

77-79 DUKE STREET, BARROW-IN-FURNESS, CUMBRIA

Archaeological Building Recording



Client: Barrow Borough Council
Planning Ap. Ref: B10/2007/1109

NGR: SD 19729 69233

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Non-Technical Summary

A planning application was submitted by Barrow Borough Council for the renovation and redevelopment of a pair of derelict shops on Duke Street, Barrow-in-Furness, Cumbria. Following a requirement by Barrow Borough Council a programme of archaeological building recording of the affected buildings was carried out by Greenlane Archaeology. A project design was produced by Greenlane Archaeology and following the acceptance of this the work was carried out in March 2008.

The shops on Duke Street are Grade II Listed and form part of a block of similar design extending as far as No. 63. Duke Street was one of the earliest streets to be developed in the rapidly growing town as it was laid out in the 1860s, and was made up of a number of architecturally important buildings. It is not known who the architect was of 77-79 Duke Street, but it is likely that the properties were built by William Gradwell, who was heavily involved in property speculation during Barrow's early development and was certainly connected to the construction of Duke Street. The buildings are thought to date to c1865.

The shops were occupied by a variety of businesses including an important local printer and book binder, as well as a grocer and tailor, and at some periods part of the properties also acted as accommodation. Original deposited plans for the buildings show that several substantial alterations were carried out, including the addition of large ground floor shop windows in 1873.

The building recording revealed six phases of development and alteration within the building, and the availability of detailed records coupled with the evidence from the buildings allows a relatively detailed understanding of these to be established. It is evident that many alterations were carried out in an attempt to correct structural problems, perhaps brought about by the major changes of 1873 and later dry rot, and this has continued to be a major consideration until the present day.

Acknowledgements

Greenlane Archaeology would like to thank Barrow Borough Council for commissioning the project, and particularly Steve Solsby and Charles Wilton for their additional help and information. Further thanks are due to Chris Bugler for providing the as existing drawings and information regarding access to the buildings. Additional thanks are due to the staff of Cumbria Record Office in Barrow-in-Furness for help with accessing their archives, and to Terry Rydal of Barrow Borough Council references to deposited plans and for arranging access to the same.

The desk-based assessment was carried out by Jo Dawson, and Dan Elsworth, Sam Whitehead, and Steve Clarke carried out the building recording. The report was produced by Dan Elsworth, Steve Clarke, and Sam Whitehead, and was edited by Jo Dawson, who also managed the project.

1. Introduction

1.1 Circumstances of the Project

1.1.1 A planning application was submitted by Barrow Borough Council (hereafter 'the client') for the renovation and redevelopment of a pair of buildings comprising 77-79 Duke Street, Barrow-in-Furness, Cumbria (Planning Application No. B10/2007/1109; NGR SD 19729 69233). Barrow Borough Council placed an archaeological condition on the planning consent comprising an archaeological building recording to an English Heritage Level 3-type standard (English Heritage 2006).

1.1.2 77-79 Duke Street form the end of a row of shops and associated offices/accommodation extending from No. 63 to the south-east, and around the corner at No. 79 onto St Vincent Street (Fig 1). Nos. 77-79 are Grade II Listed (see *Appendix 1*), as are Nos. 63-73, and all are thought to have been built in c1865. The site is therefore considered to be of some historic and architectural importance, and the building recording is intended to provide a permanent record of the fabric, arrangement, and relationship (both to the other buildings in the street and the local topography), and provide an understanding of the development of the site over time.

1.2 Location, Geology, and Topography

1.2.1 Duke Street is in the centre of the modern town of Barrow-in-Furness, a short distance north-west of the town hall, and is one of the streets laid out in a grid pattern as part of the planned development of Barrow that took place in the late 19th century. It still forms one of the main thoroughfares and is largely occupied by shops, offices, and other businesses. The properties are situated on the south-west side of Duke Street (Plate 1), and No. 79 extends around the corner with St Vincent Street (Fig 1). To the rear (south-west) is a back street originally known as Back Duke Street but now part of Clifford Street.



Plate 1: General view along Duke Street from the east showing the block containing Nos. 77-79

1.2.2 Barrow-in-Furness is largely situated on an area of red Sherwood sandstone of St Bees type, but there is a large area of Carboniferous limestone to the north-east (Moseley 1978, plate 1). The overlying drift deposits comprise glacial material such as boulder clay, which forms a hummocky rolling landscape outside of the town (Countryside Commission 1998, 27). The site is situated at approximately 9m OD (Ordnance Survey 2005; Fig 1).

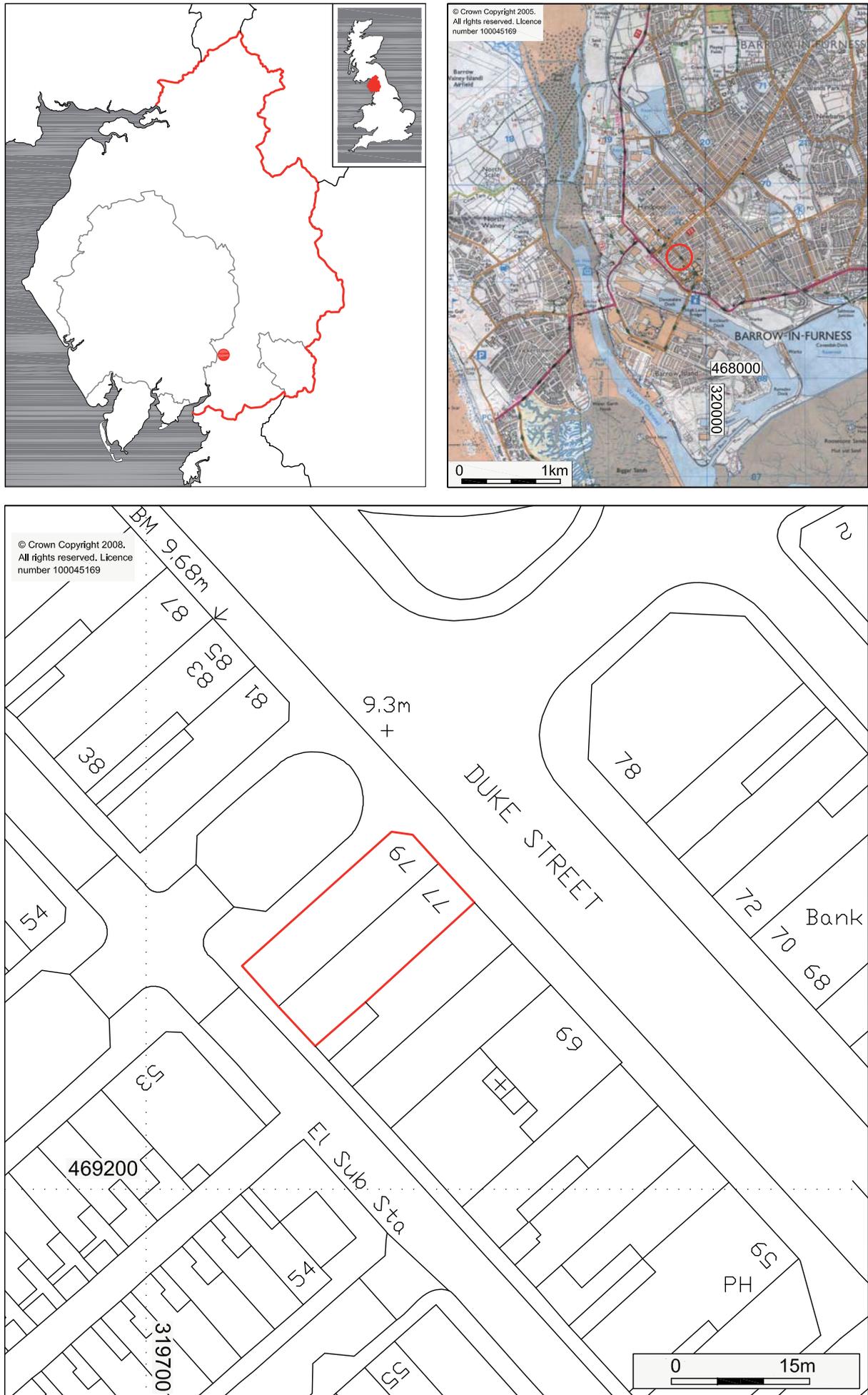


Figure 1: Site location

2. Methodology

2.1 Introduction

2.1.1 The building investigation comprised three separate elements intended to provide a suitable record of the structures, in line with English Heritage standards (English Heritage 2006), and the guidelines of the Institute of Field Archaeologists (IFA 2001b). In addition a desk-based assessment was carried out in accordance with the project design (see *accompanying CD*), and a suitable archive 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; Brown 2007).

2.2 Desk-Based Assessment

2.2.1 A desk-based assessment was carried out in accordance with IFA guidelines (IFA 2001a). This principally comprised an examination of early maps of the site, deposited plans, census information, and published secondary sources. A number of sources of information were used during the desk-based assessment:

- **Cumbria County Record Office, Barrow (CRO(B))**: this was visited in order to examine early maps and plans of the site, deposited plans, original documents relating to businesses and properties on the site, and 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 English Heritage Level-3 type standards (English Heritage 2006) and the guidelines of the IFA (2001b). These are largely descriptive investigations, with only a limited level of interpretation of the phasing and use of the buildings, incorporating evidence compiled during the rapid desk-based assessment as a means of interpreting the development of the structure. The recording comprised several parts:

- **Written record**: descriptive records of all parts of the buildings were made using Greenlane Archaeology *pro forma* record sheets;
- **Photographs**: photographs in both 35mm colour print and colour digital format were taken of the main features of the buildings, their general surroundings, and any features of architectural or archaeological interest. A selection of the colour digital photographs is included in this report, and the remaining photographs are presented on the accompanying CD;
- **Drawings**: drawings were produced by hand-annotating 'as existing' illustrations of the buildings drawn by the client's architect, who provided them in digital form at a scale of 1:1. These comprised:
 - i. 'as existing' plans of all floors, at 1:100;
 - ii. 'as existing' elevations of all external aspects, at 1:100;
 - iii. in addition, a cross-section through the property was produced at a scale of 1: 50.

2.4 Archive

2.4.1 A comprehensive archive of the project has been produced in accordance with the project design (see *accompanying CD*), and current IFA and English Heritage guidelines (Brown 2007; 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 on completion of the project. Three copies of this report will be deposited with the Cumbria Historic Environment Record, one with the client, one with Charles Wilton, and one will be retained by Greenlane Archaeology. In addition, a digital copy will be supplied to the client's agent, and a record of the project will be made on the OASIS scheme.

3. Desk-Based Assessment

3.1 The Development of Duke Street

3.1.1 Because Barrow developed late in the 19th century there is a considerable amount of information regarding its recorded history. However, details are remarkably lacking regarding exactly who was responsible for the design and construction of some parts of the town. What was to become Duke Street was one of the main thoroughfares as laid out in James Ramsden's proposed grid-pattern plan of freehold building land produced in 1856 (Marshall 1958, 230). It is apparent that by 1866 it, along with much of the town, had been constructed (*op cit*, 231), and a sketch plan of 1865 shows that the major arteries of the town and the most architecturally impressive streets, including Duke Street, had been laid out (*op cit*, 285n). It is likely that William Gradwell, a local builder who had close ties to the 'syndicate' of local businessmen largely responsible for the early development of Barrow and who ultimately used his contacts to become mayor (Trescaheric 1985, 61-64), was responsible for the construction of much of the property on Duke Street (Marshall 1958, 285n). Unfortunately there are no deposited plans for the 1860s (see *Section 3.3*) so it is not possible to confirm the identities of the architect, the builder, or their client.

3.2 Owners and Occupiers of 77 and 79 Duke Street

3.2.1 It can be seen from Table 1, below, that the shop at number 77 Duke Street was occupied by a hatter, followed by a watchmaker and jeweller, grocers, and then drapers for its recorded history. The residential premises above the shop are only occasionally listed, possibly indicating that at certain times the tenant for the shop occupied this space as well.

Occupier	From	To	Source and notes
<i>Shop</i>			
Klyne and Son, hatter	Pre 1871	Post 1871	The North Lonsdale Printing Co Ltd c1871, 37 (see Plate 2)
Edwin Richardson, watchmaker and jeweller	Pre 1876	Post 1876	Mannex and Co 1876, 73
John Greave [or Grave], grocer and provision dealer	Pre 1886	Post 1890	Roberts 1886, 185; Lord 1890, 192
Joseph Geldart, grocer	Pre 1902	Post 1939	Anon 1902, 66; Barrow News and Mail Ltd 1939, 154; CRO(B) BT/IR 1/8 1910, 52; listed as owner in 1910 (previous owner Manchester and Liverpool District Banking Co)
Langdale (Drapers) Ltd	Pre 1950	Post 1966	Barrow News and Mail Ltd c1950, 153; Barrett's Publications Ltd 1966, S23 (sold blankets, sheets, and curtain materials)
<i>Premises</i>			
J Saunders	Pre 1950	Post 1950	Barrow News and Mail Ltd c1950, 153
J Orr	Pre 1963	Post 1966	Barrett's Publications Ltd 1963, S23; Barrett's Publications Ltd 1966, S23

Table 1: Occupiers of 77 Duke Street

3.2.2 Table 2, below, shows that the shop at number 79 Duke Street was occupied by a printers, then a watch and clockmaker (who had moved from number 77 next door), followed by tailors and a pram shop, for its recorded history. The residential

premises above the shop is only occasionally listed, possibly indicating that at certain times the tenant for the shop occupied this space as well.

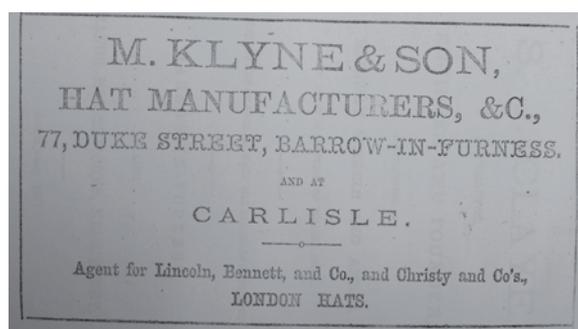


Plate 2: Advert in directory c1871 for first recorded occupier of 77 Duke Street (The North Lonsdale Printing Co Ltd)

Occupier	From	To	Source and notes
<i>Shop</i>			
Joseph Richardson, printer	Pre 1871	Post 1871	The North Lonsdale Printing Co Ltd c1871, 27, 32, 33, 40 (listed under booksellers and stationers, die sinker and embosser, engraver, and lithographic printer, and see Plate 3)
Edwin Richardson, watch and clockmaker	Pre 1871	Post 1871	The North Lonsdale Printing Co Ltd c1871, 46
Benjamin Wright, hatter, tailor, and outfitter	Pre 1873	Post 1902	CRO(B) 460 1873; Mannex and Co c1882, 149 and 159 (and see Plate 4, below); Anon 1902, 66
Frank Raynor and John Ferguson, tailors and outfitters	Pre 1907	Post 1939	Barrow News and Mail Ltd 1907, 156; Barrow News and Mail Ltd 1939, 154; CRO(B) BT/IR 1/8 1910, 52; owner listed as EB Dawson of Aldcliffe Hall, Lancaster in 1910
The Pram Shop	Pre 1963	Post 1966	Barrett's Publications Ltd 1963, S23; Barrett's Publications Ltd 1966, S23 (sold perambulators and nursery furniture)
<i>Premises</i>			
Mary Emma Jones	Pre 1910	Post 1910	CRO(B) BT/IR 1/8 1910, 52; owner listed as EB Dawson of Aldcliffe Hall, Lancaster in 1910

Table 2: Occupiers of 79 Duke Street

3.2.3 Joseph Richardson's printing business, the first recorded occupier of 79 Duke Street, was quite an important one in Barrow. As can be seen from the advert (Plate 3), the company was responsible for printing *Furness Past and Present* and the *Vulcan*. However, it did not have a happy conclusion: his farewell address to the residents of Barrow, printed in 1886, is a bitter attack on Sir James Ramsden and Francis Leach, whom he accused of stealing his ideas for the development of the new town from his first newspaper (the *Barrow Times*, which was only published for three years between 1866 and 1868). This also states that he took up residence on Duke Street in 1866 having been initially encouraged to relocate to Barrow by Ramsden in 1865 (CRO(B) Z2663/1-3 1886). It is evident that by 1873 he had moved elsewhere and the property was occupied by Mr B. Wright (see Plate 4). An advertisement from 1900 states that Messrs B. Wright and Co were founded 'about twenty-five years ago', having acquired company status in 1898 (Acme Tone Engraving Company Ltd 1900, 94). The business is said to occupy all three floors of No. 79 at this time (see Plate 5) and is described as follows:

'a handsome and striking display is made in all the chief lines dealt in. These may be said to comprise all the branches of ready-made clothing, hats, caps, hosiery, mercery, gloves, underclothing, and general outfitting articles... The ground floor is used for general showroom purposes, the first for the bespoke and woollens department, and the second floor is utilised for workrooms, etc.' (ibid).

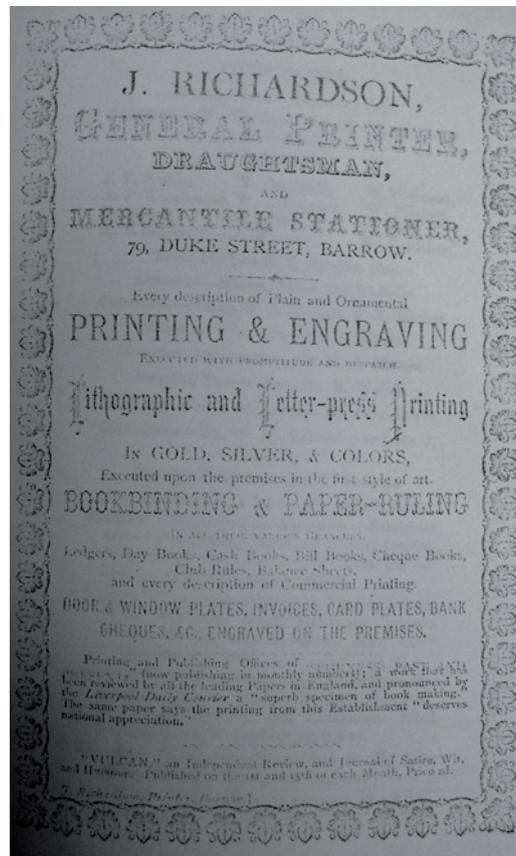


Plate 3: Advert in directory c1871 (The North Lonsdale Printing Co Ltd)

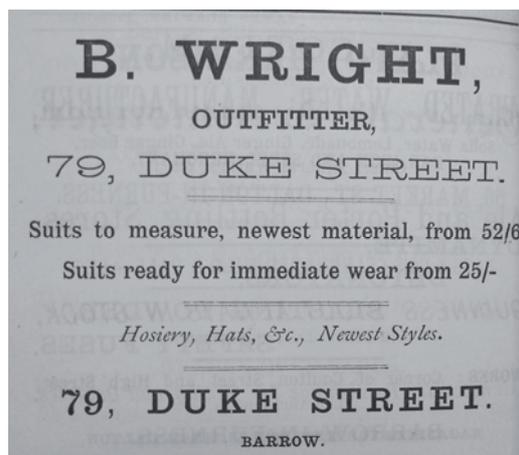


Plate 4: (left) Advert in Mannex and Co (c1882, ix)

Plate 5: (right) View of Messrs B. Wright and Co's premises in 1900 (Acme Tone Engraving Company Ltd 1900, 94)

3.2.4 Additional information regarding the occupiers from the 1871-1901 censuses is presented in *Appendix 2*. It is evident from the advertisement of 1900 (Acme Tone Engraving Company Ltd 1900, 94) that at certain periods the south-west end of the property was known as 55 St Vincent Street and was therefore presumably

independently occupied. The details for 55 St Vincent Street, where they are available in the census, are therefore also included in *Appendix 2*. It is also evident from the information in the census that parts of the two properties were used as domestic dwellings at certain times, particularly towards the end of the 19th century; this presumably varied depending on the perceived need for shop space.

3.3 Map and Plan Regression

3.3.1 **Deposited plan 1873:** this is the earliest plan located for the site, and relates to number 79 only (CRO(B) 460 1873). It covers alterations for Messrs Wright and Richardson (presumably Benjamin Wright and Joseph and/or Edwin Richardson, see Table 2, above), and marks '*Mr Richardson's shop*'. The alterations are to the ground floor only, including the elevations to Duke Street and St Vincent Street. The existing ground floor plan shows a large window onto Duke Street, a doorway on the corner, one large and three smaller windows and a doorway onto St Vincent Street (Plate 9).

3.3.2 The architect for the alterations appears to be one T Bennett of Barrow-in-Furness. The proposed alterations mainly relate to getting rid of the supporting walls on the two street frontage elevations at ground floor level and replacing them with larger display windows (Plate 6, Plate 7, Plate 8, and Plate 10). Two internal partition walls are also to be altered or partially removed, and there appears to be an additional entrance being created on St Vincent Street.

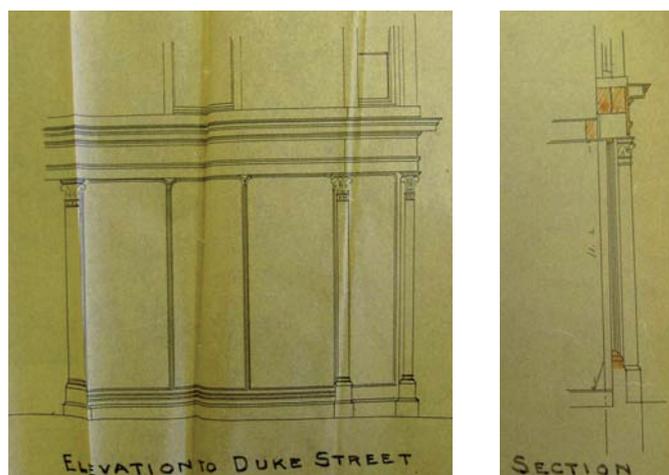


Plate 6: (left) Elevation of 79 Duke Street as proposed in 1873 (CRO(B) 460 1873)

Plate 7: (right) Section of frontage of 79 Duke Street as proposed in 1873 (CRO(B) 460 1873)

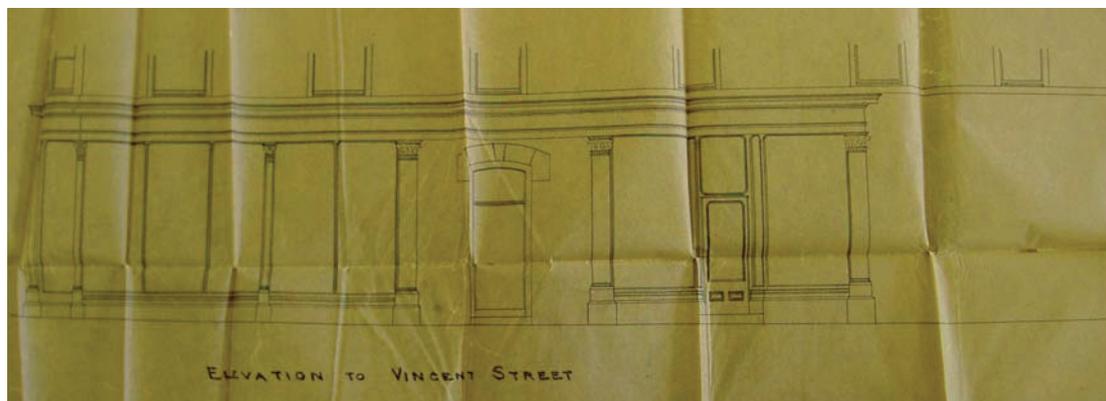


Plate 8: Elevation of 79 Duke Street to St Vincent Street as proposed in 1873 (CRO(B) 460 1873)

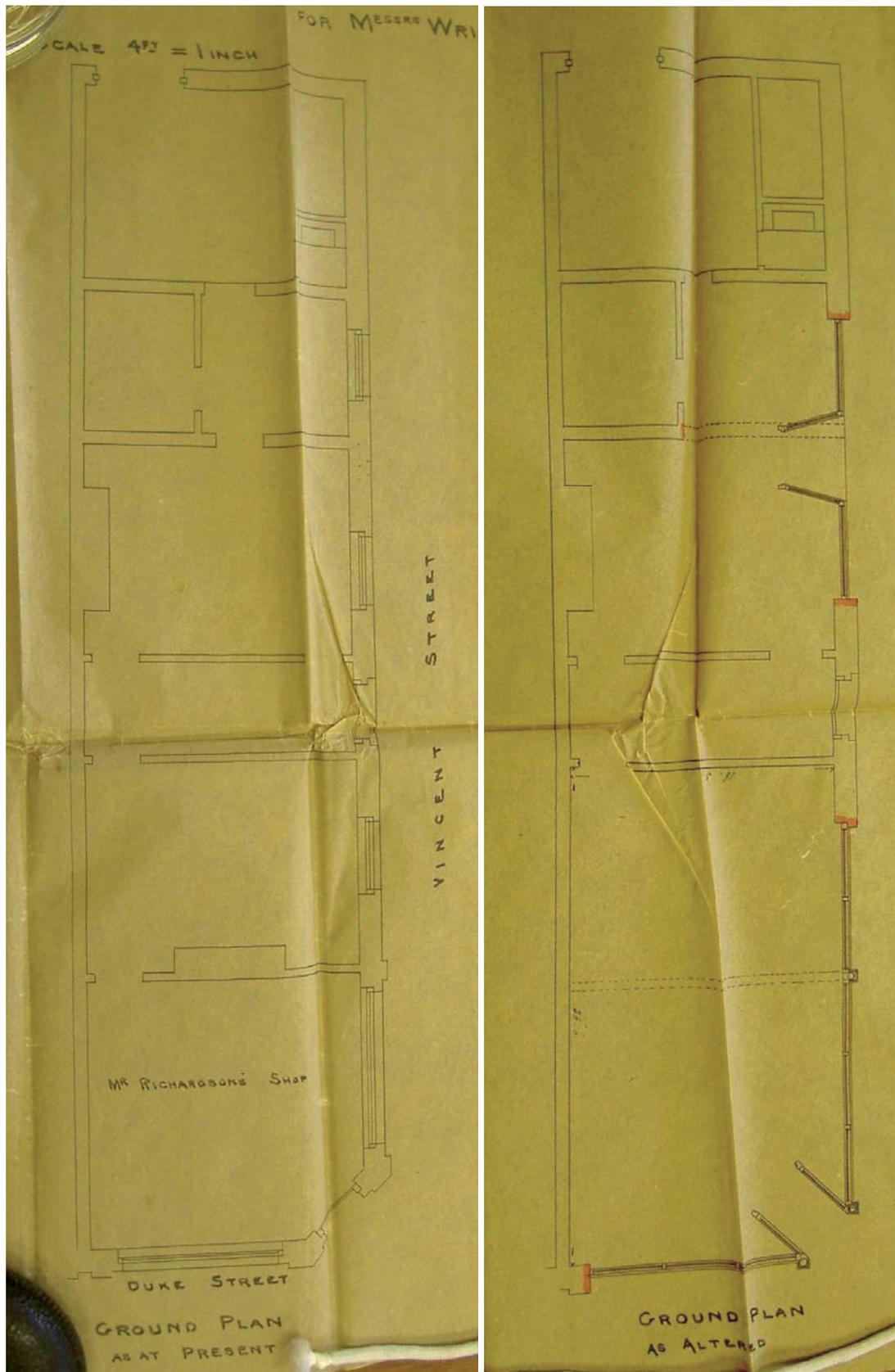


Plate 9: (left) Existing ground floor plan of 79 Duke Street in 1873 (CRO(B) 460 1873)

Plate 10: (right) Proposed alterations to ground floor plan of 79 Duke Street in 1873 (CRO(B) 460 1873)

3.3.3 **Ordnance Survey c1873:** unfortunately, the 1:500 scale map for this date was not held by the Record Office in Barrow, so the 1:2500 scale map was examined instead (Plate 11). This shows number 79 fronting onto Duke Street, with a side elevation onto St Vincent Street, and the rear elevation onto Back Duke Street. Two separate blocks fill the plot. Number 77 has a similar block at the front of the plot facing onto Duke Street, and a series of three smaller buildings on the plot to the rear fronting onto Back Duke Street.

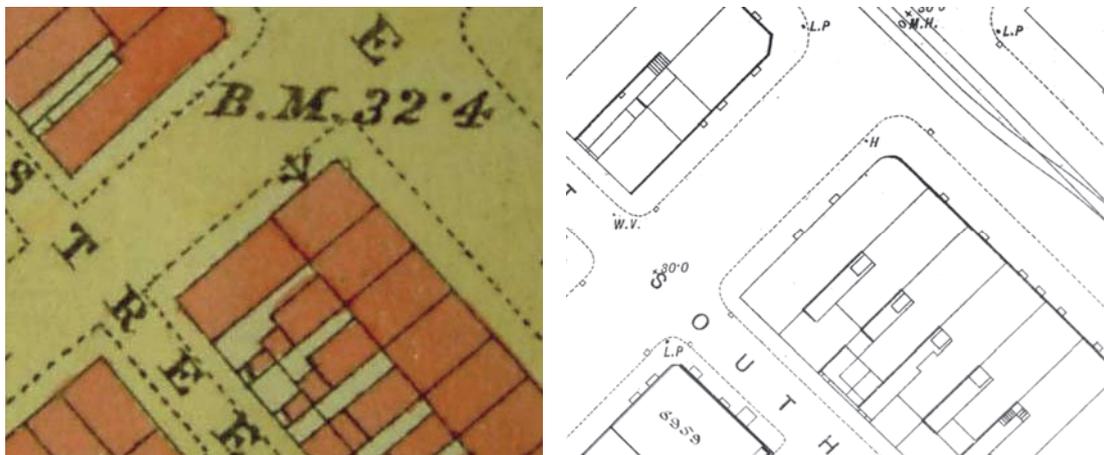


Plate 11: (left) Ordnance Survey c1873

Plate 12: (right) Ordnance Survey 1891

3.3.4 **Ordnance Survey 1891:** the 1:500 scale map was available in the Record Office for this year (Plate 12). It is far more detailed than the previous map, and appears to show number 79 as a single building with two entrances onto St Vincent Street (shown by the front steps), and no entrance onto Duke Street, broadly corresponding to the alterations proposed in 1873 (see above). Number 77 is different to the layout shown in 1873. The divisions between the buildings are shown differently, so the building at the front of the plot, and the building immediately behind it are shown as one, and there is a step shown indicating a front entrance onto Duke Street. Where the previous map showed a yard and two smaller buildings as the remainder of the rear of the plot, this map appears to show a new L-shaped building, with a yard much reduced in size, containing a single small building that was not previously shown. A similar small building is shown in the yards of the properties to the east, and since these structures do not appear on any subsequent maps it is possible that they were too small and insignificant to be shown on the 1:2500 scale mapping. Therefore, it is possible that this small building was present at the time of the 1873 map, but it was simply not shown due to the scale of the map. The street to the rear of the properties is now named Back Duke Street South, and tram lines are shown running along Duke Street.

3.3.5 **Ordnance Survey 1911:** this is an enlargement of the 1:2500 scale mapping, apparently for the same year, and was produced for the 1910 land valuation carried out by the Inland Revenue (Plate 13; Ordnance Survey 1911b). The numbers corresponding to the 1910 valuation have been written on in red ink, and the property numbers can also be seen in much smaller script. Number 79 (numbered Plot 7118 by the 1910 valuation) is shown as unchanged from the 1891 map, as is number 77 (Plot 7117), although the latter property does not include the small building within the yard shown in 1891 (see Section 3.3.4, above). No change is shown on the 1911 1:2500 scale map (Ordnance Survey 1911a).

3.3.6 **Ordnance Survey 1933:** this shows no change since the previous map, other than the fact that the street formerly named Back Duke Street South is now named Clifford Street (Plate 14).

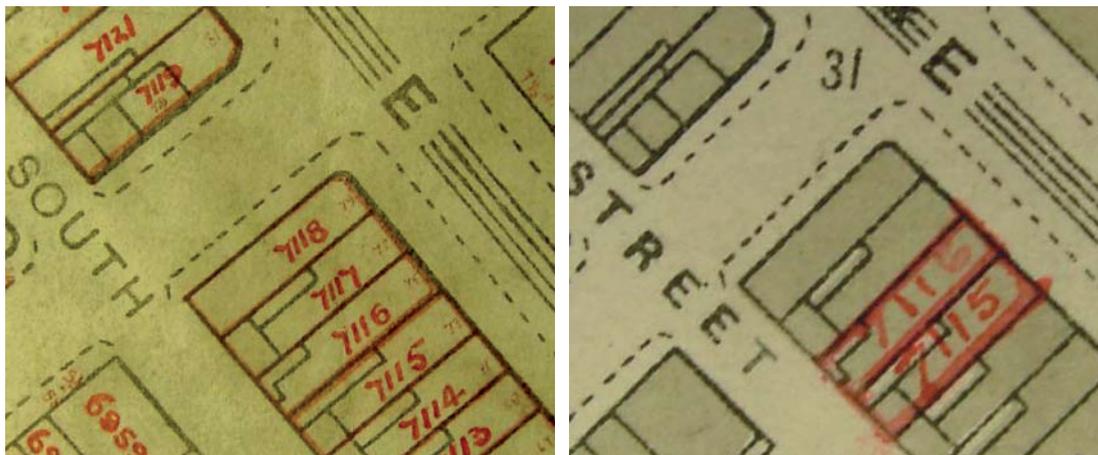


Plate 13: (left) Ordnance Survey 1911

Plate 14: (right) Ordnance Survey 1933

3.3.7 **Deposited plan 1954:** unlike the 1873 deposited plans, this shows the first and second floors of 79 Duke Street, in addition to the ground floor (CRO(B) 19214 1954). However, no elevations are shown as the alterations are almost exclusively internal. They mainly relate to the positioning and organisation of staircases, although there are other changes such as the addition of a block of toilets at one end (Plate 15 and Plate 16).

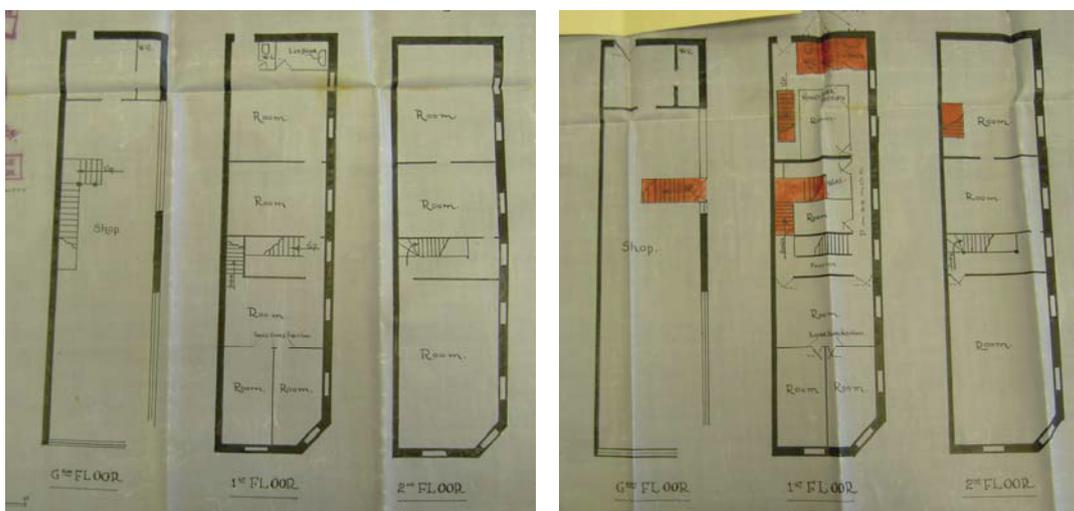


Plate 15: (left) Existing floor plans in 1954 (CRO(B) 19214 1954)

Plate 16: (right) Proposed floor plans in 1954 (additions shown in red) (CRO(B) 19214 1954)

3.3.8 **Deposited plan 1956:** additional alterations were also proposed in this year, but the plans could not be located so it is not known what the details were (CRO(B) 20300 1956). They apparently relate to changes made to a former store (Terry Rydal pers comm.).

3.3.9 **Deposited plan 1960:** again these proposals seem to have been largely internal and were made while the building was in use as a pram shop (CRO(B) 23760 1960). Remarkably, they principally involved the removal of features added in

1954, particularly the main staircase (which was replaced with the present structure) and some of the toilets (Plate 17, Plate 18, and Plate 19).

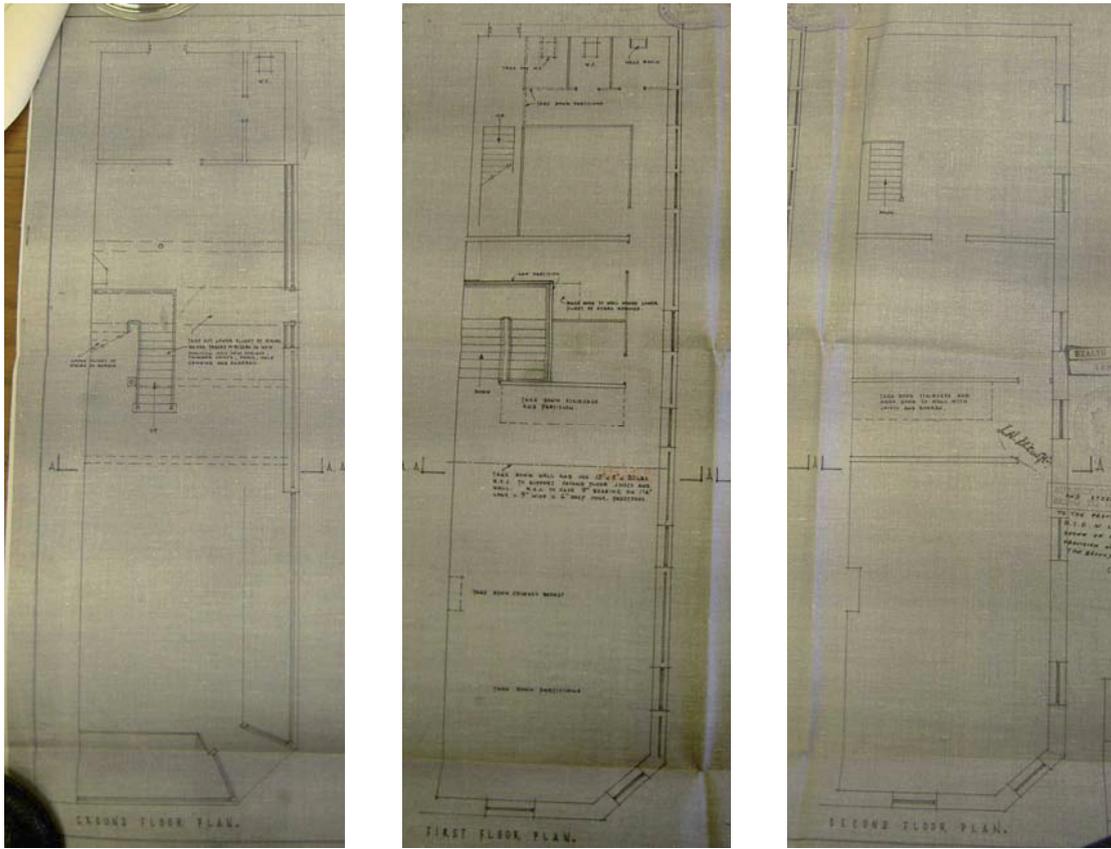


Plate 17: (left) Ground floor plan as proposed in 1960 (CRO(B) 23760 1960)

Plate 18: (centre) First floor plan as proposed in 1960 (CRO(B) 23760 1960)

Plate 19: (right) Second floor plan as proposed in 1960 (CRO(B) 23760 1960)

4. Building Recording

4.1 Arrangement and Fabric

4.1.1 The two properties are situated at the north-west end of a row of shops on the south-west side of the south-east end of Duke Street (Fig 1). They are orientated north-east/south-west, with the north-east elevations facing onto Duke Street and the south-west onto Clifford Street. The north-west elevation of No. 79 faces onto St Vincent Street. Both 77 and 79 are principally built from mid orange-red brick, although details such as the cornice have been constructed from local red sandstone. The roof is finished with local grey slate topped with ceramic bonnet ridge tiles. The original elements of the shop fronts are constructed from timber, as are the window casements, although modern additions have utilised a variety of materials such as aluminium and plywood. Internally many of the rooms are finished with plaster and paint, although much of this has been recently renewed (but not finished), and plasterboard has replaced large areas of what would originally have been lath and plaster. Modern steel girders have been inserted throughout, concrete has been utilised to replace lintels, and chipboard has replaced floorboards but much of the original fabric does remain, including some stone flag flooring.

4.2 No.77 Duke Street: External Elevations

4.2.1 **North-east elevation (Fig 2):** the front elevation of No. 77 appears to butt No. 75 to the east (although this is probably because the façade of No. 75 has been remodelled) and is three storeys in height, and to the west is No. 79 (Plate 20). The elevation is built of red brick, possibly machine made, laid in the Flemish bond, and has been finished with white paint. The shop front appears to be original with moulded entablature supported by decorative corbels. The pillar on the east side is possibly original but the west pillar has been boxed with timber and painted. The recessed entrance is positioned centrally with original door and single light above. The surround is astragal moulded with an ogee moulded two-panel door with large single light. The door has an enamelled plate with the number '77' on the top batten and a brass plate below the light labelled 'Langdale (Drapers) Ltd. Registered Office'. The large single lights take up the remainder of the elevation returning on each side of the doorway. The moulded sills are also original, but the low walls below them have been finished with cement.



Plate 20: (left) North-east elevation

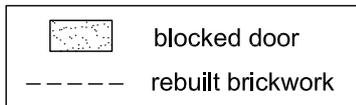


Plate 21: (right) South-west elevation

North-west elevation of No. 79



No. 79



North-east elevation of Nos. 77 and 79



No. 77

No. 79

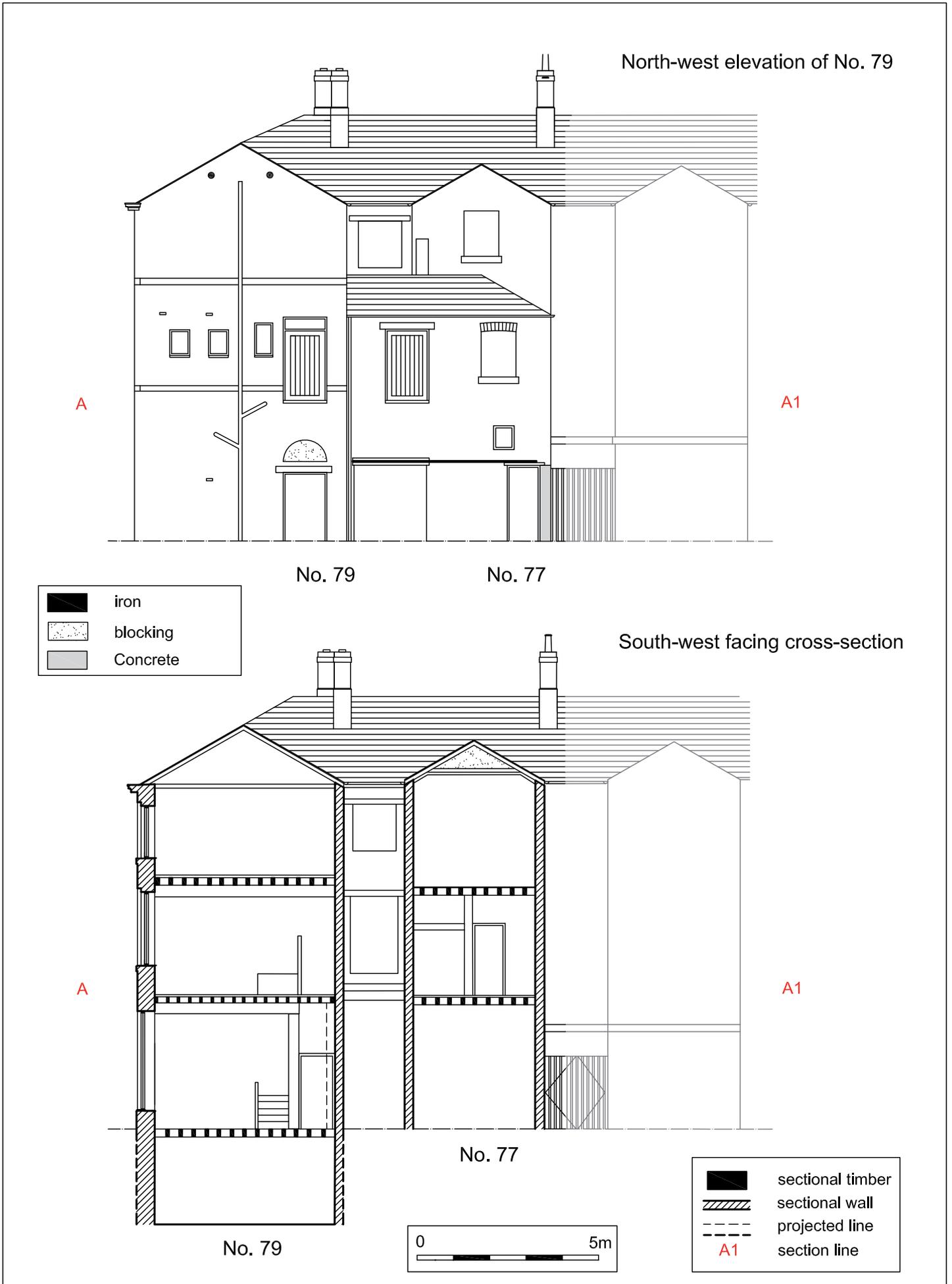


Figure 3: South-west elevation and cross-section

4.2.2 The first floor has two original round headed windows with lugged surrounds and projecting keystones. The sash casements have four lights, and below the window sills is the entablature of the shop window. There are three round tie-rod plates situated between the windows and the second floor sill band. The sill band is of sandstone with scrolled corbels positioned below the window jambs. The second floor windows, which are in line with the first floor windows, are plain with square rebates and four-light sash casements. Above the windows is a sandstone entablature with incorporated gutter below the eaves. A cast-iron gutter extends down to ground level between No. 77 and No. 79. The brick chimney is situated at the east end of each building and has seven tall pots which are possibly original, although the western stack has evidently been rebuilt or extensively repaired. The roof is hipped at the north-west corner and laid with slate and ceramic bonnet ridge tiles.

4.2.3 **South-west elevation (Fig 3):** the elevation to the lower section to the rear of the building (Plate 21) has a large doorway with concrete lintel on the west side, above which is a metal rail that extends to the east side of the elevation. This rail holds a sliding door made from tongue and groove planks strengthened by a thick chipboard panel. At the east end is a doorway with modern tongue and groove door and plain surround, the east jamb of which has been finished with cement. Above and slightly to the west of this doorway is a small single-light window with a red sandstone lintel fitted with a wire grill. The first floor has a loading doorway with a chamfered timber lintel and thin stone sill and there is a boarded window on the east side with a flattened arch and limestone sill. The roof is hipped and laid with slate and has ceramic ridge tiles. Behind the roof is the gable for the main building which is plain although the gable under the roof has been recently rebuilt. Within the enclosed yard area situated above the ground floor, which could not be fully accessed, the wall has been entirely rebuilt, with new windows included that utilise concrete lintels, on the first and second floors.

4.2.4 **South-east elevation:** this appears to have been built in two levels corresponding with the ground and first floor and both constructed of dark red brick. The lower part has a concrete plinth and is laid in English garden bond at a ratio of five rows of headers to one row of stretchers. The upper part is also laid in English bond, at a ratio of four rows of stretchers to one row of headers. There are two circular iron tie plates near the top and areas of re-pointing in cement across the whole elevation. The junction between the original building and the two storey addition to the south-west is evident as a clear butt joint.

4.3 No.77 Duke Street: Internal Detail (Fig 4)

4.3.1 **Basement:** this has a stone flag floor and the modern joists and chipboard of the floor above are exposed as there is no ceiling (Plate 22). There is a single beam running east to west supported on buttresses and boxed with plasterboard. All the walls have been rendered with a thin layer of cement. The north-east and north-west elevations have no features, though some of the brickwork is exposed. On the west side of the south-west elevation is a doorway with concrete lintel which is at the foot of the basement steps (Plate 23). The south-east elevation has an additional buttress to the north and a large stone lintel projecting at ceiling height on the south side.

4.3.2 **Ground floor, Room 1:** the floor comprises chipboard at the north-east end and is concrete at the south-west end. There is access to the basement on the west side towards the south end, via stone steps with sloping concrete edges. The ceiling is supported by various steel girders on uprights at the north-east end, housed within plasterboard boxing. A wall separates the basement stairs from the east side of the south-west end of the room creating a corridor (Plate 24). There is a doorway at the

south-west end of this wall, and this corridor is open at the north-east end. All the elevations are finished with cement to a height of c1.8m with the remainder being plaster. The north-east elevation is the shop front, which has been heavily modified with concrete (Plate 25). There is an original recessed doorway in the centre with square cast-iron columns on either side. Above the door is a large single-pane light, and the door itself has a large single-pane light with two small panels below. The windows on either side of the doorway, and in the recess, are single-pane lights the full height of the elevation from 0.5m above the floor. There are no features of note on the north-west elevation. The south-west elevation is plastered with some areas of brick exposed. A doorway is situated off-centre to the east with a step down into Room 2. The surround is missing, and the door is an early four-panel type with ogee moulding. There is an open access leading to the corridor to the basement to the west. The south-east elevation has the original plaster remaining, which has been scored to give an ashlar block effect finish.



Plate 22: (left) Basement, north end showing flag floor

Plate 23: (right) Basement, south-west end showing steps



Plate 24: (left) Ground floor Room 1, south-west end

Plate 25: (right) Ground floor Room 1, north-east elevation

4.3.3 Ground floor, Room 2: this has a concrete floor at a slightly lower than Room 1 with a ramp on the west side leading into the 'corridor' connecting to the basement. The ceiling comprises the joists of the floor above and exposed boarding. All elevations have a concrete finish to a height of c1.8m with the remainder being exposed brick, finished with whitewash. At the east side of the north-east elevation is the head of the timber stairs. On the east side of the centrally located doorway (Plate 26) is the stub of a pre-existing eternal wall, the west side is open. The north-west elevation is plain except for a blocked round-headed arched aperture at about head

height (Plate 27). The south-west elevation has a large doorway on the west side with a large concrete lintel. The door is constructed of timber tongue and groove battens. To the east is a buttress (which originally formed part of the partition wall) with another doorway at the east end which has a plain surround with a tongue and groove door, above which is a small single-light window. The south-east elevation has no features except for the head of the stairs it supports in the north-east corner.



Plate 26: (right) early door in north-east elevation, Room 2

Plate 27: (left) blocked round-headed aperture in north-west elevation, Room 2

4.3.4 **First floor, Room 1:** the floor to this room has been replaced with chipboard. The ceiling is plastered with an elaborate cavetto and roll-moulded cornice on all sides except for part of the south-west. The walls are finished with plaster except for the areas repaired with cement. The base of the plaster above the floor indicates that it had originally accommodated a high skirting board. In the north-east elevation there are two sash windows, each with four lights, the casements having rounded head and ogee moulded surrounds (Plate 28). The north-west elevation has a chimney breast located centrally with a c1940s tiled fireplace and hearth (Plate 29). The south-west elevation has been heavily rebuilt with a doorway on the east side, the surround and door missing. The south-east elevation has no notable features.



Plate 28: (right) First floor, Room 1, north-east elevation

Plate 29: (left) First floor, Room 1 fireplace, north-west elevation

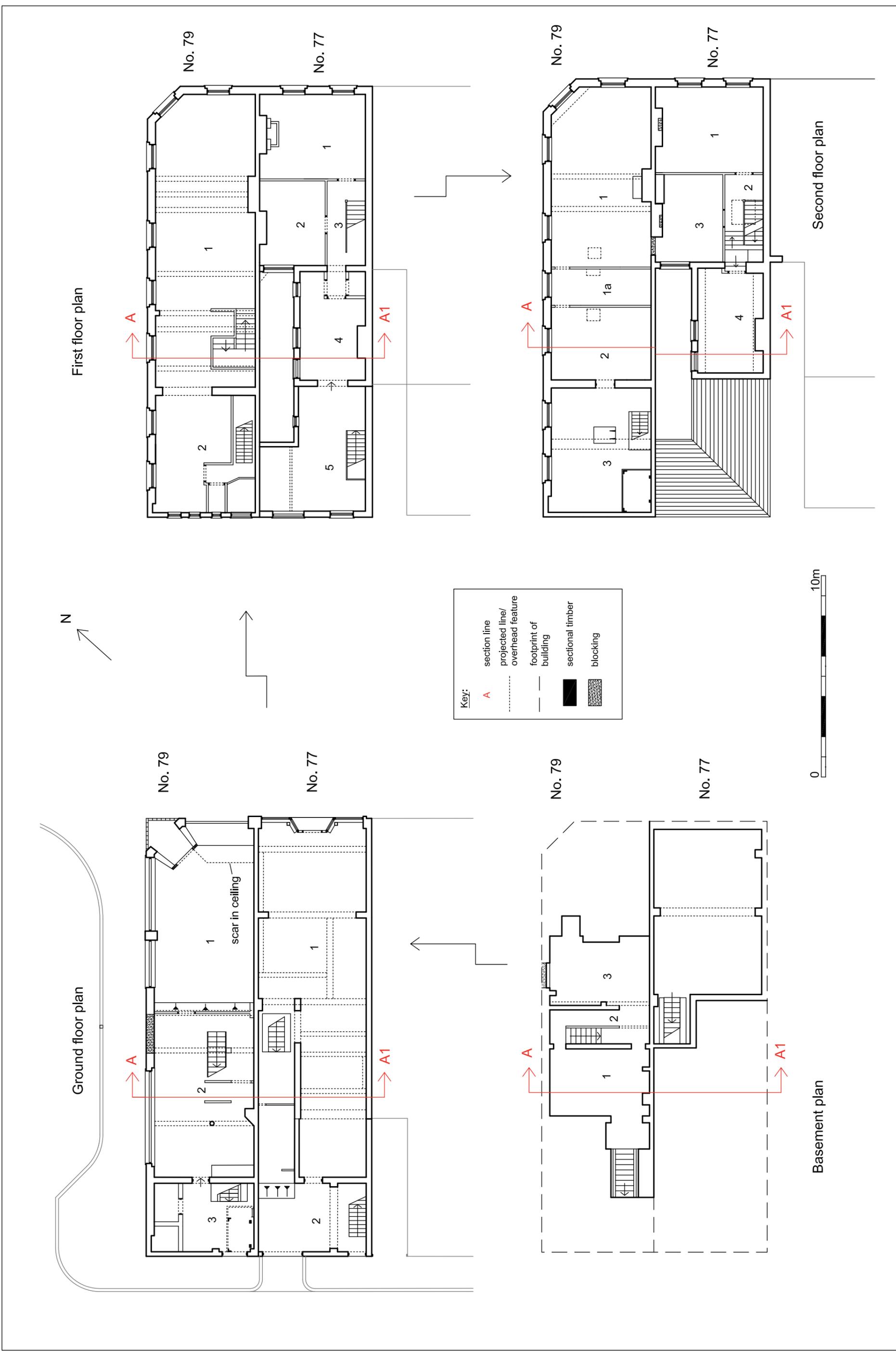


Figure 4: Floor plans

4.3.5 **First floor, Room 2:** this room has had the floor replaced with chipboard and the ceiling has been finished with plasterboard. The north-east, south-west, and south-east walls have been recently finished in cement and the north-west wall is finished in plaster. The north-east elevation has no features of note. In the centre of the north-west elevation is a chimney breast, and the remains of roll-moulded skirting board on the north side. The south-west elevation has a large central window with concrete lintel and modern finish. The south-east elevation has a central doorway with original four-panel door and surround with ogee mouldings.

4.3.6 **First floor, Room 3:** this room forms a short hall with a staircase to the second floor (Plate 30). The floor has been replaced with chipboard and the ceilings are plastered. The walls have been plastered with cement repairs. There is a doorway in the north-east elevation on the west side. The north-west elevation has a doorway with an original four-panel ogee moulded door, though the surround is missing. Situated in the south corner under the landing is a cupboard with an original ogee moulded four-panel door. In the south-west elevation adjacent to the cupboard is a doorway with an original ogee moulded four-panel door and surround. The timber staircase and banister with roll moulded skirting board is original and is positioned against the south-east elevation.



Plate 30: (left) First floor, Room 3 stairs against south-east elevation

Plate 31: (right) First floor, Room 4, original doors of Room 2 and 4

4.3.7 **First floor, Room 4:** this room has a modern chipboard floor and plasterboard ceiling; the walls are mostly plaster with some cement rendering. The north-east elevation has an original doorway on the east side with a plain four-panelled door and ogee surround (Plate 31). The west side returns with another doorway with plain door and surround, possibly a later insert. A sink is attached on the west side of the north-east elevation. On the north side of the north-west elevation there is a six-light sash window with no surround, and a very tall two-light sash window with ogee surround at the south end. A bath is situated against the north-west wall between the two windows. There is also a doorway at the south end which has a modern glazed door, boarded over. The south-west elevation has a wide doorway with timber lintel and plain jambs, possibly a later insertion. The south-east elevation has a centrally positioned chimney breast with hearthstone *in situ*. A beaded batten is attached to the wall at the north end.

4.3.8 **First floor, Room 5:** this room has a modern chipboard floor and plywood ceiling which is angled at the north-west and south-east sides. The walls are all whitewashed. The north-east elevation has a wide doorway with timber lintel (Plate

32). On the west side of the door is a water cistern. The north-west elevation has a small single-light window with beaded surround, below which is a hand basin, and returns to the north-west at the south-west end. The south-west elevation has a wide loading doorway with timber lintel on the west side (Plate 33). The door is constructed of chamfered tongue and groove boards and stop-chamfered battens and held by strap hinges with heart-shaped ends. Above the doorway is a timber beam running from the wall and across to the north-east elevation. There is an iron eye on the underside of the beam approximately 1m from the south elevation, and this beam may have originally extended through the south-west elevation and had a hoist on the external side. There is a stairwell down to the ground floor adjacent to the south-east elevation which has a basic timber handrail along the west and south sides.



Plate 32: (left) First floor, Room 5, north-east and north-west elevations

Plate 33: (right) First floor, Room 5, south-west elevation

4.3.9 **Second floor, Room 1:** this room has a modern chipboard floor and original lath and plaster ceiling with repairs around the edges. The walls have been finished plaster and cement, and there are remnants of paint and wallpaper. The north-east elevation has two windows; each with four-light sash casements with ogee moulded surrounds (Plate 34). The north-west elevation has a centrally positioned chimney breast, the south side of which angles to the top south corner of the elevation. The fireplace and hearth have been removed, but the beaded skirting board remains (Plate 35). The south elevation has a doorway on the east side with only part of the original ogee surround surviving. There are no features on the east elevation.



Plate 34: (left) Second floor, Room 1, north-east elevation

Plate 35: (right) Second floor, Room 1, north-west elevation

4.3.10 **Second floor, Room 2:** this room forms the hall and includes the staircase from the first floor. The floor is laid with timber boards, and the stairwell is in the south corner (Plate 36). The north-east elevation has a doorway on the east side. At the south-west end of the room between the stairwell and north-west elevation there are stairs down to a landing with stairs returning down to the ground floor on the south-east side and up to a doorway into Room 4 on the south-west. The handrail is supported by posts with rounded finials and square blocks and square spindles, the ogee moulded skirting survives on all four walls. The ceiling has the original lath and plaster finish with repairs in the south-east corner and slopes with the eaves at the south-west end. The north-east elevation has a doorway on the east side with an ogee moulded surround. The north-west elevation has a doorway positioned centrally which has its original ogee moulding. The doorway in the south-west elevation is situated on the east side and has its original ogee moulding, and two steps lead up to it from the landing. The south-east elevation has no features of note.



Plate 36: (left) Second floor, Room 2 with stairs against the south-east elevation

Plate 37: (right) Second floor, Room 3, north-west elevation

4.3.11 **Second floor, Room 3:** this room has a modern chipboard floor and the ceiling has the original lath and plaster and slopes at the south-west end. The walls have been finished in plaster or cement, with remnants of ogee moulded skirting board in the north-west corner. The north-east elevation is plain with no features. The north-west elevation has a centrally positioned chimney breast which has been blocked, and the fireplace, mantelpiece, and hearth have been removed. At the north end is an exposed timber frame of a cupboard that houses a hot-water tank (Plate 37). The south-west elevation has a modern wide window on the south side with a concrete lintel. The north end of the south-east elevation has a doorway with no surround or door.

4.3.12 **Second floor, Room 4:** the floor in this room has a vinyl covering and the ceiling is plasterboard, and slopes on the south-east and north-west sides. The walls are plastered and painted with repairs in cement around the tops of the walls. The north-east elevation has a doorway with projecting surround and original ogee moulding and a four-panel door (Plate 39). The north-west elevation has a raised doorway at the south end with a wooden step beneath, flush with the wall (Plate 38). The door has a large single-light with two small panels below, separated by stop-chamfered battens. The ogee moulded surround is original. Positioned centrally is a large two-light sash window with ogee moulding. At the north end is a piece of timber with ovolo moulded edges, probably used as a base plate for a fitting of unknown function. There are no features on the south-west elevation except a Belfast sink fixed to the wall with two cast-iron legs supporting the front. A blocked chimney

breast is positioned centrally on the south-east elevation, and the fireplace, mantelpiece, and hearth have been removed.



Plate 38: (left) Second floor, Room 4, south-east and north-west elevations

Plate 39: (right) Second floor, Room 4, west side of north-east elevation

4.4 No.79 Duke Street: External Elevations

4.4.1 **North-east elevation (Fig 2):** this continues the same build and arrangement of windows as that of No. 77, although the brickwork is not painted, and is also three storeys in height (Plate 40). The north-west end of the elevation is angled at 45° to the south-west. On the ground floor the recessed entrance is situated within this corner. The pilasters on either side of the entrance and at the south-east end of the elevation are modern and undecorated, with the one at the south-east end covering a cast-iron down pipe. The elevation between the entrance and south-east end is taken up by a large six-light window with smaller lights at the top. This window is supported by a low wall finished with concrete render and paint.



Plate 40: (left) North-east external elevation

Plate 41: (right) North-west external elevation

4.4.2 On the first floor the windows are different to that of No. 77 in that the casements only have three lights, two in the top half and one in the bottom. Between the windows of the is a large but faint '79' painted onto the wall in yellow, there is also an iron sign for Duke Street The second floor window at the north-west end of

the elevation has the casement missing. A brick chimney with short pots is situated at the north-west end of the building, and is possibly a recent replacement. The slate roof, which is a continuation of the roof of No. 77, is hipped at the north-west corner and has ceramic bonnet ridge tiles.

4.4.2 North-west elevation (Fig 2): this elevation has the same build and the window arrangement is the same as the north elevation but with six windows each on the first and second floors, although the first floor window at the south end of the elevation has scrolled corbels (Plate 41). Between the shop front windows at the north-east and south-west ends there is evidence of a former doorway, which has been blocked with brick. Below the entablature in the sandstone coping there are three round tie-rod plates situated in the middle of the elevation.



Plate 42: No.79, south-west external elevation

4.4.3 South-west elevation (Fig 3): this elevation forms the rear gable and is finished with pebbledash (Plate 42). On the south-east side the ground floor has a doorway with semicircular light with a much eroded yellow sandstone lintel and a modern surround and door. The first floor has a concrete sill band which continues the line of the sandstone one on the north-west elevation. Three small single light windows with tiled sills are situated above the sill band with a loading doorway with stone sill to the south-east, which intersects the sill band. The door is early, possibly original, and constructed of tongue and groove boards. Between the windows and the second floor sill band are two ceramic ventilation grills. The second floor sill band is concrete and also continues on from the sill band on the north-west elevation. There are two round tie-rod plates at the top of the gable, which are either side of a cast-iron drain pipe that runs down the centre of the elevation.

4.4.4 South-east elevation: only the south end of the second floor of this elevation is visible, the upper part being recently rebuilt and the original brickwork built mainly using stretcher bond.

4.5 No.79 Duke Street: Internal Detail (Fig 4)

4.5.1 Basement, Room 1: the basement is essentially two rooms linked by a short entry on the south side and a small room between. Room 1 is at the south-west end of the building. The floor comprises both stone flags and concrete, and the ceiling is finished with hardboard. The walls are mostly whitewashed. On the east side of the north-east elevation is a doorway with timber lintel and there is a gas-light fitting attached. On the west side the wall has been covered with hardboard. The north-

west elevation has exposed brick on the north side. The south-west elevation has shelves attached with a round arched door on the east side which leads to the stairs (Plate 43). The east elevation has two buttresses supporting beams.



Plate 43: (left) Basement, Room 1, south-west elevation and stairway

Plate 44: (right) Basement, Room 3, blocked aperture in north-west elevation

4.5.2 Basement, Room 2: this room is essentially just a space around a second stairway that has been blocked. The floor is concrete and the ceiling is exposed joists running north/south and beams running east/west which link into the stairs. The stairs are constructed from red brick with brick side walls. The exit space has been blocked and finished with lath and plaster. The north-east elevation has a doorway at the east end with a timber lintel. There is a brick buttress on the south side of the north-west elevation. The south-west elevation has the blocked stairway with the head of the stairs on the east side over a doorway with a wooden lintel. The south-east elevation has no features of note.

4.5.3 Basement, Room 3: the floor to this room is part stone flag and part concrete. The ceiling is missing with exposed joists. The walls have been rendered and painted. The north-east elevation has a chimney breast and shelving and the west elevation has a blocked aperture with timber lintel and sill leaving a deep alcove. The south-east elevation also supports shelving, and in the south-west corner are two brick supports beneath the shelving. A doorway with timber lintel is at the east end of the south-west elevation, there is also a post supporting a beam for the floor above at the opposite end. The north-west elevation is plain, except for a blocked aperture, which presumably accessed a cellar light in the pavement outside, that has left a shallow alcove (Plate 44).

4.5.4 Ground floor, Room 1: the floor has vinyl sheeting covering floorboards. The ceiling is finished with plaster and textured wallpaper with a plastered beam across the centre and one at the south-west end, both orientated north-west/south-east. The walls are all finished with plaster covered with wallpaper or paint. The north-east and north-west elevations are made up of large windows (Plate 45). The main entrance is a recessed doorway in the north-west corner and the sides of the entrance are constructed of timber panels (Plate 46). The timber door is modern with two panels and a single light above with a brass plate: 'Crowther Homes Sales Centre', on the exterior. The north-east elevation has a large six-light shop window, modern, with raised display area below. It returns on the west side in a timber panelled wall, with a door (with two original leaf-shaped latches) which opens into the hollow centre of a wall and glass shelves. Two large windows form the bulk of the north-west elevation

(Plate 45); the one to the north is modern with six lights and the one to the south has a single light. The return in between forms a column supporting the ceiling beam. The panelling continues on the south jamb and there is a wide shelf/sill in each window.



Plate 45: (left) Ground floor, Room 1, north-west elevation

Plate 46: (right) Ground floor, Room 1, recessed doorway in north corner

4.5.5 The south-west elevation is a modern stud partition (which is raised slightly as it is situated where the floor slopes up slightly). The doorway on the west side has a modern ogee-moulded surround and modern four-panelled door. At the east end of the stud wall is a return forming a column, within which a recess has been made to house early Bakelite light switches. The skirting is modern with an ogee moulding. The south-east elevation has panelling at the north end which corresponds with the raised display area of the east window in the south elevation. There are two early iron radiators attached and a modern low chamfered skirting board.



Plate 47: (right) Ground floor, Room 2, south-west elevation and column in foreground

Plate 48: (left) Ground floor, Room 2, staircase

4.5.6 **Ground floor, Room 2:** the floor is finished with a mix of carpet, vinyl sheeting, and hardboard. The ceiling has been finished with textured wallpaper and supported by a cast-iron column on the south-west side. It has a symmetrical flanged top supporting a rectangular plate. The walls are all finished with plaster and have been painted or wallpapered. The north-east elevation is a modern stud partition with

a door west of centre. The north-west elevation has a large window on the south side with a three light aluminium frame. On the north side there is a row of timber brackets. The south-west elevation has a projecting angled wall section on top of the west side cutting the corner. The doorway is central with original ogee moulding and a four-panelled door with ogee moulding (Plate 47). To the east is a boxed section of timber construction over steps to the basement. The centre of the south-east elevation is covered by the structure of a modern dogleg staircase which projects into the centre of the room (Plate 48). The staircase is constructed of a timber stud frame and plasterboard with a cupboard between the stairs and south-east wall. The stairs have a modern timber handrail with patterned glass panels. A pillar supporting a beam on the south-east side with chamfered ovolo decoration is probably original.

4.5.7 Ground floor, Room 3: this room has the original stone flag floor, raised in the small room situated to the north-west. Basement access is via stone steps in the north-east corner, with timber runners along the edges. The ceiling is open in the south-east corner to accommodate a lift shaft, while the remainder is finished with plasterboard. There is a brick dividing wall on the west side lower than the main wall which is topped with double bull-nosed bricks at the south-west end and a doorway with a flattened arch at the north-east end. On the north-west side of the ceiling is a single beam running north-east/south-west, which rests on a short brick wall. All the walls have been roughly whitewashed. The north-east elevation is on two levels with an apparent butt joint with the walling to the south-east. This part is also brick but supported by a timber beam. North-east of this is walling constructed from timber boards held by battens forming a raised area over the entrance to the basement, which has a flat brick arch. The north-west elevation proper is painted and has a ventilation grill. There is a partition wall which runs parallel to it and is 1.5m in height. Within the area formed by this is a small kitchen with modern units, while a small part of the south corner is inaccessible. This also covers the west side of the south-west elevation, beside which is a small hole in the wall, probably for ventilation. Further to the east is a doorway with brick columns either side with stepped tops. Above this is a blocked round-headed window (Plate 49). The east elevation has exposed brickwork with attached battens for the elevator at the east end. There is a blocked round-headed window and a fixed timber ladder on the north side (Plate 50).



Plate 49: (right) Ground floor, Room 3, doorway and timber tracks of elevator shaft

Plate 50: (left) Ground floor, Room 3, south-east elevation and ladder to first floor

4.5.8 First floor, Room 1: this room has a timber floor and is laid with vinyl tiles. The ceiling is finished with plaster and covered with textured wallpaper with several beams running north-west/south-east, all of which have been recently finished with

plaster. All the walls are also finished with plaster and paint or wallpaper, of which one of the earliest layers was black and patterned with flowers; this was apparently the first layer on top of original yellow distemper. The floor space is taken up with modern timber shelving (Plate 51) The north-east elevation has two three-light sash windows with ogee moulded surrounds and thin sills (Plate 52). The tops of the windows have a shallow arch and roll-mouldings. The north-west elevation has four windows similar to those in the north-east elevation, with the one at the south end having a modern surround. There is a slight return at the south end of the elevation. The south-west elevation has a wide doorway on the west side which is half the width of the wall. There are no features on the south-east elevation.



Plate 51: (left) First floor, Room 1, general shot from north-east end showing shelving

Plate 52: (right) First floor, Room 1, north-east elevation

4.5.9 First floor, Room 2: this room has a timber floor and the ceiling is plastered. There is a change in the floor level at the north end. The north-west elevation has two windows of the same type as those in Room 1. The south-east elevation has three small single light windows which are later insertions, and a modern dado rail. A stud partition wall on the east side encloses the stairs to the ground floor which are supported by the east elevation. In the south-east corner is an opening in the floor and ceiling for the lift shaft which has vertical timber tracking in each corner of the opening and a ladder fixed to the east wall. The south-west wall of the elevator shaft has a loading doorway with a braced ledge and batten door and three lights above, with a plain surround (Plate 53). Against the south-east elevation at the south end there are stairs with a modern handrail to the second floor. A small cubicle to the west of the elevator shaft houses a toilet. At the south end of the partition is a doorway with a four-panel door, a single light above and beaded surround.

4.5.10 Second floor, Room 1: this room's floor is laid with original but badly damaged timber floorboards. The ceiling is modern plaster with two beams running north-west/south-east, one of which is plastered and rests on concrete pads at either end. The other beam is constructed from two timbers bolted together and whitewashed. The walls are exposed and constructed with mid-red machine made brick, mostly laid in stretcher bond. The tops of the north-east and north-west walls have large sandstone blocks, roughly dressed, situated just below the ceiling. There are roll-moulded skirting boards *in situ* on the north-west, and part of the south-east elevations. The north-east elevation has two windows, with one being in the angled north-west corner (Plate 54). The windows are four-light sash windows with roll-moulded and beaded surrounds, both with machine-cut timber lintels. Attached to the wall at floor level is a long iron strap, L-shaped in section, attached between the wall and the floor joists (Plate 55). The north-west elevation is plain except for two windows with timber lintels but without their casements. The south-west elevation is

modern, constructed from concrete block, and plastered. There is a door on the west side. The south-east elevation has a doorway on the south side, very roughly blocked with brick and with a thin timber lintel (Plate 56). A chimney breast is situated in the middle with modern finish and blocked opening, and in the floor in front of it there is a void for the hearthstone. At the north end of the wall are modern steel ties linking the north-east and south-east walls, which are not well keyed in to each other.



Plate 53: (left) First floor, Room 2, loading doorway in south-east elevation

Plate 54: (right) Second floor, Room 1, general shot of north-east end



Plate 55: (left) First floor, Room 1, iron strap attached below window in north-east elevation

Plate 56: (right) First floor, Room 1, blocked doorway, south side of south-east elevation

4.5.11 **Second floor, Room 1a:** this small room is situated between Rooms 1 and 2. The floor is constructed from timber boards, and the ceiling is modern plaster. The north-east and south-west elevations are constructed from concrete block finished with plaster. The south-east and north-west elevations are exposed red brick. The window in the north-west elevation has no casement, but the timber sill is *in situ*.

4.5.12 **Second floor, Room 2:** this room has a timber board floor and a modern plaster ceiling. The walls are mostly exposed red brick with some remains of plaster. The north-east elevation is constructed of concrete block finished with plaster. The

north-west elevation has a window which has had a large part of the wall around it, and to the south, rebuilt with modern brick. The window has a concrete lintel with the sandstone block forming the back of the moulded cornice remaining above. The south-east elevation is a red brick partition constructed in a fairly random bond. There is a doorway east of the centre that may have been a later insertion. There is no door but some surround with ogee moulding has survived, with a gas lighting tap situated to the east (Plate 57). On the east elevation there is plaster on the south side and the chimney breast with the remainder exposed red brick. There is the remains of a roll-moulded skirting board which continues into Room 1/1a.



Plate 57: (left) Second floor, Room 2, south corner

Plate 58: (right) Second floor, Room 3, south-east elevation showing stairs and elevator shaft

4.5.13 **Second floor, Room 3:** this room has a slightly lower floor level than Room 2 and the floor is constructed from timber board orientated north-east/south-west. There is a hatch with strap hinges near the centre and a stairwell on the east side, which is original but with a modern handrail. In the south-east corner is the top of the lift-shaft with timber uprights and rails (Plate 58). The ceiling is finished with plaster with a beam running north-west/south-east resting on concrete pads. The walls are exposed brick with some plaster remaining. The north-east elevation has a central doorway with timber lintel, which has a plain surround and a blocked light above. A skirting board with roll moulding survives. The north-west elevation has two windows, the wall around the one on the north side having been rebuilt and a concrete lintel inserted. The original wall to the south has the fragmentary remains of early posters attached, which appear to be advertising a circus. The south window is original and has a timber lintel and sandstone above. The south-west elevation has a plaster finish with skirting board and brackets for a water tank are on the east side. The south-east elevation is plastered with the remains of a skirting board within the lift shaft.

4.5.14 **Roof space:** this could not be fully accessed but was evidently present above the entire second floor and divided into spaces approximately corresponding to the rooms below. It is apparent that the roof structure is largely modern and there has been considerable rebuilding of the associated walls in both brick and concrete blocks. Within the roof itself the battens are modern but some of the larger timbers are probably original.

5. Discussion

5.1 Introduction

5.1.1 Despite their relatively late date of origin the two properties comprising 77 and 79 Duke Street have undergone a number of alterations, many of which were quite substantial. The detailed records mean that some of these alterations can be easily dated, but the exact date at which the buildings were constructed and by and for whom cannot be ascertained. There is, however, information within the fabric of the buildings that might provide some indication of this, and inferences can be drawn from other investigations carried out in the town.

5.2 Phasing

5.2.1 A total of six phases of building and alteration are evident at 77 and 79 Duke Street. Some of these can be seen exclusively in either the documentary sources or the physical remains of the building but only a few in both.

5.2.2 **Phase 1:** the earliest phase relates to the initial construction of the two buildings, which would appear on stylistic grounds to have been constructed as part of a block of commercial properties with accommodation above running along the south-east side of Duke Street and comprising numbers 63-79. It is not known who was responsible for their construction, who the architect was, who the builder was, or who the initial tenants were. The entire block is thought to have been built in c1865 (English Heritage 2001; although no source is given; Appendix 1), No. 79 is recorded as being occupied by a printer in 1866, and the property was certainly present by 1871 when the earliest directory entry is available. A map of 1866 shows the entirety of Duke Street and St Vincent Street as existing (Marshall 1958, 231), and, although evidently schematic, it is probably showing properties that were in existence by this date. Indeed, an earlier plan of 1865 apparently shows freehold land laid out for sale by William Gradwell, including 'the great "show" thoroughfares' such as Duke Street (*op cit*, 285). This almost certainly gives an indication of who was responsible for the actual building and perhaps also the source of the initial investment; Gradwell is recorded as having been the client for a pair of large buildings designed by Paley and Austin on Ramsden Square, at the south-west end of Duke Street (Greenlane Archaeology 2007a), and was evidently involved in property speculation as well as building. Some of the physical evidence from Phase 3 also demonstrates his connection to the property (see *Section 5.2.4*). The earliest recorded occupiers are a hatter and a printer. Some information about the original arrangement of No. 79 in its original form is present in the plans for alterations made in 1873 (see *Section 5.2.3*; Plate 7). It is apparent that there were considerably more internal divisions, on the ground floor at least, in the building's original form, and that there was access between Nos. 77 and 79 on at least the second floor when first built. The original form of the shop fronts is not certain (and No. 79's was substantially altered in Phase 2), but it is possible, even likely, that No. 77 retains much of the original scheme.

5.2.3 **Phase 2:** within a few years of being constructed a programme of substantial alteration was carried out to No.79; unfortunately comparative historical information is not available for No. 77, but it is possible that similar changes were also made to it at a similar time. In 1873 the ground floor was remodelled to include a large glazed shop front extending along almost the whole of the north-west and south-west elevations, with a recessed doorway in the west corner and a new doorway in the south-west side (one was clearly already present here). At least two sections of internal wall were also removed at this time making some of the internal rooms larger. There is little evidence for this alteration within the standing building, although

the position of walls that were modified or taken down is evident as beams or changes in floor level. Most of the other features that relate to this phase have been removed by later alterations, particularly the new decorative window and door surrounds.

5.2.4 Phase 3: it is evident that further alterations were made to the two properties before the end of the 19th century. To the rear of No. 77 a two storey extension was added, evidently to form additional warehousing and/or storage. The map evidence shows that it was added between c1873 and 1890, but there is apparently no record of it within the deposited plans. It is also clear that the properties were suffering some structural problems (perhaps on account of the removal of large parts of the ground floor walls to carry out the modifications to the windows in 1873) and repairs were made in the form of tie rods fixed between the main walls and the floors. Other minor repairs also seem to have been carried out and some of the bricks present are marked 'GRADWELL'. The form of these bricks, in comparison to those recorded elsewhere in Barrow (Greenlane Archaeology 2007b), suggests a post-1870 date, perhaps more likely to be from the 1880s. It is not certain when the doorway between the two properties on the second floor was blocked, but the presence of a relatively early skirting board over the blocking might suggest it was during this phase.

5.2.5 Phase 4: no substantial alterations seem to have been carried out to either property for some time after Phase 3, although it is evident that at least cosmetic changes were made in the early 20th century, such as the tiled fireplace in first floor Room 1 in No. 77. The deposited plans record a series of quite major internal alterations that were carried out to No. 79 in 1954 and probably 1956, but there is little evidence for these remaining within the building, mainly because of subsequent changes.

5.2.6 Phase 5: in 1960 a number of major internal alterations were carried out to No. 79, principally the replacement of the 1954 staircase (which still remains in ground floor Room 2) and the removal of a wall and chimney breast. This probably also resulted in the blocking of the doorway in the south-west elevation, which had connected to the 1954 staircase, and may have involved repairs to the wall above on the second floor (although this may have occurred in the following phase).

5.2.7 Phase 6: in the late 20th and early 21st century the most significant alterations to the buildings have been brought about by its declining condition and attempts to carry out structural repairs. Many of the original floors, including beams, joists, and boards, have been replaced with modern materials, particularly in No. 77. Evidence of dry rot in the ground floor of No. 79 may have been the reason behind such extreme action, although it is likely that more serious structural concerns, perhaps a continuation of those that led to the repairs of Phase 3, were also a factor. Additional ties were also added to many of the main walls in No. 79, presumably also as a result of structural instability. More interesting is the apparent insertion of a rudimentary elevator into the rear of No. 79, which, according to the plans of 1960 (Plate 17-17), was not present at that time. Any original fireplaces that had survived until this time were evidently also removed and the openings blocked. The shop front on No. 79 was also added at this time, replacing the one installed in 1873 (or anything that had been added in between), and it is also evident that the roofs were replaced and considerable amounts of the upper storey walls rebuilt, although the original bricks may have been re-used in the external face of the south-west elevation. Additional rebuilding of walls that originally faced onto the yard to the south-west also evidently took place at this time, although it was not possible to gain full access to these areas so the extent of this remains uncertain.

5.3 Conclusion

5.3.1 Nos. 77-79 Duke Street form an interesting pair of buildings, part of a significant block of shops and offices that made up a prominent part of one of Barrow's earliest planned streets. In their initial form they would have been a decorative and architecturally interesting row of properties, but considerable alterations, structural problems, repairs and unsympathetic modifications (usually modern) have left little of the original fabric surviving except for the façades. This is particularly unfortunate given the listed status of the buildings (since 1976; English Heritage 2001; *Appendix 1*), and may have partially resulted from the common misconception that only the façade is included in the listing, and not the interior, although the structural problems, which began at an early date, may also be responsible.

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Appendix 1: Listed Building Details

From: English Heritage 2001

Property: Nos. 77-79

Grade: II

Shops with flats over. c1865, altered. Red brick (No.77 painted), slate roofs. 3 storeys, 2:1 bays to Duke Street; corner bay then 6 bays to St Vincent Street on right return. No.77 has early C20 shop front with recessed part-glazed door and overlight flanked by plate-glass windows beneath fascia. No.79 has later shop front with recessed corner entrance. 1st floor: sill band to shouldered and eared architraves with segmentally-arched heads and raised keystones; 4-pane sashes to No.77, altered 4-pane sash to No.79. 2nd floor: sill band on shaped blocks; 4-pane sashes in recessed, square-headed openings. Eaves cornice; part-rendered brick stack to left and another on party wall. Corner bay and right return as front; 4-pane sashes to 1st and 2nd floors.

Property: Nos. 63-73

Grade: II

Shops with offices over. c1865, altered. Painted brick with ashlar dressings, slate roofs. 3 storeys, 2:2:2 windows to 1st floor. C20 shop fronts. 1st-floor sill band to shouldered and eared architraves with segmentally-arched heads and raised keystones: 4-pane sashes to No.63, altered 4-pane sashes to No.65, casements to No.67. 2nd-floor sill band on shaped blocks (none to No.63); recessed, square-headed window openings: plain sashes to No.63; 4-pane sashes to No.65, casements to No.67. Dentilled eaves cornice. Brick stacks with blue brick bands to left of No.63 and on party wall between Nos 65 & 67, the latter with dentilled top.

Appendix 2: Census Details

Name	Age	Occupation
1871 Census (RG10/Piece 4244/Folio 189/Page 4)		
77 Duke Street		
Henry John Klyne	20	Hatter
Henry Powell	37	Stonemason
Frances A Powell	35	Housekeeper
Henry Powell	12	Errand boy
Ann E Powell	9	-
Mary E Powell	4	-
George Powell	23	Stonemason
79 Duke Street		
Joseph Richardson	52	Newspaper proprietor
Jane Richardson	54	-
Ann E Richardson	22	Stationers assistant
Walter Richardson	21	Overseer in printing office
Edwin Richardson	19	Watch maker
Alfred Richardson	17	Printer
Florence N(?)	10	Scholar
Mary Ann Lamyed(?)	53	Boarder
Jane Brocklebank	22	Domestic servant
Edwin F Drake	17	Apprentice printer
Edward Lee	14	Apprentice printer
Robert Baldock	14	Apprentice printer
1881 Census (RG11/Piece 4286/Folio 55/Page 11)		
77 Duke Street		
Uninhabited		
79 Duke Street		
Not listed		
1891 Census (RG12/Piece 3483/Folio 8-9/Page 10-11 and RG12/Piece 3483/Folio 23/Page 39)		
77-79 Duke Street		
Uninhabited		
55 St Vincent Street		
Adam Ainsworth	48	Retired Auctioneer
Eliza Jane Ainsworth	39	-
Edith Rosley Peters Ainsworth	12	Scholar
Frederick Noble Ainsworth	11	Scholar
Arthur Adam Ainsworth	2	-
Robert Ainsworth	1	-
Mary Hannah Rutland	43	General domestic servant
1901 Census (RG13/Piece 4011/Fiche 31/Folio 147a)		
77 Duke Street		
Uninhabited house in occupation by business		
79 Duke Street		
Uninhabited house in occupation by business		