much the same detail as the previous map, although the building is labelled 'P.H.' (public house) and the covered area to the north has apparently been removed (Plate 12).

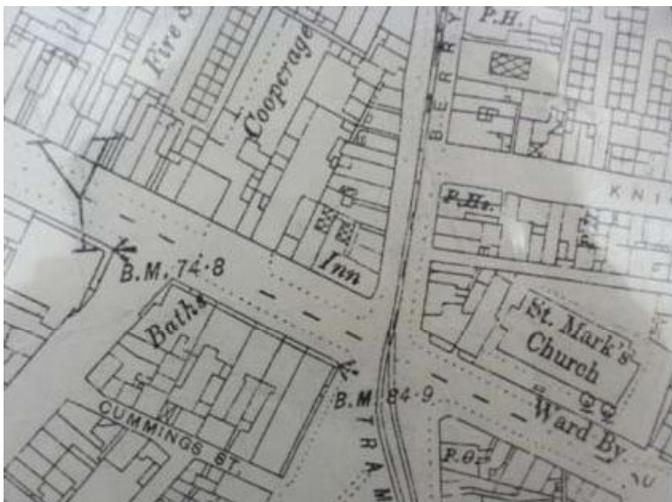


Plate 11 (left): Extract from the Ordnance Survey map of 1908



Plate 12 (right): Extract from the Ordnance Survey map of 1927

3.4 Site Visit

3.4.1 Unfortunately the entire exterior of the building was covered by scaffolding at this time (Plate 13) and the interior was also largely obscured by scaffolding, presumably supporting the roof. Access internally was limited as a result, but also because of the poor condition of the floors and the lack of stairs to the second and third floors, which could not be accessed at all. The building now only comprises the block directly situated on the corner between Duke Street and Berry Street, No. 60 Berry Street, with the section to the west that formerly comprised 185 Duke Street now demolished leaving a gap in the streetscape (Plate 14).

3.4.2 Externally the upper floors of the building are in relatively good condition; with what appear to be the same windows evident in the photograph from 1908 (compare Plate 13 and Plate 10). All of the decorative features around the windows survive (fitting with a c1800 date for the original date of construction of the building, as per the Listed Building description, see *Appendix 1*) as well as the moulded eaves band/gutter. While the decorative finish is relatively plain, the most noticeable addition is the rat painted by Banksy and associated elements, which extend over the ground floor, onto the chipboard covering the windows, and across both the east and south elevations (see *Section 3.2.7*). At ground floor level, as far as could be ascertained, elements of the windows depicted in the 1908 photograph are still present, the dividing timber uprights finished with conjoined rings in the capitals and fluted panels (Plate 15). In addition, the timber surround around the ground floor windows with moulded pilasters, entablature and doorways is all present although in poor condition. The position of any chimneys is unclear, assuming there ever were any, as none are evident and they have presumably been removed.



Plate 13: The external elevation, viewed from the south-east across Berry Street



Plate 14 (left): The west end of No. 60 Berry Street and the gap formerly filled by 185 Duke Street

Plate 15 (right): Decorative timberwork surviving in the ground floor window facing onto Berry Street

3.4.3 Internally the building is in considerably worse condition, with extensive damp ingress and evidence of resulting decay in much of the timber. The cellar is perhaps the best preserved, with a number of noteworthy features including a brick vaulted section extending under the pavement to the east with a circular access hole leading to the street above (Plate 16), another large access hatch onto the street to the south, and large dressed sandstone blocks used for the lower courses on which the rest of the building, which is largely constructed from brick, is sat (Plate 17). In addition, the stairs, although plain, are probably relatively early, although almost certainly not original, and incorporate a hinged set of planks for allowing barrels to be rolled up or down (Plate 18). Due to the lack of access it was not apparent where the original fireplaces were, assuming any existed, although chimney breasts appeared to be situated against the north elevation. No surrounds or related features seemed to be present.



Plate 16 (left): Vaulted section extending below the street to the east with circular opening to the street above



Plate 17 (right): Example of dressed sandstone blocks used in the cellar

3.4.4 The ground floor has had the majority of its original fittings and wall and ceiling finishes removed. The only features of note were an early staircase on the west side, with turned newel post and balusters (Plate 19) and a panelled wall forming its east side (Plate 20), and built-in cupboard (perhaps part of the original bar?) in the north-west corner (Plate 21). All of these features probably belong to the renovation of the property in the 1880s, however, and are not therefore original. The staircase in particular is evidently a late Victorian type, and clearly physically related to the polished timber panel wall to the east; the original staircase, from c1800, would more likely have been quite plain with square-section balustrades (see for example Burton 2001, 42-43). In addition, there are also blocked doorways leading north and west, and the remains of a moulded surround around the door to the south (Plate 22). The first floor too has also had almost all of its original fabric removed, although the turned balusters of the staircase continued into a handrail in the north-west corner (Plate 23), there was a single section of surviving cornice in the ceiling above this (Plate 24), and at least some of the sliding sash casements retained their moulded surrounds (Plate 25). The upper floors could not be accessed.



Plate 18 (left): Stairs between the cellar and ground floor incorporating hinged planks



Plate 19 (right): Stairs between the ground and first floor



Plate 20 (left): Panelled wall forming the east side of the ground floor stairs



Plate 21 (right): Built-in cupboard in the north-west corner of the ground floor



Plate 22 (left): Moulded surround around doorway to the south, ground floor



Plate 23 (right): Hand-rail in the north-west corner of the first floor



Plate 24 (left): Surviving section of cornice in the north-west corner of the first floor



Plate 25 (right): Windows on the south side of the first floor with surviving sash casements with moulded surrounds

3.5 Conclusion

3.5.1 The desk-based assessment demonstrates that 60 Berry Street was constructed as part of the rapid development of this part of Liverpool in the late 18th and early 19th century, having probably been built in c1800. The earliest occupiers of the building and its initial use are uncertain, although the street was largely occupied by merchants and other increasingly affluent members of the community. By the

late 19th century the area lost some its status as it became over developed the previous residents moved to newly affluent areas. Initially 60 Berry Street and 185 Duke Street were evidently separate buildings with separate occupiers; the first recorded at No. 60 being involved in various forms of retail, while 185 was occupied by a Mr HF Camidge, a wine and spirit merchant. From 1874 it was used as a public house, although it apparently had no name at this time, being known only as 'Old Townson's' after the owner. It was massively renovated in the late 1880s, at which time it seems that 185 Duke Street and 60 Berry Street were merged to form a single property. Following these alterations it became known as The White House, apparently on account of its newly painted exterior. It remained in operation as a public house well into the 20th century, passing through a succession of landlords, but by the early 21st century it had become derelict. Its only real 'claim to fame' in recent years has been the addition of a mural by the artist Banksy, in 2004.

4. Discussion

4.1 Introduction

4.1.1 The discussion of the results of the desk-based assessment is intended to determine the archaeological and historical significance of the site, in light of known history and impact of the proposed development. This information is then used to produce recommendations for the site in relating to its history and archaeology.

4.2 Significance

4.2.1 No. 60 Berry Street is a Listed Building and as such statutorily protected and considered of national importance. It is also situated within the Duke Street Conservation Area, which was designated in 1988 (Liverpool City Council n.d.). The south-west part of this now forms the RopeWalks area within the Liverpool – Maritime Mercantile City World Heritage Site (Liverpool World Heritage n.d. and English Heritage 2011). The local area contains a number of other Listed Buildings of 18th to early 20th century date, with key examples including the former house of Thomas Parr on Colquitt Street, built in c1799, the rows of late 18th century houses on Rodney Street, and the Grade I Listed Anglican Cathedral, begun in 1904 (English Heritage 2011). Within itself, 60 Berry Street is significant in demonstrating the way in which at least some properties in the area changed during the 19th century, from initially being the homes of prosperous merchants, to later declining in status and being used for largely commercial purposes.

4.3 Potential

4.3.1 The standing building has the potential to contain historic fabric dating from the early 19th century onwards, although subsequent alterations and degradation have led to the loss of a considerable amount of historic fabric (see *Section 4.4.1* below). It is also clear that it was extensively modified in the late 19th century and so much of what now remains probably belongs to that period, in particular the few remaining internal details such as the staircases, built-in cupboard (perhaps forming part of the bar), and panelling on the west side of the ground floor, which appears to be part of the polished mahogany and walnut finish added in the late 1880s (see *Section 3.2.4*). There is the potential that further investigation into the physical remains of the building could provide a better understanding of its development.

4.4 Disturbance

4.4.1 The building has clearly suffered considerable damage, largely internally, with the majority of the original wall and ceiling finishes having been removed along with most fittings of historical interest. Only the two staircases, the window casements, and some small areas of decorative detail survive, such as the small section of cornice and the moulded door surround on the south side of the ground floor. Externally much more has survived, although typically in poor condition, including the window surrounds, moulded eaves, and timber framing around the ground floor windows. The loss of the adjoining properties to the west (Nos. 183 and 185 Duke Street), which were evidently demolished some time after being listed in 2004, is a more serious loss to the streetscape as a whole.

4.5 Impact

4.5.1 The proposed development will have the potential to impact on the standing remains of the building, although this is considered likely to be minimal given the damage it has already sustained. The historical development of the property shows that by at least the mid to late 19th century it was being used for commercial purposes, with domestic accommodation above (see *Section 3.2.6*), having originally been probably used solely for domestic use, and so the proposal to convert the upper floors to domestic use and the ground floor for commercial is historically appropriate.

4.6 Recommendations

4.6.1 **Archaeological Building Recording:** it is evident that a fuller understanding the building could only be achieved through additional recording, although this is unlikely to significantly add to the assessment of the impact of the proposed development. It is therefore recommended that an English Heritage Level 2 or 3-type building recording (English Heritage 2006) be carried out prior to the development taking place if it is felt that further information is necessary by the Local Planning Authority.

4.6.2 **Retention of Historic Fabric:** within the building there is some historic fabric of interest and every effort should be made to retain this, although the present condition and the likely presence of wet or dry rot in the existing timber should be a major consideration and in order to successfully treat this some elements may have to be lost. It should be noted, however, that as it was not possible to access the upper floors it is not known what historic fabric, if any, survives in these areas. Of most significance is the external elevation, in particular the window surrounds, sliding sash window casements, and moulded eaves band, but also the ground floor window and door surrounds, although these are badly damaged and in poor condition and may not, therefore, be salvageable.

4.6.3 Internally the two staircases are arguably the only features of interest, particularly that between the ground and first floor, which has decorative turned balusters. However, these are both almost certainly additions of the late 19th century, particularly the latter, and so are of little overall significance. In addition, the surviving fragment of cornice could be utilised as a template to reinstate corncicing throughout the building, or at least on that floor, although it cannot be shown to have been present elsewhere. The most recent addition, the painting across the external elevations by Banksy, while arguably detrimental to the original fabric, has in itself now become a significant part of the building's history and could perhaps form an important part of its future. However, it is probably more realistic to suggest retaining it on artistic and cultural grounds rather than its historical significance, although that, of course, cannot be determined at present. Retaining it would have considerable practical difficulties, however, as it is partially painted onto the temporary boarding over the windows, which would have to be removed in order to make the building useable.

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Appendix 1: Listed Building Details

(from English Heritage 2011)

Nos. 183 and 185 Including The White House public house

Date of listing: 6th June 2006

Grade: II

A pair of former dwellings and attached public house, the houses later converted to commercial use. Empty at time of inspection (September 2003). c.1800. with later C19 and C20 alterations. Red brick with stucco finish to street elevations, ridge and gable chimneys and slate roof coverings. PLAN: Elongated street corner plot at the junction of Duke Street and Berry Street, enclosing rear yards separated by narrow service wings. EXTERIOR: Duke Street elevation comprises stepped 3 storey range of 8 bays with cellars, Nos 183-185 to the left, and the former Whitehouse public house to the right. Nos.183 and 185 now each with 3 tall semi-circular arch-headed openings (now overboarded) with moulded surrounds. The right-hand end opening is a doorway. Above a first floor band course, pairs of sash windows to the right hand side of each 3-bay frontage, some with 6 over 6 pane sashes to the first floor and 3 over 3 pane sashes to the upper floor [sic] those to the upper floor. This pattern of openings is repeated in the slightly taller public house part to the right, where 3 upper floor openings are now blocked. First floor openings have sash frames without glazing bars, set below shallow bracketed hoods. The ground floor has a public house display frontage with door and window openings defined by decorative timber pilasters set above a deep stall riser and below a moulded display fascia. Main doorway to left-hand side with approach flight of 4 steps, double doors and overlight. To the right, 2 display windows, then a second doorway, now blocked, and a third window. beyond this an angled doorway at the street junction with the facis forming a shallow canopy above. Both sections retain moulded eaves cornices. 2 bay return to Berry Street, with canted display frontage, and window openings above detailed as Duke Street elevation. INTERIOR: Main compartments of original plan form survive, but with collapsed rear wall to No.83. Public house fittings removed, but primary and secondary stairs survive. HISTORY: The buildings are recorded on Horwood's large scale map of Liverpool of 1803, which shows extensively developed frontages to Duke Street, but almost no development of the Berry Street frontage. The shape of the building plots shown on the street corner site conform closely to the present buildings' footprint.

Nos 183-5 and the attached former Whitehouse public house are of special architectural interest, together forming one of the few surviving groups of early C19 buildings developed on Duke Street, a principal early access route to the port of Liverpool, and originally a residential area for the second phase of merchant housing associated with the port as the original residential area around Steer's Dock was transformed into commercial premises.

Appendix 2: Census details 1861-1891

1861 Census RG 9/2573

Name	Age	Occupation	Address	Place of Birth
HL [sic] Camidge	35	Wine and spirit merchant	185 Duke Street	Lancashire, Warrington
Mary Ann Camidge	37		185 Duke Street	Lancashire, Liverpool
Margaret Camidge	14	Scholar	185 Duke Street	Lancashire, Liverpool
Emila J Camidge	12	Scholar	185 Duke Street	Lancashire, Liverpool
William J Camidge	10	Scholar	185 Duke Street	Lancashire, Liverpool
Ellen E Camidge	8	Scholar	185 Duke Street	Lancashire, Liverpool
Thomas B Camidge	6	Scholar	185 Duke Street	Lancashire, Liverpool
Esther C Camidge	4	Scholar	185 Duke Street	Lancashire, Liverpool
Henry H Camidge	2	Scholar	185 Duke Street	Lancashire, Liverpool
Andrew J Camidge	1 mth		185 Duke Street	Lancashire, Liverpool
Maria Naylor	22	General servant	185 Duke Street	Lancashire, Liverpool

1881 Census RG 11/3614

Name	Age	Occupation	Address	Place of Birth
William Townson	53	Licensed victualler	60 Berry Street	Lancashire, Pilling
Jane Townson	43		60 Berry Street	Durham, Houghton la Shern [?]
Thomas Townson	16	Scholar	60 Berry Street	Lancashire, Liverpool
Mary J Townson	15	Scholar	60 Berry Street	Lancashire, Liverpool
William Townson	11	Scholar	60 Berry Street	Lancashire, Liverpool
Edward W Townson	8	Scholar	60 Berry Street	Lancashire, Liverpool
Annie Hanson	20	General servant	60 Berry Street	Ireland, Cork
Thomas Chritchley	21	Barman	60 Berry Street	Lancashire, Prescot

1891 Census RG 12/2909

Name	Age	Occupation	Address	Place of Birth
Charles Green	40	Pub/hotel proprietor	185 Duke Street	Lancashire, Warrington
Eliza Green	31		185 Duke Street	Lancashire, Urmston
Charles A Green	6		185 Duke Street	
Stephen A Green	2		185 Duke Street	
Hilda W Green	1 mth		185 Duke Street	Lancashire, Liverpool
Mary A Cochrane	22	General servant	185 Duke Street	Cheshire, Bowdon
Edith Walker	18	General servant	185 Duke Street	Cheshire, Bowdon
Herbert W Hepburn	16	General servant	185 Duke Street	Lancashire, Liverpool
Alice W Clarkson	33	Monthly nurse	185 Duke Street	Lancashire, Brookhouse