

FORMER ROGERS AND TYSON WAREHOUSE, BUXTON PLACE, ULVERSTON, CUMBRIA

Archaeological Building Recording



Client: JG Black Polymers Ltd
Planning Ap. Ref.: SL/2007/0452-3
NGR: SD 28684 78493

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Non-Technical Summary

A planning application was submitted by John Black of JG Black Polymers Ltd to create a live/work unit by converting an existing warehouse in Buxton Place, Ulverston, Cumbria. Following a recommendation by Cumbria County Council Historic Environment Service, a programme of archaeological work was requested by South Lakeland District Council. This work involved a Level 3 recording of the building and a rapid desk-based assessment. The work was carried out by Greenlane Archaeology Ltd in October 2007.

Documentary sources demonstrate that the building was one of a number of warehouses in the vicinity, and that this area of town was a focus for light industrial activity in the 19th century. The warehouse was built between 1832 and 1852 and it appears to have largely retained its original form along with a number of early or original features, including the fireplaces and timber gravity hoist.

The building recording revealed five main phases of building and alteration which relate to changing ownership and usage combined with the addition and removal of neighbouring buildings along with repairs and modernisation.

Acknowledgements

Greenlane Archaeology would like to thank John Black of JG Black Polymers Ltd for commissioning and supporting the project, and for providing access to the deeds. Thanks are also due to William Sutherland of WS Architecture for providing digital copies of architect's drawings, and to the staff of Cumbria Record Office in Barrow-in-Furness for help with accessing their archives.

The building recording was carried out by Sam Whitehead who also wrote the report and produced the illustrations. The project was managed by Jo Dawson, who examined the deeds, and edited the report together with Daniel Elsworth.

1. Introduction

1.1 Circumstances of the Project

1.1.1 Planning applications SL/2007/0452 and SL/2007/0453 were submitted by John Black of JG Black Polymers Ltd to create a live/work unit by converting an existing warehouse in Buxton Place, Ulverston, Cumbria (NGR SD 28684 78493; Fig 1). The warehouse is Listed Grade II, and is therefore considered to be of local and regional architectural and historic importance and is statutorily protected (see *Appendix 2*). Following a recommendation by Cumbria County Council Historic Environment Service, a programme of archaeological work comprising a rapid desk-based assessment and Level 3 building recording was recommended by South Lakeland District Council. A project design was produced by Greenlane Archaeology (see *accompanying CD*), and following the acceptance of this the recording was undertaken in October 2007.

1.2 Location, Historical Background, Geology, and Topography

1.2.1 The proposed development area is situated on the south side of Buxton Place (Fig 2) which is close to the medieval core of the town (CCC and English Heritage 2002 map D). Buxton Place is located in an area of post-medieval light industrial activity; close to the site was a smithy, a timber yard, and a soapery (Plates 2-3) and there were a number of warehouses in the vicinity (Elsworth and Dawson 2005). Buxton Place is first named on the 1890 Ordnance Survey map; on the 1850 edition the area was known as Soapery Bridge. In the town's earlier history Buxton Place was located at the east end of an area of land known as 'betwixt the becks'; The Gill enters the town from the north-west splitting at the north end of Upper Brook Street then rejoining just east of the Weint/Well Street. The lower of the two Gill streams follows the route of Upper and Lower Brook Street, the upper rounds the north end of King Street before dropping to the south side of Fountain Street (Ashburner 1993, 10), leaving an 'island' of land between. This parcel of land was occupied by a mix of shops, farms, barns and gardens (SLDC 2005, 8).

1.2.2 The site is flat and approximately 23m above sea level. Ulverston is on the boundary between the West Cumbria coastal plain and the higher ground of the Furness Fells to the north; the solid geology is typically made up of Bannisdale slates (Taylor *et al* 1971, plate XIII; Moseley 1978, plate 1), and this is overlain by a drift geology made up of glacially-derived tills comprising gravels and clays (Countryside Commission 1998, 66).

2. Methodology

2.1 Introduction

2.1.1 The building investigation comprised three separate elements (see *Section 2.3*) intended to provide a suitable record of the structure, in line with English Heritage standards (English Heritage 2006). In addition a rapid 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; Ferguson and Murray n.d.).

2.2 Desk-Based Assessment

2.2.1 A rapid desk-based assessment was carried out in accordance with IFA guidelines (IFA 2001a). This principally comprised an examination of early maps of the site, which could demonstrate the basic phasing and development of the building. A number of sources of information were used during the desk-based assessment:

- **The Cumbria Record Office in Barrow-in-Furness (CRO(B))**: this was visited in order to examine early plans of the site, other primary sources, and local and regional histories and directories;
- **Deeds**: the client provided access to the deeds for the property, these provided detailed information about changes in the ownership of the property;
- **Greenlane Archaeology**: additional secondary sources held in Greenlane Archaeology's library, used to provide information for the site background, were also 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 in accordance with IFA guidelines (IFA 2001b). This is a largely descriptive investigation, but with a detailed level of interpretation of the phasing and use of the buildings, incorporating evidence compiled during the rapid desk-based assessment. The recording comprised several parts:

- **Written record**: descriptive records of all parts of the building were made using Greenlane Archaeology *pro forma* record sheets;
- **Photographs**: photographs in both 35mm colour print and colour digital format were taken of the main features of the building, its general surroundings, and any features of architectural or archaeological interest. 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 building drawn by the client's architect, who provided them digitally at 1:1 (1:100 at A3). These comprised plans of all three main floors, and also of the loft and basement, and three external elevations. In addition, a cross section of the building was produced by hand, specifically showing the details of the hoist (Fig 8);

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 (Ferguson and Murray n.d.; English Heritage 1991). The paper and digital archive and a copy of this report will be deposited in the Cumbria Record Office in Barrow-in-Furness on completion of the project. Three copies of this report will be deposited with the Cumbria Historic Environment Record, one with the client, and one will be retained by Greenlane Archaeology. In addition, a digital copy will be supplied to the client's architect, and one will be offered to the NMR; a record of the project will be made on the OASIS scheme.

3. Desk-Based Assessment

3.1 Owners

3.1.1 **Introduction:** information contained in the deeds for the warehouse at Buxton Place relates mainly to the property's owners, with only occasional mention of occupiers (see *Appendix 1*). In the following paragraphs, the information regarding the owners is presented chronologically, with additional information from documents in various Record Offices where relevant.

3.1.2 **Gardner Mashiter and Elizabeth Mashiter (up to 1844):** the earliest conveyance in the deeds is dated 11th May 1844, and is from Gardner Mashiter and his wife, who must therefore have owned the property up to this date. Very little detail is present, and it is not clear, for instance, if the warehouse has already been built by this time, or if it is simply the land changing ownership. Due to his relatively unusual name, it was possible to obtain information about Gardner Mashiter from other sources. The earliest reference located dates from 1815, when he is one of the executors of his uncle's will named in a property transaction involving land on Grange Fell (CRO(B) BD HJ 345/6/4/1-2 1815). At this time he is described as a merchant living in Lancaster (*ibid*). In the first available census, from 1841, he is again described as a merchant, is 50 years old, and living at Castle Hill, Lancaster, with his wife Elizabeth, and their daughters and servants (HO107/Piece 533/Book 8/Folio 4/Page 3 1841). Subsequent references to him all post-date 1844 and are therefore not directly relevant.

3.1.3 **Thomas Barrow (1844-1867):** in 1844, the property is conveyed from Gardner Mashiter and his wife to Thomas Barrow and his Trustee. Thomas Barrow was a miller at Newland Mill in Ulverston, and he made his Will on 14th January 1867, adding a Codicil on 15th February 1867. He died on 9th March of the same year, and his Will, together with the Codicil, was proved on 25th May. Thomas Barrow is unfortunately a relatively common name, so it is difficult to be certain that other references relate to the same individual. A Thomas Barrow of Newland was involved in defining the division between the townships of Lowick and Egton-cum-Newland in 1854 (CRO(B) BPR 26/O/3/1 1854), and sold some land and other property in 1864 (CRO(B) BD TB 24/14/3 1864). An individual named Thomas Barrow made a Will on 14th January 1867 (CRO(B) BD HJ 189/2/17 1867), the same date as the Will made by the Thomas Barrow listed above. However, rather than stating that he was of Newland, the Will states that he was of Stainton Hall, Urswick, so it is likely that it is a different individual, and the Wills having the same date is merely a coincidence. However, it is a possibility that it is in fact the same man (see 3.1.4, below).

3.1.4 **Margaret Barrow (1867-1884):** Margaret was Thomas Barrow's wife, and on his death the property passed to her. As with her husband, her name is a relatively common one, and it is therefore difficult to be certain that other references relate to her and not to another woman of the same name. On 11th July 1867 there is a reference to a Mrs Margaret Barrow of Stainton, widow, being a party in a property transaction for land at Longlands (CRO(B) BC BUC 43/11/5 1867), and this would appear to be the widow of Thomas Barrow of Stainton Hall, Urswick (see 3.2.3, above). It is possible that the Barrows of Stainton were the same individuals as the Barrows of Newland as they are associated in the same document with one John Boulton of Ulverston, saddler (CRO(B) BC BUC 43/11/5 1867). A saddler from Ulverston named John Boulton is listed in the deeds as Thomas and Margaret Barrow's son in law.

3.1.5 **John Boulton (1884):** on Margaret's death on 24th April 1884, the property passed to John Boulton. He appears to have had no particular interest in the

property, as on 7th August 1884 he attempted to sell it at auction at the Sun Hotel in Ulverston, but no bids were made. He then had it valued and sold it to his wife, Margaret Boulton, being Thomas and Margaret Barrow's daughter. References to John Boulton, assuming they relate to the same individual, show that he participated in various property transactions, keeping the property within the family, with the second party being one William Barrow when conveying premises at Adgarley-in-Furness in 1885 (CRO(B) BD TB 131/1 1885), one James Barrow when conveying land at Stainton in 1886 (CRO(B) BD HJ 192/275 1886), and Margaret Boulton (presumably his wife) when conveying premises at 'Stenton' (Stainton) the following year (CRO(B) BD HJ 192/299 1887).

3.1.6 Margaret Boulton (1884-1908): the conveyance from John Boulton to Margaret Boulton in 1884 is the first to give details of the property, and it is clear that at this time the warehouse was sold to her together with the 'beerhouse' next door. It is described as *'all that messuage or dwellinghouse then used as a beerhouse and known by the sign of The Prince of Wales with the warehouse and building adjoining thereto and the yard and outoffices thereunto belonging situate at Buxton Place Ulverston in the County of Lancaster'*. As can be seen from 3.1.5, above, this was not the only time she purchased property from her husband, and it is made very clear in the property transaction in question that she bought it with her own money and it was to be for her sole and separate use. She made her Will on 20th June 1907.

3.1.7 William Boulton (1908-1913): on Margaret Boulton's death, on 15th March 1908, the property passed to her son, William Boulton, who, like his father, was also a saddler living in Ulverston. Four years after inheriting the property, William used it as security on his accounts with The Bank of Liverpool Ltd, entering into a mortgage agreement on 10th December 1912. Very shortly after this he defaulted in his payments, and the ownership of the property transferred to The Bank of Liverpool Ltd. The 1910 rating valuation lists the owner as Mr W. Bolton of 3 Market Street, Ulverston (CRO(B) BT/IR 19/2 1910).

3.1.8 The Bank of Liverpool Ltd (1913): very shortly after acquiring the property, The Bank of Liverpool set about selling it, in order to recoup the money that William Boulton owed them. It appears that it was at this point that the warehouse was first split from The Prince of Wales in terms of ownership, as the warehouse alone was sold to the then tenants, Rogers and Tyson.

3.1.9 Rogers and Tyson and the Rogers family (1913-2006): on 19th July 1913 Frank Rogers and William Tyson, partners in the firm Rogers and Tyson, who operated in business as grocers in Ulverston, purchased the warehouse from The Bank of Liverpool Ltd. At the time of the purchase, the property was described as *'All that Messuage or Building used as a Warehouse and Stable situate in Buxton Place Ulverston in the County of Lancaster and now in the occupation of the Partners as tenants thereof bounded on the North by Buxton Place aforesaid on the South and East by licensed premises know by the sign of the Prince of Wales and recently also belonging to the said William Boulton and on the West by property of Smith'*. The conveyance was such that if either partner died, the property would pass to the surviving partner and their heirs, and so it was that the warehouse continued to be owned by successive members of the Rogers family until 2006.

3.1.10 A conveyance from 1979 within the Rogers family shows that the warehouse was just a small part of the property owned by the family, and presumably by Rogers and Tyson before them. The property comprised a shop and premises at 34 Market Street (currently Dodd's Florist), the warehouse in Buxton Place, and two further warehouses in the back streets close to Market Street. The warehouse in Buxton Place is described in 1979 as a warehouse and garage, as opposed to the previous

description of a warehouse and stable, showing a clear continuity from horse-drawn to motorised transport.

3.2 Occupiers

3.2.1 **Introduction:** information relating to the occupiers of the warehouse is more difficult to identify than that on the owners, which is so clearly set out in the deeds. What little has been identified is set out below.

3.2.2 **Henry Couperthwaite Topham (1884):** when Margaret Boulton purchases the warehouse from her husband in 1884, Henry Couperthwaite Topham is named as the current tenant. A different tenant occupied the beerhouse next door, and the properties were clearly entirely separate in their function, in spite of being physically connected and having the same ownership. Due to his unusual name, it was possible to find further information about Henry Couperthwaite Topham. He is named as one of the parties in a lease from 12th November 1887 for a new building on New Market Street, recently built as a lock up shop and warehouse, which he leases from the Ulverston printer James Atkinson (CRO(B) BD HJ 49/3/2 1887; CRO(B) BD HJ 58/10/2 1887). It is unclear if he moved from the warehouse in Buxton Place at this date, or if he continued to lease it together with the warehouse on New Market Street.

3.2.3 **Rogers and Tyson (1910, 1913):** the earliest reference to Rogers and Tyson occupying the warehouse is in 1910 (CRO(B) BT/IR 19/2 1910), when they are also listed as grocers with a shop at 34 Market Street (Bulmer 1910). When they purchased the warehouse in 1913 they were also listed as the current tenants.

3.3 Function

3.3.1 The lack of occupier data makes any assessment of the building's function at different times problematic, but the information from both the owners and the occupiers suggests possible functions as shown below.

Function	Date
Owned by a merchant	Up to 1844
Owned by a miller	1844-1867
Warehouse and building adjoining	1884-1908
Grocer's warehouse and stable	1910, 1913
Warehouse and garage	1979

Table 1: Functions from the building's deeds

3.4 Map Regression

3.4.1 A number of early maps of the site were examined, revealing that the warehouse was built after Wood's town plan of 1832 and before the Ordnance Survey map of 1852. Very little change in the building can be elucidated from the Ordnance Survey maps from 1852 through to the present day, however.

3.4.2 **John Wood 1832 (Plate 1):** this plan clearly depicts the Buxton Place area, and a building can be seen in the vicinity of the site. It would appear that this building is not the warehouse but its adjoining building. It is perhaps more likely that this is depicting an earlier building that was demolished before the present 'complex' of buildings was erected. The area of Buxton Place is known as Soapery Bridge at this time.

3.4.3 **Ordnance Survey 1852 (Plate 2):** this is the first map to depict the warehouse; it shows the two main buildings of this complex both exist at this date,

but the smaller building in the south-west corner of the block has yet to be added. There is also a smaller building butting the north-west corner of the warehouse.

3.4.3 Ordnance Survey 1890 (Plate 3): the warehouse remains unchanged from 1852 to 1890, however this map is more detailed than the previous map, so the property divisions are now visible. The main development on this map is the change in name from Soapery Bridge to Buxton Place. The northern half of the Weint also becomes Well Street sometime between 1850 and 1889.

3.4.4 Ordnance Survey 1913: this map is hand-annotated with numbers corresponding to the 1910 valuation, and so adds details of the property's owners, but once again the warehouse appears unchanged.

3.4.5 Ordnance Survey 1968: once again there is no change from the last map, the smaller extension in the south-west corner of this block of buildings has not yet been constructed and is therefore a recent addition. The building butting the north-west corner of the warehouse still exists and has yet to be demolished.

3.4.6 Conclusion: cartographic sources demonstrate that the building was constructed between 1832 and 1852, and in plan at least, the warehouse has not changed to the present day. The block of three separate buildings it forms part of are not contemporary, the smaller building to the south-west being added sometime after 1967. The two main buildings may well be contemporary, and probably on the site of a previously demolished building. This date of construction is in keeping with other warehouses in town (Elsworth and Dawson 2005; Greenlane Archaeology 2007) and fits with the construction of the canal in 1796 and the subsequent expansion of the town (Ashburner 1993, 23).

4. Building Recording

4.1 Setting

4.1.1 The warehouse building is located on the southern side of Buxton Place. Buxton Place is an enclosed area bounded by the backs of properties on four streets, Market Street to the south, King Street to the west, Fountain Street to the north and Union Street to the east. Most of the buildings that previously filled this area of the town were demolished sometime after 1967 to make way for a car park.

4.2 Arrangement and Fabric

4.2.1 The warehouse forms the north-west corner of a block of three buildings. It is roughly square, orientated north-south/east-west, and the access is from the north (front) side. Three external elevations are at least partly visible, the north comprises plain stonework and the south and west elevations are finished with roughcast render. The east half of the south elevation is obscured by No.1 Buxton Place and the ground floor of the west half of this elevation is also obscured by a later monopitched extension to No.1. The east elevation is effectively the west elevation of No.1 Buxton Place. The north elevation shows the building to have three floors and a loft, all of which have a single room per floor except the ground floor. The ground floor has two entrances into separate rooms that have no access between them. The western room allows access to the basement which is located under the east part of the ground floor. The building is largely constructed from roughly coursed local slate rubble, incorporating some limestone rubble and occasional brick pieces, and the sills utilise a hard gritty yellow-grey sandstone. The quoins and lintels are all roughly dressed limestone blocks that are largely regular in shape and size. The building is currently roofed with corrugated asbestos cement sheets and ceramic bonnet tiles.

4.3 External Detail

4.3.1 **North elevation (Fig 3; Plate 4):** the upper two floors and the loft are lit with casement windows with vertical timber bars/divisions. The loft windows are half the height of those below and this level appears to be a later addition; the stonework around the hoist canopy certainly appears to have been re-built. There are three tiers of central loading doors beneath a canopied hoist, the first and second floor doors are seated above timber platforms carried on corbelled quoins. The lower door is raised above street level and sits above an oak beam, below which is an inward opening hinged board flap that is barred externally. There is a single bay either side of the ground floor loading slot; to the west there is a wagon doorway beneath an elliptical arch with a keystone and limestone voussoirs, and to the east there is a pedestrian entrance and a boarded window. There is a grey plastic downpipe at the eastern end of this elevation that is fed from plastic guttering. All the timber boards and panels have been painted an orange-brown, and the wagon entrance doors open outwards and are hung on large iron strap hinges.

4.3.2 **West elevation (Fig 4; Plate 5):** this elevation is entirely plain and coated with a gritty render. There is a patch of recent smooth grey cement render halfway up the north side of the elevation, and a strip of pinkish pale brown render along the entire base of the elevation up to a height of about 0.70m. There is lead flashing along the roofline.

4.3.3 **South elevation (Fig 4; Plate 6):** all that is visible of this elevation is the upper two floors and loft on the west side. There is one window per floor, the loft level window being half the height of the two below. All the lintels are hidden behind the

render but each window has a hard yellow-grey sandstone sill. The windows are orange-brown painted timber fixed casements with two vertical panes. A black plastic downpipe runs down the west side of the elevation and drains into the guttering on the monopitch roof of No.1's extension. Along the roofline and down to the west of the downpipe are iron hooks indicating the line of the original guttering system.

4.4 Internal Detail – Cellar (Fig 5)

4.4.1 This comprises a single room with a small brick partitioned area in the south-east corner that currently has no door. The cellar is accessed from the west part of the ground floor, with steps leading down from behind a door in the south-east corner.

4.4.2 *North elevation:* near to the roof at the west of the elevation there is an aperture for a window or cellar light, which runs through to the external ground floor level. This aperture is blocked with boards and an iron grill on the outside. The aperture has a downward sloping sill on the interior to maximise the available light, the jambs are rendered and square and the lintel is not evident due to the height of the window in the wall. The rest of this elevation is plain, rendered and whitewashed.

4.4.3 *East elevation:* there is a fireplace at the north end with the original cast iron hob grate still in place (Plate 7). The surround of the opening is finished with brick and this includes an arch over the top which has originally been rendered. South of the fireplace there is a doorway blocked in un-rendered red brick that would have led to No.1 Buxton Place, which therefore must also have a cellar, or at least cellar access. South of the blocked doorway is a brick wall that extends 1.10m west from the wall and forms the north end of a partition that runs 3m to the south end of the building. This area has a doorway to the south of the east/west wall, but there is no evidence of a door in the square cut softwood jambs. The partition is constructed from un-frogged red bricks which have been rendered with a greyish gravelly cement and then whitewashed.

4.4.4 *South elevation:* this elevation once again comprises rendered and whitewashed stonework, and rises to the west under the stairs in the east room of the ground floor. The steps down into the basement are located at the west end of this elevation and comprise a basic brick structure supporting slate steps. There are no banisters or rails in place, but there is a plank on the south side of the steps against the wall. Above the steps at the west end of this elevation is a small window, blocked by the addition of the outshut/extension to No 1 Buxton Place. The window has a square cut timber lintel, a downward sloping sill, square jambs, and the rusticated timber frame suggested it once held four lights.

4.4.5 *West elevation:* this elevation is entirely plain except for the steps constructed against the south end (see *Section 4.4.4* above).

4.4.6 *Floor:* the floor is constructed from slate flags laid onto earth, which are best preserved on the west side of the room and are largely buried beneath a quantity of brick dust, plaster, and render.

4.4.7 *Ceiling:* the main oak beam is keyed into the north and south walls, holds all the joists, and is supported on a central brick column. A second narrower beam has been added that is not keyed in to the walls and holds no joists; this is a reddish coloured softwood (Plate 8). The second beam does not run the full length of the room, stopping north of the stairs, and is supported on three re-used timber posts that are stop chamfered and have been cut down for this new function. Between the top of the new beam and the joists occasional small timber wedges have been inserted. The pale pine joists have some Baltic timber marks suggesting a late 18th or early 19th century date, and therefore that they were probably original (Greene 1995;

1996, 5). The original floorboards are oak with some more recent pine replacements; those that are original are up to 0.35m wide and have evidence of attached plaster.

4.5 Internal Detail – Ground floor (Fig 5)

4.5.1 **West part (Fig 5):** this is a small room that is accessed from the double wagon door entrance at the front of the building (north).

4.5.2 *North elevation:* a large corbelled limestone quoin at the east end supports the timber lintel over the wagon doors that are the full width of this elevation. The corbelled quoin also forms the springer for the exterior arch over the doorway. The west end of the oak lintel is keyed into the wall quoins. The wagon doors open outwards, are not original, and are made from treated tongue and groove pine boards. Each door has four horizontal braces and two large iron strap hinges that are mounted on pintels set into the quoins at either side; the east door has a modern floor bolt.

4.5.3 *East elevation:* this internal wall is stone built with whitewashed roughcast render. The double doorway to the basement at the south end of the elevation appears to be original, and sits under a roughly squared oak lintel. The softwood timber frame is partly painted green and has a number of gouge marks in the frame on the north side. The doors each consist of three tongue and groove oak panels with a pair of strap hinges. One door sits in front of the other; they bolt together, and extend down to the level of the first step down into the basement. Midway along this elevation a missing stone has been utilised as a nook, in which is stored numerous candle stubs, matches, an empty Woodbine packet, a Littlewoods credit offer note, and part of a door handle. There is another crevice near to the wagon doors that holds a timber peg with various lengths of string attached, nails, bolts, an advertisement for a prize draw in 1971 for the Barrow-in-Furness and South Cumberland 'Society for the Blind', and a copy of the North-West Evening Mail dated 3rd August 1955. Also near to these doors is an iron hook attached to the wall to secure the original doors open and/or shut.

4.5.4 *South elevation:* there is a blocked door under a roughly squared oak lintel at the east side of this elevation, which was presumably made redundant when the building to the rear was added (Plate 9). The un-pointed and un-rendered blocking consists of fairly regular approximately square limestone blocks, although the odd red brick can also be seen under the whitewash. In the centre of this elevation a waterpipe with attached tap projects up through the floor to a height of about 0.40m.

4.5.5 *West elevation:* the stonework sports a creamy render with fine rounded gravels and has been whitewashed. There is a blocked aperture about a third of the way along from the south wall that has a red brick arch about 1m above the floor level. The lower half of this blocking comprises un-pointed brick and the upper half is pointed stonework suggesting that the blocking occurred in two phases. A water pipe that is evident in the floors above runs along this elevation before going through the ceiling at the north end.

4.5.6 *Floor:* the floor is constructed from smooth concrete with a central shallow channel orientated east/west.

4.5.7 *Ceiling:* modern looking machine cut softwood joists run east/west between the walls and support machine modern looking tongue and groove boards.

4.5.8 **Ground floor – east part (Fig 5):** this is accessed through the pedestrian door to the east of the ground floor loading doors, and from this area it is possible to access the floors above.

4.5.9 *North elevation (Plate 11)*: this room seems to be rendered internally with a fine gravely cement which has then been plastered and painted pink. All the timber fittings are painted pinkish-brown. There is a large original window at the east whose upper half projects outwards before running down vertically flush with the exterior wall. The window has an iron framed fixed casement comprising five rows of four lights. The lintel is board over a roughly squared oak timber and the level sill is covered by a board. Beneath the window is an area of unpainted wall which may have just degraded more quickly than other areas or may have originally been panelled. To the west of the window is a pedestrian doorway. The doorframe includes tongue and groove oak boarding above the door to ceiling height. The door is constructed from four tongue and groove oak boards secured with four horizontal batten braces. It has two strap hinges and formerly had three locks, although at the time of survey it was secured with a bolt and padlock. To the west of the access door are the ground floor loading doors whose sills are formed by a horizontal beam approximately 0.75m above the floor level. The doors are constructed from tongue and groove oak boards that extend to ceiling height and have the appearance of huge shutters. Beneath the doors and hinged to the underside of the horizontal beam is a flap made of boards, which opens inwards and upwards and has vertical iron bars on the exterior side.

4.5.10 *East elevation*: this elevation has reasonably intact pink painted plaster on the walls, with a fireplace towards the north end (Plate 10). This has a plain, brown painted sandstone surround and what appears to be the original cast iron hob grate within. Around the midpoint in this elevation a partition juts out approximately 1m to the west and runs to the south elevation, forming a section that now belongs to No.1 Buxton Place. This plastered red brick wall has a blocked doorway at its southern end suggesting shared access between the two buildings as in the basement. The blocking looks fairly recent, comprising lightly cement rendered concrete blocks, and un-painted red brick.

4.5.11 *South elevation*: this elevation is plain except for the stairs rising to the first floor, which run up from the east to the west. The stairs are quite basic with a stop chamfered oak newel post holding a rail below which are three stained tongue and groove oak boards. Below the stairs is a brick platform from which rises a boarded area which forms headroom over the stairs to the basement beneath.

4.5.12 *West elevation*: the lower 0.75m of this elevation is 0.10m wider than above and this creates a ledge that is topped with a dressed timber board. Below the ledge the wall is covered by a very thin coat of plaster and it may well have been boarded at one time as it is one of the few areas not painted pink. Above the ledge the wall is painted salmon pink and had some graffiti pencilled, painted, and etched into it.

4.5.13 *Floor*: the floor is made from timber boards as described in *Section 4.4.7*.

4.5.14 *Ceiling*: one well finished sawn softwood beam runs north/south across the centre of the room and is keyed into the walls. It has chamfered lower edges and houses 16 joists on each side. The joists are also well finished and along with the boards appear to have been whitewashed at one time.

4.6 Internal Detail – First Floor (Fig 6)

4.6.1 *North elevation*: this elevation features matching windows with splayed jambs either side of the central loading doors, and the walls are covered in pink painted plaster. The windows are modern with fixed casements constructed from machine cut stained timber, and have five vertical struts holding glass that is reinforced with wire mesh. The west window has a recess in the sill area that probably housed a sink; the recess is 0.35m deep north to south, 0.35m wide east to west and 0.40m in height.

To the west of this window a pipe with a tap stops just above the vacant recess. The lintels of both windows can be observed from underneath, having been plastered on their outer faces. Both are roughly fashioned from oak and suggest that the location of the windows is original. The window to the east has a timber board sill. The central loading doors are constructed from four stained oak tongue and groove boards, each of which is braced with four horizontal battens. The doors are held shut by a modern softwood brace that fits across the back of the doors and into iron hooks in the door frame.

4.6.2 *East elevation*: this elevation is entirely plain with the exception of some rather creative and artistic graffiti largely dating from the 1920s (see Plates 13-15). Most of the graffiti is drawn with pencil, although some is etched into the plaster.

4.6.3 *South elevation*: in the centre of this elevation stained pinewood panelling and posts have been used to box off the stairs that lead down to the ground floor. The panels are tongue and groove, extend to the ceiling, and are braced against the beam and joists. This panelling prevents access to the stairs from any direction except the west. To the west of the stairs there is a fixed casement window with two lights divided vertically; it is constructed from the same hardwood as the modern windows on the north elevation and they are probably all contemporary. This window has splayed jambs and a timber board sill, while the lintel is hidden behind the plasterwork. To the west of the window the stairs rise to the second floor.

4.6.4 *West elevation*: at the north end of this elevation a vertical pipe rises through the floor and up through the ceiling; a small offshoot of this has the tap described previously (see Section 4.6.1). There are also two evenly spaced apertures near the north and south ends of the elevation, both blocked by slate flags (Plate 12). The southern aperture is completely blocked and the slate is partly covered in plaster and paint. The slate flag over the northern opening is un-plastered and does not entirely block the aperture. Behind the flag is a 0.40m recess that appears to access a flue. The stonework inside is very rough but it does not appear to be smoke blacked.

4.6.5 *Floor*: the boards are typically 0.20m wide and there are frequent replacements, especially in the region immediately south of the loading doors. There is also a circular hole cut through the floor boards towards the southern end of the beam below and under the east beam on this floor, the function of which is unknown. Lying loose on this floor is an iron derrick, which is triangular in shape with a pulley on one corner. The other two corners were probably originally attached to the exterior of the building and as the chain with goods attached runs through the pulley lateral movement could be added to the hoisting process.

4.6.6 *Ceiling*: there are two evenly spaced north/south beams which are whitewashed softwood, 0.29m deep and 0.18m wide, both are original and the east beam has some Baltic timber marks on the underside. The west beam has pencil marks for the 16 whitewashed joists that are set into it, and one joist has Baltic timber marks on the underside. The joists are whitewashed and so are the pine boards that they support, which are typically 0.34m wide. Two roughly circular holes have been cut into them allowing the access of the pulley rope to this floor (see Section 4.7.5).

4.7 Internal Detail – Second Floor (Fig 6)

4.7.1 *North elevation*: this is almost identical to the floor below with the central loading doors flanked by windows, and the wall showing pink painted plaster in various states of decay. The window to the west has a simple fixed casement with a brown painted frame and a central vertical strut separating the two panes. Each pane is protected by two vertical iron bars on the exterior. No lintel could be observed due to the plaster. There is a broken yellow ceramic bowl in the sill area that is 0.10m

deep, and is fed by a tap at the top of the vertical pipe that runs up from the west part of the ground floor. The eastern window is the same except it lacks the bowl, the sill is covered in a piece of board, and there is some graffiti in the plasterwork of the jambs and around the lintel area. The graffiti is largely in pencil and dates from 1918 onwards; one piece notes that 'A. Dixon started Aug 2nd 1921'. The central loading doors were exactly as those described for the floor below (*Section 4.6.1*).

4.7.2 East elevation: in the centre of this elevation there is a chimney constructed from red brick and painted pink. At the base of the chimney is a yellow sandstone slab on top of which a heater or stove was probably sat. Two ceramic pipes are set into the brickwork of the chimney on the north and west faces; these are angled downwards at 45 degrees and probably connected to flues from the heater/stove. South of the chimney there is a blocked door that has been plastered and painted in the same pink colour as the rest of the walls.

4.7.3 South elevation: over the stairs to the first floor, at the west end of this elevation, there is a window with splayed jambs and a board sill. The inserted fixed casement is of the same stained hardwood as those on the floor below, and has two vertically divided panes. Recent plasterwork can be observed in the area of the lintel and there is a skim of recent looking cement in the jambs.

4.7.4 West elevation: at the southern end of this elevation there is a window that has been blocked with bricks flush with the exterior wall. Inside the brickwork there is an iron grill with vertical bars and inside them there are timber shutters. The window has splayed jambs and a board sill. A thin post and pine panel partition runs 2.70m east to west, meeting the elevation in the centre of the blocked window. This partition has obviously been inserted in order to block the stairs off from the north, which suggests that the stairs might not be in their original location. The northern half of the blocked window is further obscured by a sizeable glass-fronted timber cabinet fixed to the wall in front of that part of the window; this cabinet has been added at the same time as the partition to which it is also fixed. Half the cabinet has become detached from the wall and is lying on the floor against the partition.

4.7.5 Floor: where the sandstone slab has been added at the base of the chimney to the east the ceiling of the floor below has been reinforced with perpendicular joist braces to accommodate this. The floor boards have holes to allow the pulley rope through, as described in *Section 4.6.6*. Lying loose on this floor is a timber hoist arm with a pulley at one end, presumably the forerunner of the one still protruding from the northern elevation at loft level.

4.7.6 Ceiling: the ceiling timbers are essentially the same configuration as on the floor below (see *Section 4.6.6*) however there are some cosmetic differences. The undersides of the two main beams have central bolts for the attachment of the kingpost visible on the floor above. There are also bolts near the north and south ends of the beams that attach to timbers in the loft that raise the height of the trusses from these tie-beams (see *Section 4.8.6*). There is a 2.10m long north/south slot in the ceiling of this floor, which not only accommodates the pulley rope but also the lower edge of the flywheel around which the rope runs. There is a small rectangular hinged floor hatch in the south-west corner, over the stairs. There is also a larger rectangular access to the loft in the centre of the ceiling between the two beams; one joist has been cut to facilitate this opening, which is accessed by a timber ladder that is fixed in place (Plate 16). Two circular holes are present in the ceiling, and they are located immediately to the west and east of the beams and measure 0.70m in diameter.

4.8 Internal Detail – Loft (Fig 7)

4.8.1 *North elevation*: all the loft walls are rendered and plastered but not painted. There are two 'short' windows at either end of the elevation, each of which has roughly symmetrical splayed jambs. These windows appear to be original; they are the full height of the walls on this floor (0.65m) and have square cut oak lintels. The windows are the same design as those below with a vertically divided brown painted fixed casement and external vertical iron bars. Under the principal rafters of each truss there are two cut beams, one on top of the other. These cut beams extend approximately 0.70m into the room from the wall into which they are inset. The cut beams effectively raise the height of the roof as they bridge the gap between the underlying tie-beam, to which they are bolted, and the principal rafters. In the centre of the elevation there is a slot through the wall that allows the exit of the hoist arm and its chain. On top of the wall there is a board wall plate, on top of which sits a more recent softwood timber that supports the corrugated asbestos cement roofing sheets.

4.8.2 *East elevation*: there is a plain red brick chimney in the centre of this elevation that stops short of the roof and adds further support the ridge purlin.

4.8.3 *South elevation*: there is an inserted fixed casement window in the west end of the elevation that is the same design as those described for this elevation on the first and second floors. The window has a modern softwood sill and recent looking cement in its splayed jambs. The same cut beams between the tie-beam and the principals, described for the north elevation, are present.

4.8.4 *West elevation*: there is a blocked window at the south end that has a wider splay to the northern jamb than the southern. As on the floor below the timber shutters open to reveal an iron grill, behind which the aperture has been blocked with red bricks. The lintel is a roughly squared oak, and the base of the window is at floor level.

4.8.5 *Floor*: there is little to add that was not described in *Section 4.7.6* except for fittings that relate to the winch mechanism (Plate 17). The mechanism consists of a large wheel at the west end of an axle that is braced between the two trusses; a chain with a hook runs around the axle and the chain could be taken in or let out by moving the wheel around. The addition of the rope around the wheel permitted this to be done from the first and second floors as well as the loft. The hoist arm that projects from the exterior wall is braced below two timbers that run almost perpendicularly and are fixed to the cut tie-beams. Where these timbers meet on top of the hoist arm they are braced together with an iron plate with a channel in it, through which the hoist chain runs. There is also a motor lying near to the winch axle which has a thin metal cable wound round its axle; it is marked 'British Hoist and Crane Co. Slough Bucks SWL' and is painted red.

4.8.6 *Roof*: the two kingpost trusses have joggled braces, are fashioned from a reddish softwood, and their outer faces have been finished with an axe (Plate 18). The north end of the western face of the west truss has what appears to be a Baltic timber mark that resembles a number '10'. The principals are joined to an apparently cut tie beam that is keyed into the wall and sits upon a beam of a similar length (Plate 19). These truncated beams are in turn bolted onto the main beams of the second floor, which seem to be of a different timber type and are whitewashed. It seems evident that the tie beam was not simply cut out because it would have never fitted with the longer kingpost that was bolted to the beam below. There are two purlins per pitch that are all clean sawn softwood and may well be contemporary with the corrugated roofing sheets.

5. Discussion

5.1 Introduction

5.1.1 The map regression revealed that a building existed at the approximate location of the warehouse when John Wood's plan of Ulverston was produced in 1832. Unfortunately it is not clear whether this was the warehouse, No.1 Buxton Place (the adjoining building), or neither of them. The warehouse certainly existed by 1850, when it appears on the Ordnance Survey map of 1852 that was surveyed in that year, clearly depicted with the adjoining No.1 Buxton Place. The only subsequent changes to the plan of the buildings are the addition of the extension to No.1 on the south side of the warehouse, and the removal of the building to the north-west of the warehouse: both these changes occurred sometime after 1968.

5.1.2 The deeds for the warehouse at Buxton Place reveal that the property was first conveyed in 1844, from Gardner Mashiter and his wife Elizabeth to Thomas Barrow. Once again there is no direct evidence that it is the warehouse that is being conveyed rather than an earlier building, or even just a plot of land. The fact that Gardner Mashiter was a merchant would however suggest that he had the warehouse built, and sometime prior to 1844, which corresponds with the map evidence. From the deeds it is also evident that until Rogers and Tyson bought the building in 1913 the warehouse and No.1 Buxton Place were always sold as one lot, which suggests that the two buildings are contemporary. Further information regarding owners and occupiers of the building was hard to come by, especially for the 19th century, due in part to the building's lack of name or number. Various properties in Buxton Place are referenced but it is difficult to determine which if any is the warehouse.

5.1.3 The building recording revealed several phases of alterations and change within the warehouse, and these are listed below. It is worth bearing in mind, however, that the internal plasterwork and external rendering on the west and south elevations have undoubtedly hidden additional alterations.

5.2 Phasing

5.2.1 **Phase 1 - inception:** the earliest phase involves the construction of the warehouse as seen on the Ordnance Survey map of 1852 (surveyed in 1850). The building is evidently contemporary with No.1 Buxton Place and it would appear from the deeds and the cartographic evidence that the two were built together at the time as the plot of land became available. It seems likely that it was Gardner Mashiter and his wife Elizabeth that were responsible for the construction of these buildings and that this occurred sometime between 1832 and 1844. It would appear that the general layout of the building, including the internal wall on the ground floor and the loft space, is as originally constructed. Certain features from this date still exist in the building - the fireplaces appear original, as do the loading doors, the ground floor window, the windows on the upper two floors, the winch mechanism, and the majority of the ceiling and roof timbers.

5.2.2 **Phase 2 - early change of plan:** the Ordnance Survey map of 1890 shows the irregular shape of the warehouse plan for the first time, and it would appear that the map has been based on a ground floor plan only. At some point the south-east part of the ground floor was been partitioned off with a brick wall, presumably having been incorporated into No.1 Buxton Place. It is possible that this change in floor plan occurred somewhat earlier, as the earlier maps do not even distinguish between the two buildings. It may well be the case that the partition wall in the basement dates from this time also, although there is difficult to be certain. It also seems likely that

the stairs may have been inserted during this phase; the hatch over the second floor stairs would suggest that it was reached via a ladder originally. This in itself would suggest that the current loft ladder/hatch arrangement would relate to the introduction of the current stairs. The stair rails, steps and newels are identical on all floors which suggests that they are all contemporary.

5.2.3 Phase 3 - new owners: the next phase of developments would appear to relate to the sale of the warehouse to the grocers Rogers and Tyson, who bought the property in 1913 after renting it for the previous three years. When they bought the property it was sold separately from the building next door for the first time, which may account for the blocking of the doorways between the two buildings: these were evident in the basement, ground floor, and second floor. Certain other changes appear to relate to this period, and the pink painted plaster has numerous patches of graffiti that all seems to date from 1918 onwards. This would suggest that A Dixon and the others responsible were employees of Rogers and Tyson, who decorated the building in its current style immediately or soon after purchasing it. Other changes that may be contemporary include the partitions around the stairs of the first and second floors. These partitions have certainly been inserted and it is possible that they relate to this period; the presence of several employees, as indicated by the graffiti, might suggest an increased interest in safety at this time. Prior to the partitions being added all the windows in the west elevation were blocked, presumably in advance of the roughcast render on that elevation. Both of these changes may well relate from the time when these long-standing owners took the building over.

5.2.4 Phase 4 - pre-1968: at some point between 1913 and 1968 the small doorway on the west elevation of the ground floor was blocked. This room appears to be described as a stable in the conveyance of the warehouse to Rogers and Tyson in 1913. It would therefore seem likely that the stable was originally mucked out into the land to the west using this small doorway and that it would have existed until a time when the horse was replaced by motorised transport and the room became a garage. It would seem likely that during this phase the roof was repaired – the occasional slate was still evident on the loft floor at the time of the building recording. The change from slate to asbestos sheets may have occurred at an earlier date, it is impossible to be certain without photographic evidence, but it presumably corresponds with the removal of the building's chimneys and the blocking of the possible flues on the first floor and in the loft. The renewal of the roof may have also resulted in a change to the hoist canopy and elements of the winch mechanism. On the first floor a loose metal derrick was present and a timber hoist arm was found in the loft; the hoist canopy itself does appear to be original or at least early, although it has obviously been re-roofed. The stonework surrounding the hoist also looks more recent than that on the rest of the northern elevation, although there was no evidence to support this on the interior loft elevation.

5.2.5 Phase 5 – post 1968: since the production of the 1968 Ordnance Survey map various changes have occurred, the most noteworthy being the addition of the extension to No.1, to the south of the warehouse. This phase would probably include the blocking of the southern cellar light and the door in the southern elevation of the western ground floor room. The blocking of the cellar light outside the northern elevation would also appear to be a recent event; some of the litter that has accumulated on the inside sill is very recent but must have been deposited before the aperture was fully blocked. This blocking also involved the addition of a slate slab on the exterior ground floor that may well have replaced a part-glazed cover. It would seem likely that the damage to the quoins on the north-west corner of the warehouse exterior would relate to the removal of the adjoining building that is shown on maps from 1852 to 1968 (Plates 2-3). The addition of the new beam cannot be accurately

dated but it would appear from the timber used to be a recent repair; this may well be contemporary with the modern framed windows that have replaced earlier ones on all floor of the south elevation and the first floor of the north elevation.

5.2.8 **Conclusion:** the building recording has narrowed down the construction date of the warehouse to between 1832 and 1850, and has revealed that the basic layout of the building has remained largely unchanged since that time. Many of the internal alterations that have been made to the property have been a consequence of changes in ownership and therefore the specific function of the property. As might be expected the surrounding buildings have also been a cause of change, and it would appear that when the ownership of the warehouse and No.1 Buxton Place was first split in 1913 any shared access was lost and the buildings became individual entities for the first time. This pattern continued when No. 1 added an extension onto the rear of the warehouse, further changing access patterns and lighting. To some extent the removal of the building that butted the north-west corner of the warehouse for the majority of its time has alleviated some of the access issues, especially to the basement and west part of the ground floor. Changes have also been necessary due to the age of the building; the re-rendering of the west and south elevations will have been necessary to protect the building from the elements and the replacement of the roof and strengthening of the east ground floor are probably typical repairs in buildings of this date.

6. Bibliography

6.1 Primary and Cartographic Sources

* = not examined

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*CRO(B) BD HJ 49/3/2, 1887 *Counterpart Lease 12th November 1887, for a new building on New Market Street, Ulverston, recently built by James Atkinson of Ulverston, printer, as a lock up shop and warehouse, leased to Henry Couperthwaite Topham of Ulverston, grocer*

*CRO(B) BD HJ 58/10/2, 1887 *Lease 12th November 1887, for a new building on New Market Street, Ulverston, recently built by James Atkinson of Ulverston, printer, as a lock up shop and warehouse, leased to Henry Couperthwaite Topham of Ulverston, grocer*

*CRO(B) BD HJ 189/2/17, 1867 *Extract from the Will of Thomas Barrow, Stainton Hall, Urswick, 14th January 1867*

*CRO(B) BD HJ 192/275, 1886 *1st party: John Boulton; 2nd party: James Barrow; Premises: Land at Stainton; 26th February 1886*

*CRO(B) BD HJ 192/299, 1887 *1st party: John Boulton; 2nd party: Margaret Boulton; Premises: at Stenton; 5th October 1887*

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Appendix 1: Deeds

June 1913

Abstract of the Title of The Bank of Liverpool Ltd to a warehouse and building adjoining the Prince of Wales Beerhouse situate at Buxton Place Ulverston in the County of Lancaster.

W.C. Kendall, Ulverston

1886. Indenture of conveyance of this date made between John Boulton of Ulverston in the County of Lancaster Saddler of the one part and Margaret Boulton wife of said John Boulton of the other part.
1st March.

Stamp £3

*Original
produced at
the office of
[illegible] W.C.
Kendall
Solicitor,
Ulverston &
compared 27th
June 1913*

Reciting that Thomas Barrow late of Newland Mill Ulverston aforesaid Miller duly made and executed his Will dated the 14th January 1867 and thereby inter alia devised to his wife Margaret All the residue of his real estate for and during the term of her natural life And from and after her decease he devised the same unto his son Francis Clark Barrow and his son in law said John Boulton Upon trust that they or the survivor of them or the heirs or assigns of such survivor should as soon as conveniently might be thereafter sell and dispose of all his said residuary real estate either together or in parcels and either by public auction or private contract and should after paying the expenses of such sale or sales stand and be possessed of the monies to arise from such sale of his said residuary real estate In trust as therein mentioned And Testator appointed his said wife sole executrix of his said Will and revoked all other Wills.

AND RECITING that said Thomas Barrow duly made and executed a Codicil to his said Will dated 15th February 1867 which however did not affect in any way the devise of the residuary real estate in said Will.

AND RECITING said Thomas Barrow died on 9th March 1867 without having revoked his said Will and Codicil and same were proved on 25th May 1867 in the Lancaster District Registry of Her Majesty's Court of Probate by said Margaret Barrow the Widow of said Thomas Barrow.

AND RECITING said Margaret Barrow died on 24th April 1884.

AND RECITING said Francis Clark Barrow died on 26th May 1880.

AND RECITING that premises thereafter described and intended to be thereby conveyed were on 7th August 1884 put up for sale by auction at Sun Hotel Ulverston but no bid was made for same.

AND RECITING said John Boulton thereafter caused said premises along with the other unsold real estate of Testator to be valued by competent valuers and premises thereafter described were valued by Mr William Settle Land Surveyor at £550.

AND RECITING said Margaret Boulton having offered £600 for the premises thereafter described said John Boulton had agreed to sell same to her at that sum.

AND RECITING said Margaret Boulton intended to pay said purchase money out of moneys belonging to her for her separate use and she had requested that said premises might be conveyed to her for her sole and separate use as was thereafter expressed.

IT WAS WITNESSED that in consideration of £600 to said John Boulton paid by said Margaret Boulton out of moneys belonging to her for her separate use (receipt acknowledged) He said John Boulton as Trustee did thereby grant and convey unto said Margaret Boulton her heirs and assigns

ALL THAT messuage or dwellinghouse then used as a beerhouse and known by the sign of The Prince of Wales with the warehouse and building

adjoining thereto and the yard and outoffices thereunto belonging situate at Buxton Place Ulverston in the County of Lancaster then in the respective occupations of Joseph Shepherd and Henry Couperthwaite Thopham as tenants

TO HOLD the same unto said Margaret Boulton her heirs and assigns To the use of said Margaret Boulton her heirs and assigns for ever for her sole and separate use.

EXECUTED by said John Boulton and attested.

1907.
20th June BY HER WILL of this date said Margaret Boulton appointed her son William Executor thereof and gave and devised and bequeathed to him all her estate of whatever nature absolutely.

1908.
15th March TESTATRIX died.

1908.
24th April PROBATE granted out of the Lancaster District Probate Registry to William Boulton the Executor therein named.

1912.
10th December INDENTURE OF MORTGAGE of this date made between said William Boulton (thereinafter called the Mortgagor) of the first part The Bank of Liverpool Ltd (thereinafter called the Company) of the second part and Francis William Crewdson of Kendal in the County of Westmorland Bank General Manager and Robert Barton Hayhurst of Ulverston Bank Manager (thereinafter called the Trustees) of the third part.

RECITING seizin of Mortgagor.

AND RECITING that Mortgagor had accounts current with Company and the Company had consented to make advances to him or give him other accommodation upon having such security for the balances from time to time owing on said accounts as thereinafter appearing.

IT WAS WITNESSED that in consideration of the premises the Mortgagor thereby covenanted with the Company that he the Mortgagor would on demand or if no demand was made in his lifetime then his heirs executors or administrators would on his death pay to the Company the balances (if any) then owing from the Mortgagor on his accounts current with the Company for cheques notes or bills drawn accepted or indorsed by him or for advances made to him or for his accommodation or benefit or otherwise howsoever (including interest with half yearly rests commission or other customary charges) and would also pay interest on such balance from date of such demand or death (as the case might be) at current Bank rate.

AND IT WAS ALSO WITNESSED that in consideration of the premises the Mortgagor as beneficial owner thereby conveyed unto the Company (inter alia)

ALL THAT messuage or dwellinghouse (same description as in the before abstracted Indenture)

TO HOLD the same unto and to the use of the Company and their assigns in fee simple.

PROVISO for redemption.

DECLARATION that any demand for payment of balance intended to be thereby secured might be made by a notice in writing signed by any director manager or cashier on behalf of the Company and that the provisions of section 67 of the Conveyancing and Law of Property Act 1881 should apply to every such notice.

FURTHER DECLARATION that power of sale conferred on Mortgagees by said Act should take effect as regarded those presents as if section 20 had been omitted from said Act but said power should not be exercised unless default was made in payment of said balance or part thereof for one calendar month after it had become payable under foregoing covenant. *(Bring in from Back)*

EXECUTED by all said parties and attested.

And upon any sale made under the statutory power is varied by now abstracting presents statutory declaration by a Director manager or cashier of the Company that payment of the balance had been duly demanded and not paid should be conclusive evidence of such demand and non-payment in favour of any purchaser or other persons deriving title to the premises under such sale

Declaration that the Trustees and the survivor of them and the heirs assigns executors or administrators of such survivor or other the Trustees or Trustee for the time being thereof should stand possessed of the premises firstly thereinbefore described in trust for the Company and their assigns subject to the right of redemption (if any) for the time being subsisting therein and that the Company should have power from time to time to appoint a new Trustee or Trustees of now abstracting presents.

Dated 19th July 1913

The Bank of Liverpool Ltd to Messrs Rogers and Tyson.

Conveyance of a Warehouse and Stable situate in Buxton Place Ulverston in the County of Lancaster.

Martin & Atkinson, Ulverston

This Indenture made the nineteen day of July One thousand nine hundred and thirteen **Between** The Bank of Liverpool Limited (hereinafter called the Company) of the one part and Frank Rogers and William Tyson both of Ulverston in the County of Lancaster Provision Merchants carrying on business under the style or firm of Rogers and Tyson (hereinafter called the Partners) of the other part.

Whereas by an Indenture of Mortgage made the tenth day of December One thousand nine hundred and twelve between William Boulton of Ulverston aforesaid Saddler of the first part the Company of the second part and Francis William Crewdson and Robert Barton Hayhurst of the third part the hereditaments hereinafter described were (with other hereditaments) conveyed by the said William Boulton to the Company and their assigns in fee simple by way of mortgage for securing the balances (if any) owing on accounts current which the said William Boulton had with the Company And in the Indenture now in recital was contained a covenant on the part of the said William Boulton with the Company that he would on demand pay to the Company the balance (if any) then owing from him on his accounts current with the Company And it was by the said Indenture also declared that the power of sale conferred on mortgagees by the Conveyancing and Law of Property Act 1881 should take effect as regarded the now reciting presents as if Section 20 had been omitted from the said Act but the said power should not be exercised unless a default was made in payment of the said balance or part thereof for one calendar month after it had been payable under the foregoing covenant.

And Whereas the Company some time ago made demand on the said William Boulton in accordance with the provisions of the before recited Indenture for payment of the balance owing by him to the Company, and default was made by him in payment of the said balance for a period exceeding one calendar month after it had become payable under the provisions of the hereinbefore recited Indenture.

And Whereas a considerable **sum** of money still remains due to the Company upon the security of the recited Mortgage and the Company have in exercise of the aforesaid power of sale agreed to sell the hereditaments hereinafter described to the Partners for an estate in fee simple in possession free from incumbrances at the price of One hundred and fifty Pounds.

Now This Indenture Witnesseth as follows:

1. **In** pursuance of the said agreement and in consideration of the sum of **One hundred and fifty Pounds** now paid by the Partners out of partnership money to the Company (the receipt of which sum the Company hereby acknowledge) the Company as **Mortgagees** in exercise of the power for this purpose conferred on them by the Conveyancing and Law of Property Act 1881 and by the recited Mortgage and of all other powers convey unto the Partners **All** that Messuage or Building used as a Warehouse and Stable situate in Buxton Place Ulverston in the County of Lancaster and now in the occupation of the Partners as tenants thereof bounded on the North by Buxton Place aforesaid on the South and East by licensed premises know by the sign of the Prince of Wales and recently also belonging to the said William Boulton and on the West by property of Smith **To hold** the said premises with their appurtenances **unto and to the use** of the Partners in fee simple as joint tenants and as part of their partnership property discharged from all principal money and interest secured by and from all right of redemption and claims under the said recited mortgage.
2. **Provided always** that if either of the Partners shall die during the continuance of the Partnership the survivor may sell lease or otherwise deal with the said hereditaments or any part thereof for the purpose of winding up the partnership affairs or otherwise without the concurrence of the executors or administrators of the deceased partner and the receipt of such survivor for the purchase money or other consideration shall effectually discharge the person paying the same therefrom and from all liability to see to the application thereof or as to whether the Partnership is on foot.
3. **And** the Company hereby acknowledges the right of the Partners to production and delivery of copies of the documents specified in the Schedule hereto.
4. **And** it is hereby certified that the transaction hereby effected does not form part of a larger transaction or of a series of transactions in respect of which the amount or value or the aggregate amount or value of the consideration exceeds Five hundred Pounds.

In Witness whereof the said parties to these presents have hereunto set their hand and seals the day and year first before written.

The Schedule before referred to.

11th May 1844. Release Conveyance from Gardner Mashiter and his wife to Thomas Barrow, and his Trustee.

1st March 1886. Indenture of this date made between John Boulton of the one part, and Margaret Boulton of the other part.

10th December 1912. The said recited Indenture of Mortgage of this date.

The Common Seal of the Bank of Liverpool Limited was hereunto affixed in the presence of

[illegible] Director

[illegible] General Manager

[signed] Frank Rogers

[signed] William Tyson

Signed sealed and delivered by the said Frank Rogers and William Tyson in the presence of [illegible] Martin, Solicitor, Ulverston.

Appendix 2: Listed Building Details

From: English Heritage 2001

IoE number: 459888

Location: WAREHOUSE ATTACHED TO WEST OF NUMBER 1, BUXTON PLACE
(south side)

Date listed: 19 April 1996

Date of last amendment: 19 April 1996

Grade: II

Warehouse attached to west of No.1 GV II Warehouse. Probably late C18. Rubble with limestone dressings and corrugated asbestos roof. 3 main storeys plus an attic. North wall has one bay to each side of a central loading slot. The windows are casements with plain reveals. The attic storey is lit by shallow windows under the eaves. The loading slot has a lucan, timber doors, and timber platforms at each storey carried on stone corbels. On the ground floor the right-hand bay contains a cart entrance with elliptical arch and keystone. The left-hand bay contains a window with a doorway to its right.

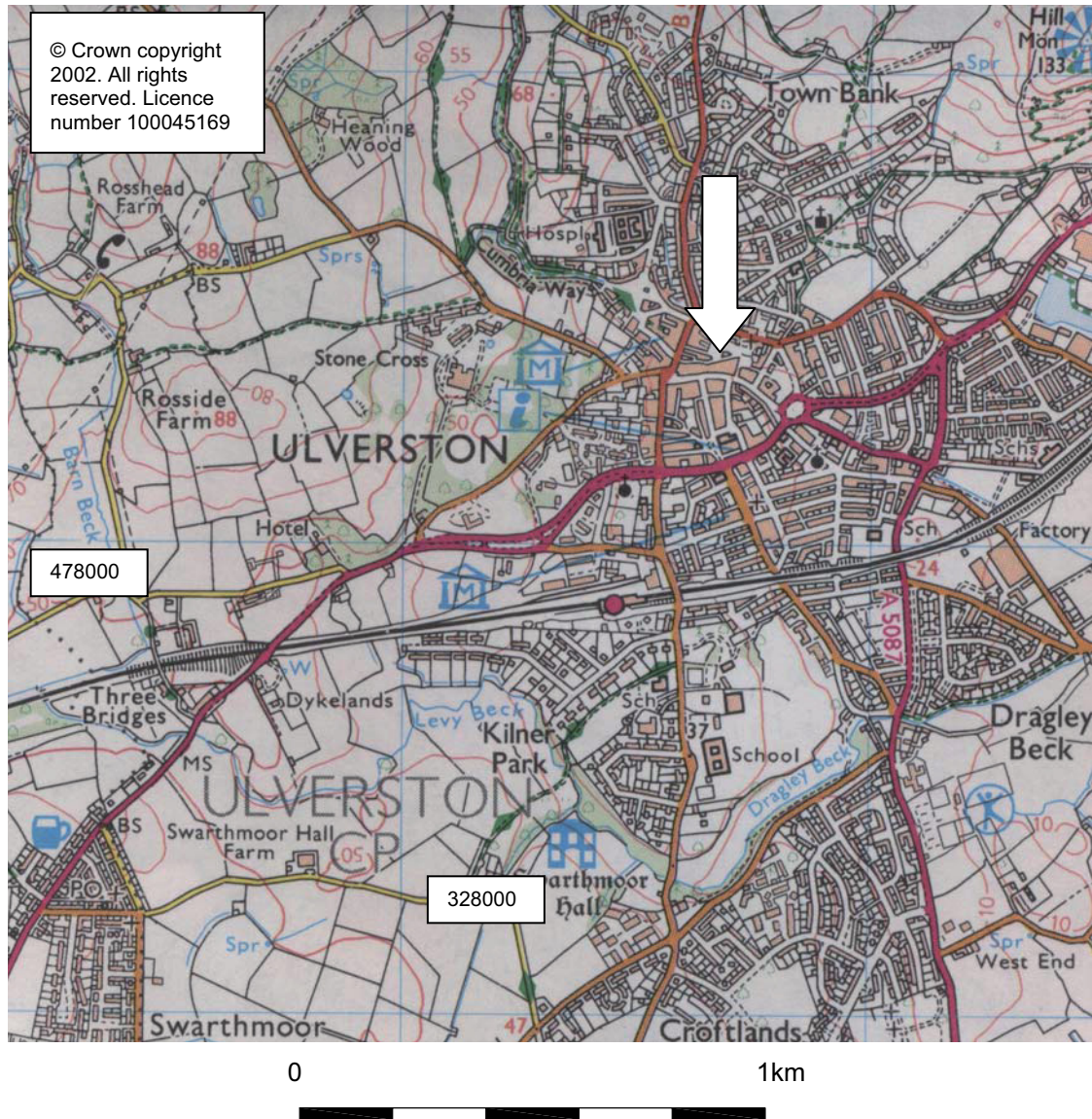
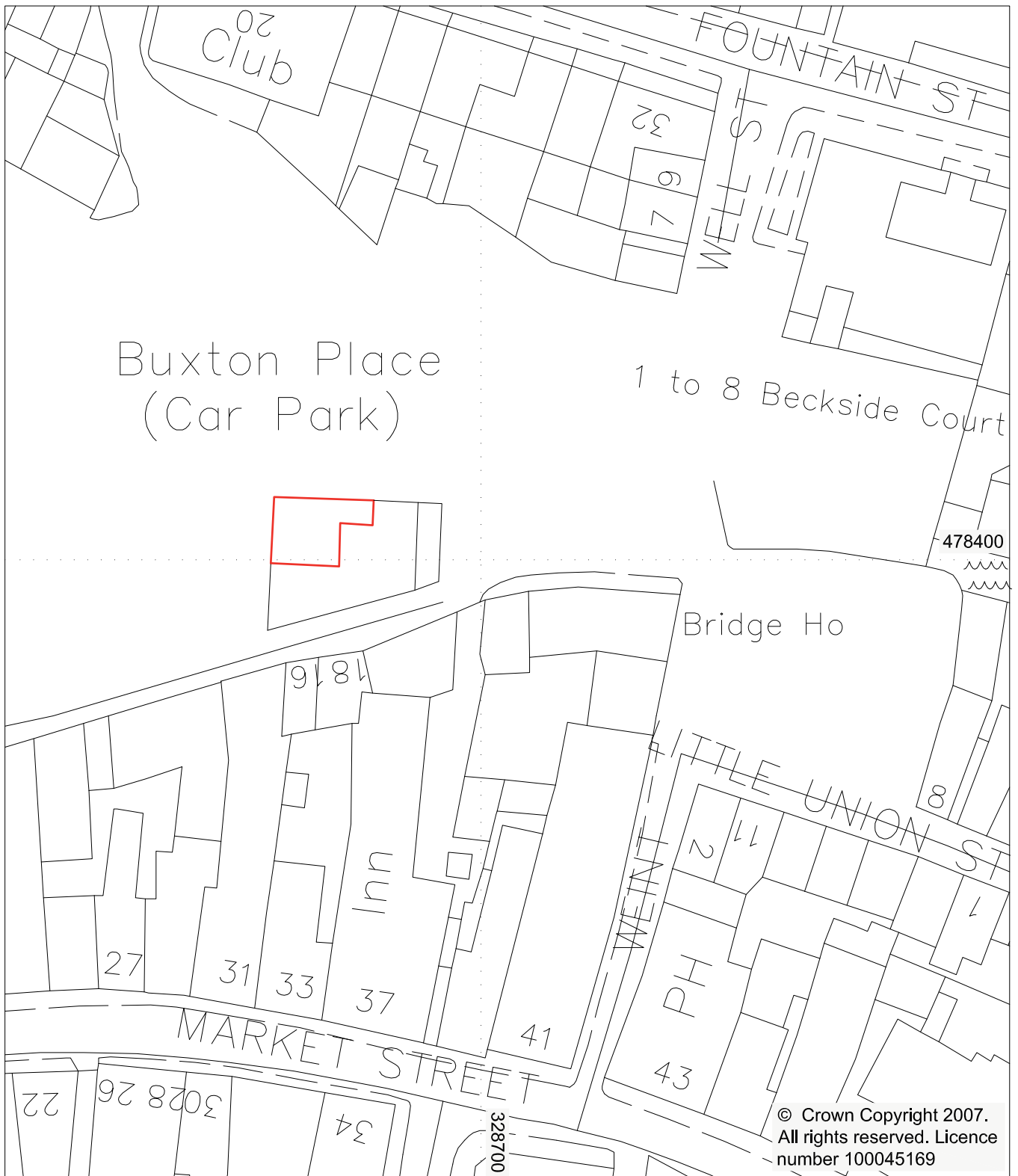


Figure 1: Location map



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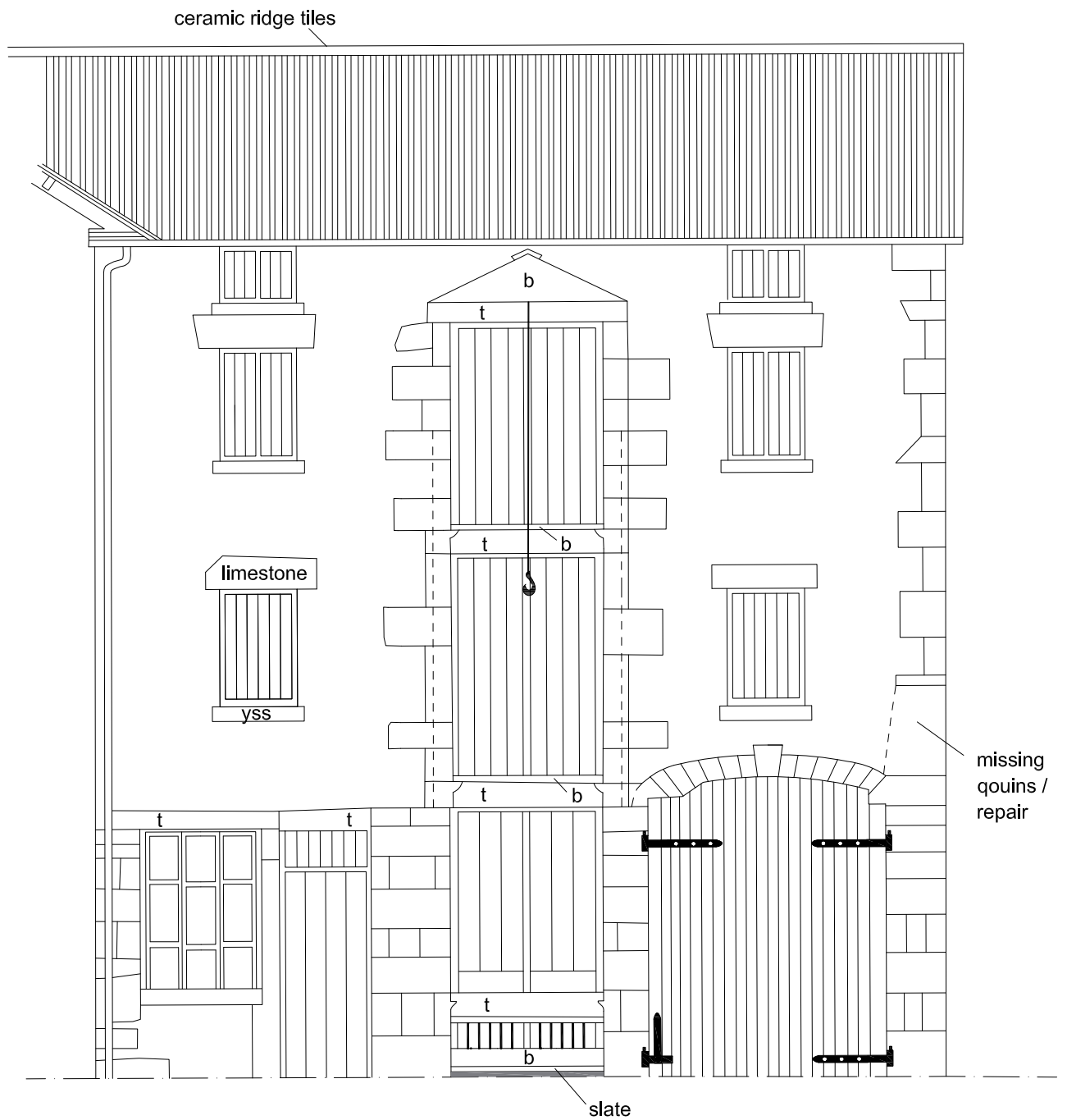
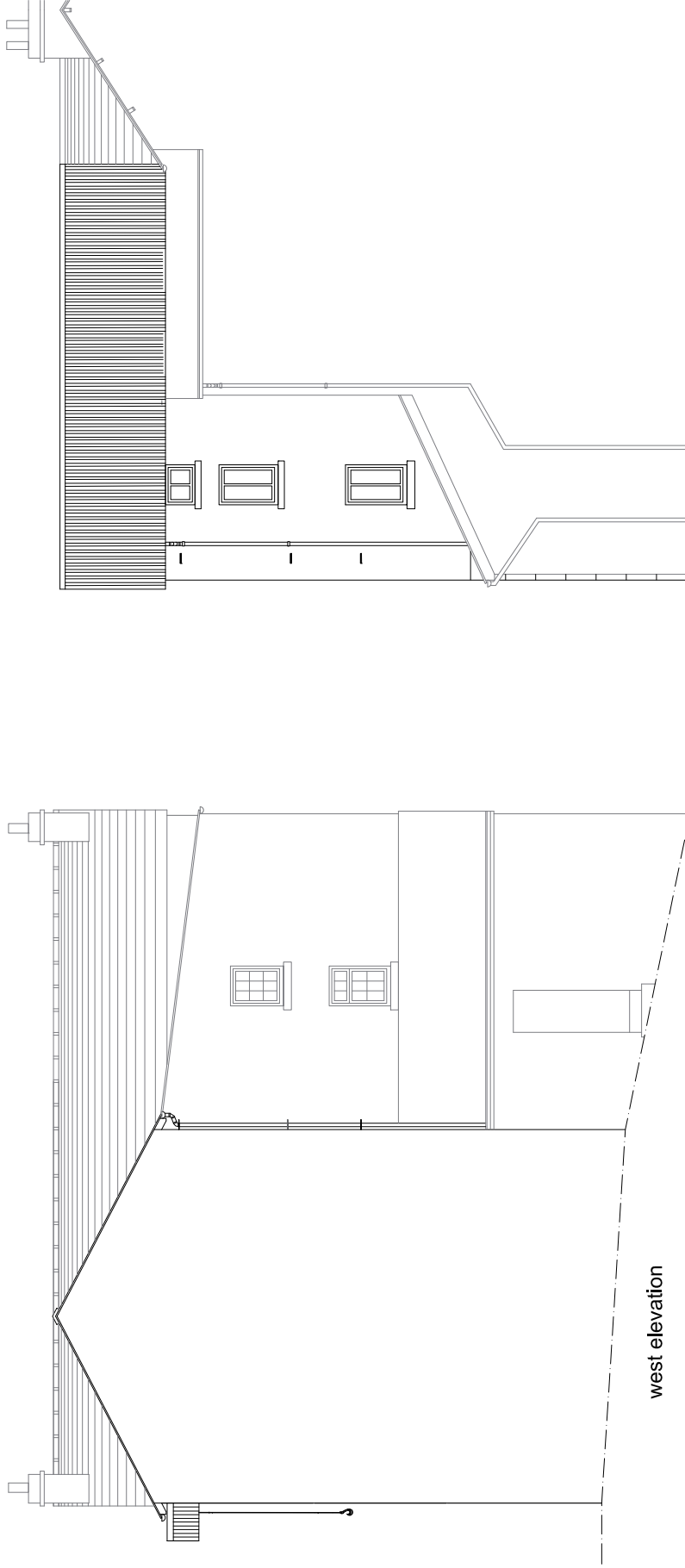
<p>Project: Former Rogers and Tyson Warehouse, Ulverston: Archaeological Building Recording</p>	<p>Key:</p> <p> Development area</p>	<p>0  15m</p> <p>N </p> 
<p>Project Code: G1060 Site Code: BP07 Date: November 2007</p>		

Figure 2: Detailed site location plan



<p>Project: Former Rogers and Tyson Warehouse, Ulverston</p>	<p>Key:</p> <ul style="list-style-type: none"> ----- dressed edge of quoins ■ concrete --- ground line ▨ corrugated roof t timber b board ■ iron 	<p>0 2m</p>
<p>Project Code: G1060 Site Code: BP07 Date: November 2007</p>		

Figure 3: North external elevation



south elevation

west elevation

Project:
Former Rogers and Tyson
Warehouse, Ulverston

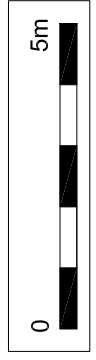
Project Code: G1060
Site Code: BP07

Key:

— adjoining building

■ iron

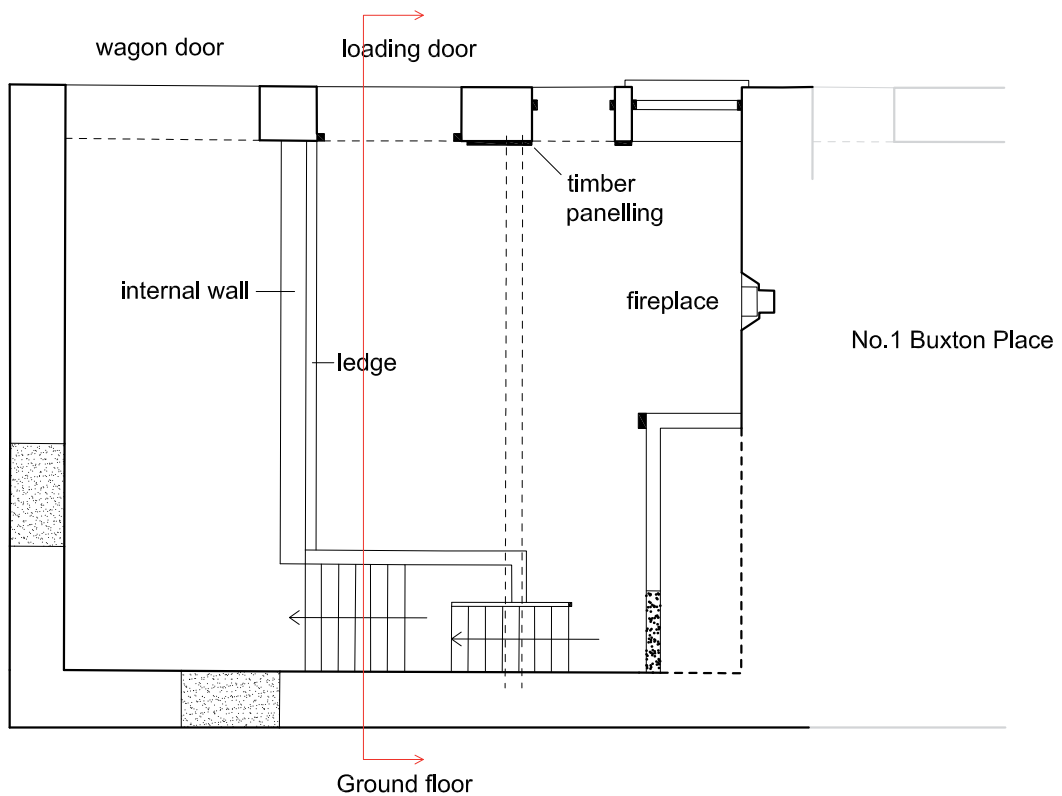
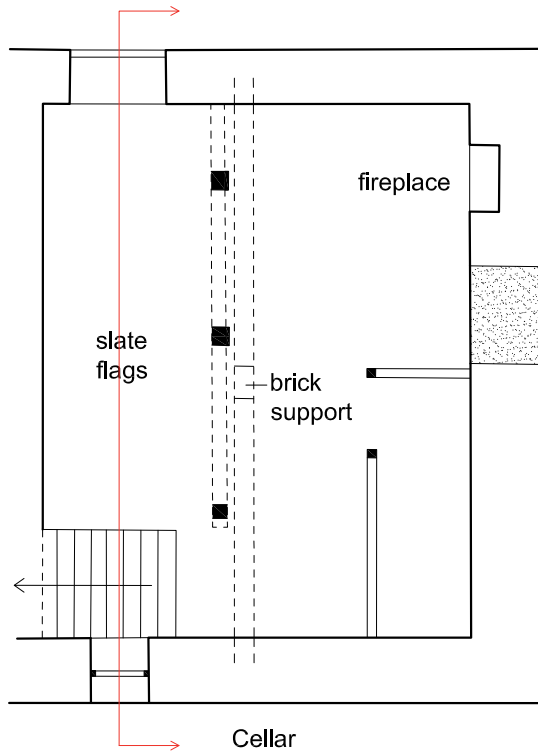
- - - ground line



Date: November 2007



Figure 4: South and west external elevations





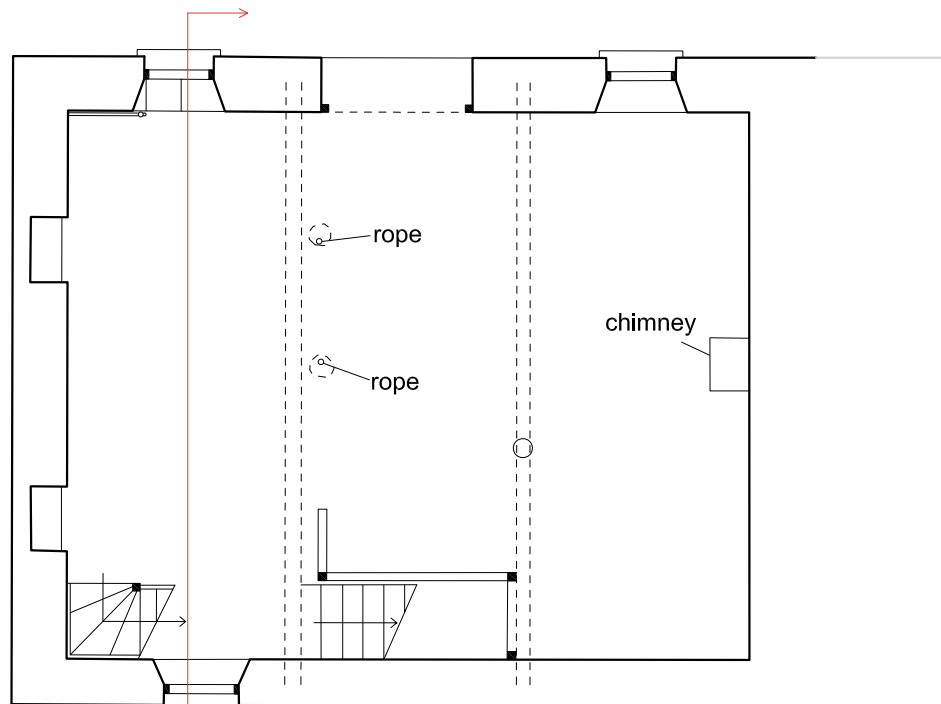
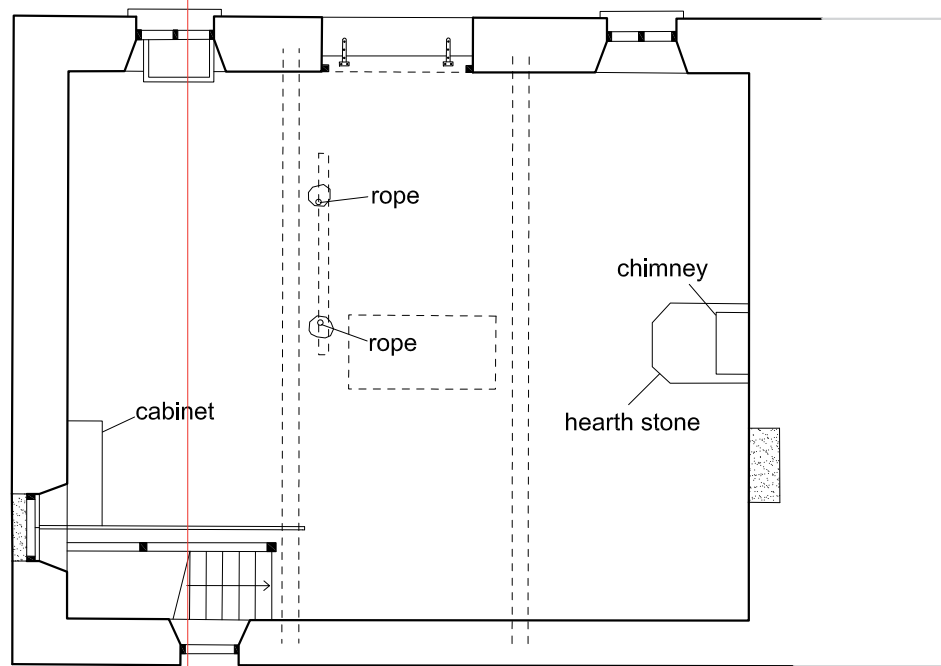
<p>Project: Former Rogers and Tyson Warehouse, Ulverston</p>	<p>Key: ——— adjoining building ——— section ——— main wall ■ cross-sectional timber - - - - - beam over - - - - - projected line ■ blocking —> step(s) up</p>	<p>0 2.5m</p>  <p>N</p> 
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Figure 5: Cellar and ground floor plans



First floor



Second floor

Project:
Former Rogers and Tyson
Warehouse, Ulverston

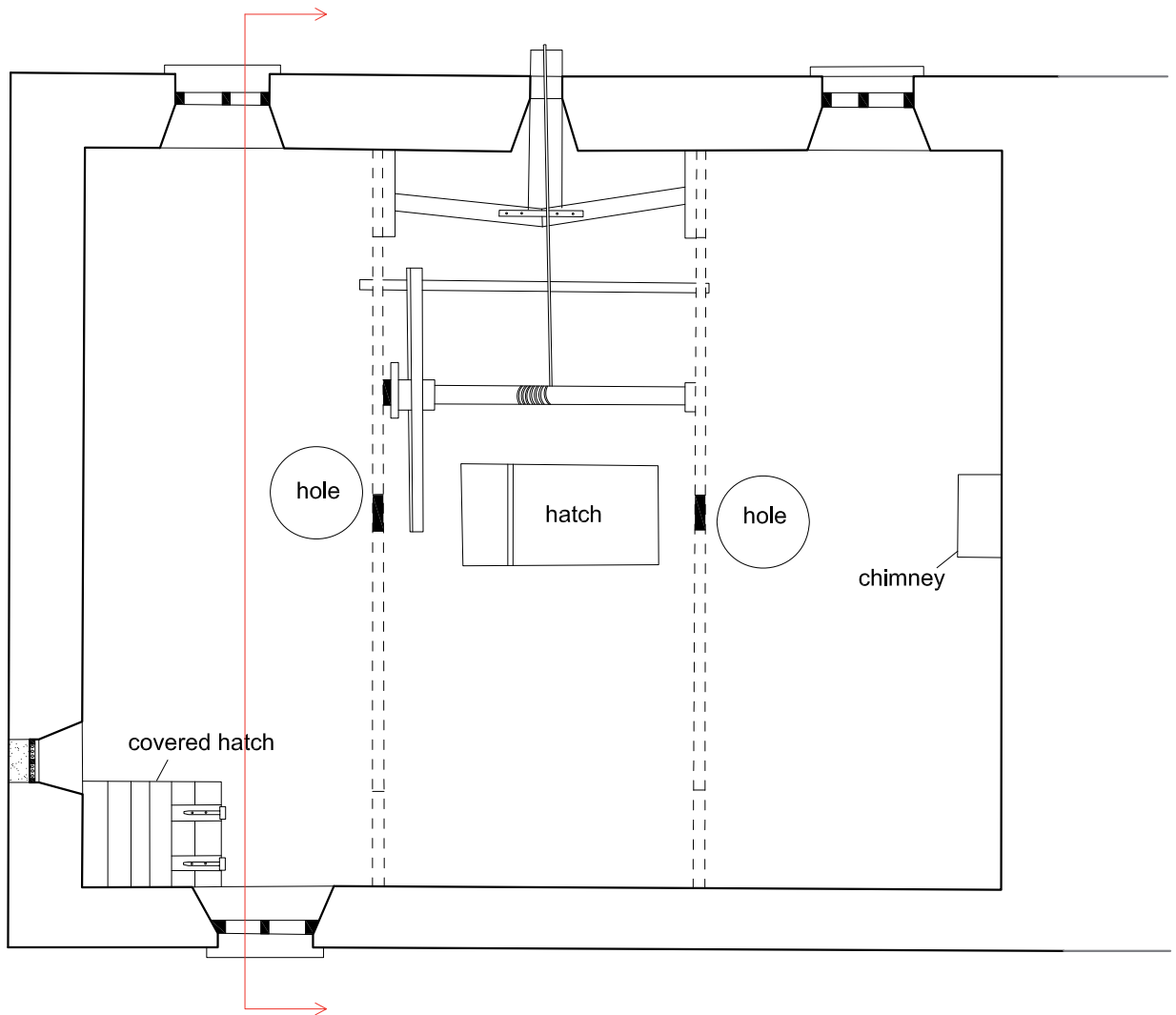
Project Code: G1060
Site Code: BP07
Date: November 2007

Key:	— adjoining building	— section
— main wall	■ cross-sectional timber	
- - - - beam over	- - - - projected line	
█ blocking	→ step(s) up	

0 2.5m

N

Figure 6: First and second floor plans



Project:
Former Rogers and Tyson
Warehouse, Ulverston

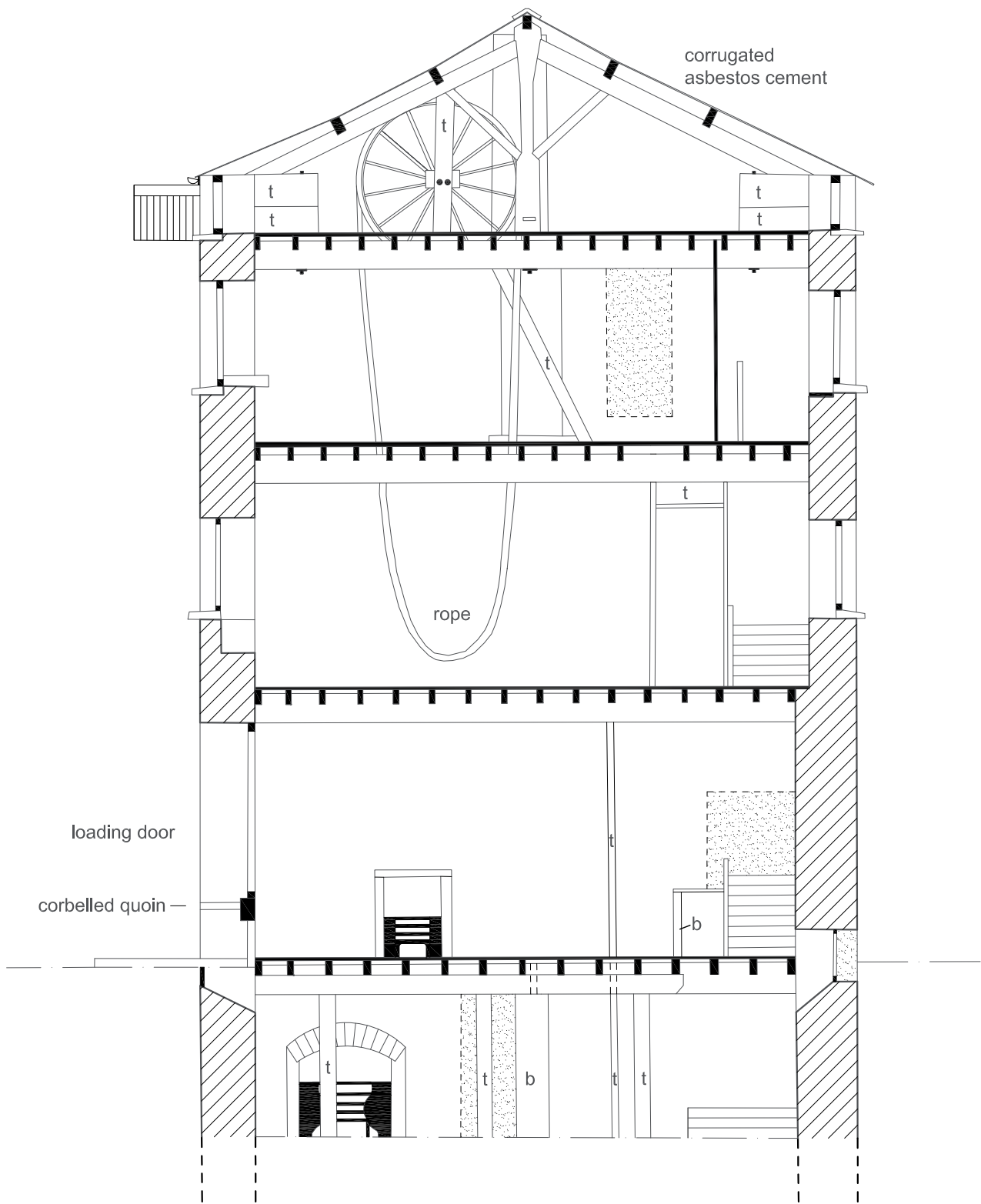
Project Code: G1060
Site Code: BP07
Date: November 2007

Key:	—— adjoining building	— section
—— main wall	■ cross-sectional timber	— projected line
- - - - beam over	— step(s) up	
▒ blocking		

0 2m

N

Figure 7: Loft floor plan



Project:
Former Roger and Tyson
Warehouse, Ulverston

Project Code: G1060
Site Code: BP07
Date: November 2007

Key:

-----	projected line	b	brick
—	ground line	█	blocking
▨	cross-sectional wall	t	timber
■	iron and cross-sectional timber		

0 3m

Greenlane
ARCHAEOLOGY

Figure 8: East-facing cross-section



Plate 1: Extract from Plan of Ulverston, John Wood 1832



Plate 2: Extract from Ordnance Survey map 1852

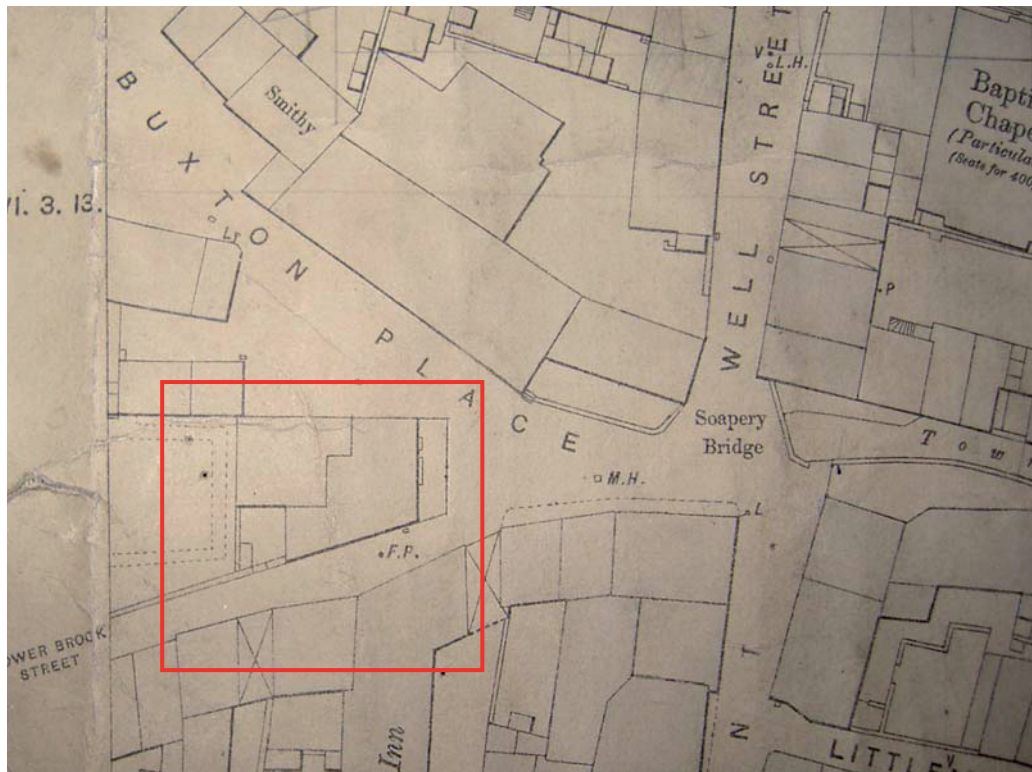


Plate 3: Extract from Ordnance Survey map 1890



Plate 4: North external elevation of warehouse, with No.1 Buxton Place to the left (east)



Plate 5: West external elevation



Plate 6: South elevation, showing recent ground floor addition to No.1



Plate 7: Fireplace, blocked door, and partition in cellar



Plate 8: Inserted beam in cellar



Plate 9: Ground floor west side showing entrance to cellar and blocked door in southern elevation



Plate 10: Ground floor east side, showing window, fireplace, and partition wall in north-east corner



Plate 11: Interior of east side of ground floor looking north



Plate 12: Blocked apertures in west wall of first floor



Plate 13: Graffiti by A. Dixon, puncturing a tyre on his BSA bike, on east wall of first floor

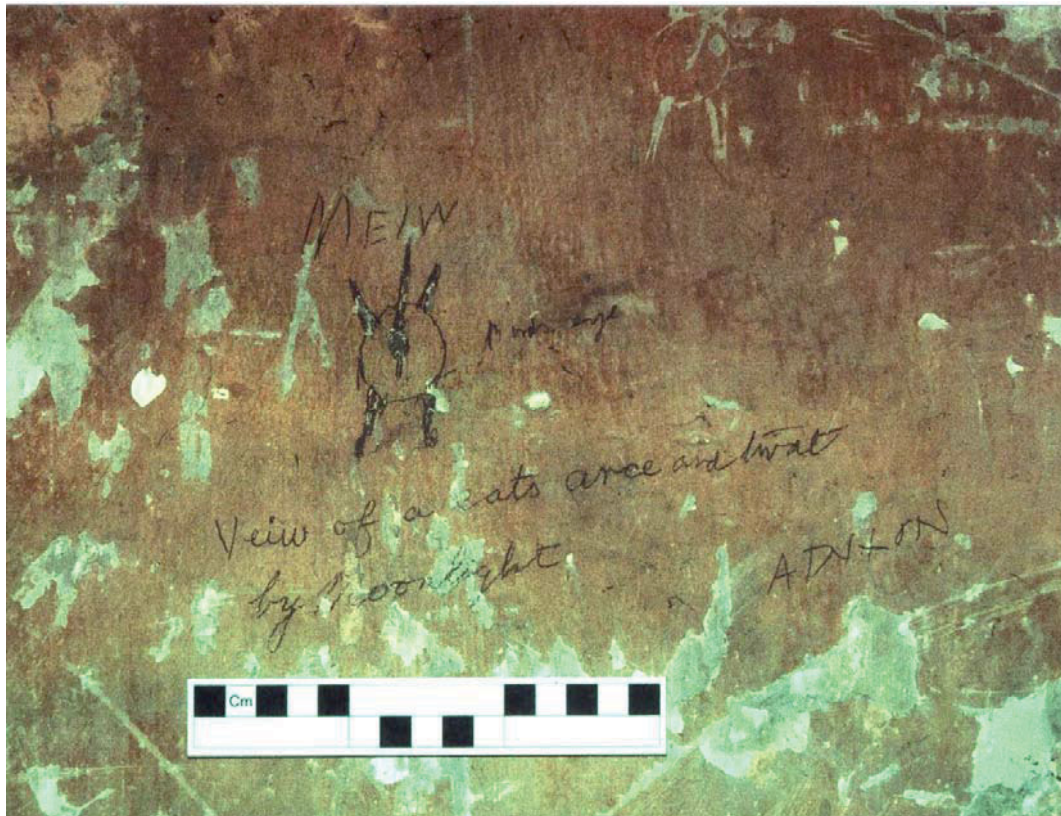


Plate 14: Graffiti by A. Dixon on east wall of first floor



Plate 15: Graffiti drawing of a baker on east wall of first floor



Plate 16: Loft access from second floor, looking north-west

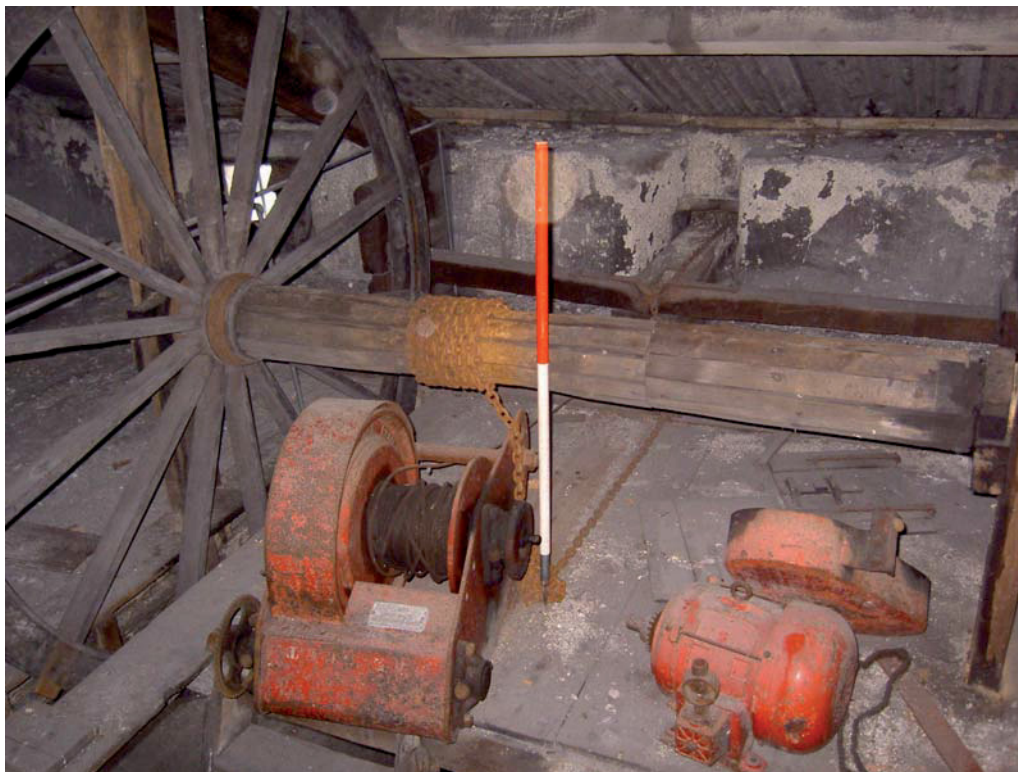


Plate 17: Hoist apparatus in loft



Plate 18: East truss



Plate 19: Spacers between tie-beam and principals