

**BREWERY BUILDING,
LADIES' WALK,
WORKINGTON,
CUMBRIA**

HISTORIC BUILDING SURVEY

CP. No: 10403

DATE: 01/11/2012



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Quality Assurance

This report covers works as outlined in the brief for the above-named project as issued by the relevant authority, and as outlined in the agreed programme of works. Any deviation to the programme of works has been agreed by all parties. The works have been carried out according to the guidelines set out in the Institute for Archaeologists (IfA) Standards, Policy Statements and Codes of Conduct. The report has been prepared in keeping with the guidance set out by WA Archaeology Ltd on the preparation of reports.

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SUMMARY

Wardell Armstrong Archaeology Limited were commissioned by Edwin Thompson LLP, on behalf of their client Roland Hill Ltd, to undertake a historic building survey of a former brewery building located on Ladies' Walk, Workington, Cumbria (NGR NY 005 288), prior to the proposed conversion of the property into self-contained residential units (Planning Application Ref: 2/2012/0678). The building has more latterly been used as a bar connected to the adjacent Fusion Night Club, and also as a single dwelling, however originally it formed part of the Workington Brewery complex, which is listed grade II and dates to the early-mid 19th century. As the building is considered to be of historical significance, Cumbria County Council Historic Environment Service has requested that a Level 2 historic building survey be undertaken of the building, in order to ensure a permanent record is made of the structure of architectural and historical interest prior to its alteration.

Some of the surviving buildings at Workington Brewery are listed grade II and are described as: *'Tower and adjoining maltings at Workington Brewery, mid 19th century. Painted rendered walls under hipped slate tower roof and Welsh slate on maltings, six storey, two bay square battlemented tower with tall battlemented chimney stack, built against terrace so that rear is of four storeys; flanking three storey maltings of two bays right and four bays left (two storeys to rear). Tower has central boarded doorways on each floor under projecting wooden hoist house (similar to rear) and two light windows all in quoined surrounds. Maltings have similar two light windows. An important landscape feature on a hill overlooking the river'*.

Prior to the survey work on site, a rapid desk-based study was undertaken in order to set the building into its historical context. The study involved the consultation of historical mapping and documents housed in the local studies section at Carlisle Library and Whitehaven Archive Centre.

The rapid desk-based assessment has revealed that the 'New Brewery' or 'High Brewery' was established in c.1792, although production is not thought to have commenced until 1795 or slightly later. It is unclear what form the building took when the brewery was first established on the site, Jollies map of 1811 appears to show a T-shaped range of structures although it is not known if these included some of the buildings that stand today. There are indications that in the early 19th century the site had been 'rebuilt with up-to-date facilities'.

It would appear that the New Brewery was purchased by John Iredale of Keswick in 1839, in whose family it remained until the end of the 19th century. Historical maps provide some indication of the buildings at the 'High Brewery' in the 1860s, and from this source it would appear that the survey building was in existence at this date. By 1900, the brewery site had considerably expanded, possibly as a result

of the change to Workington Brewery Co. Ltd in 1891. Up until the acquisition of the brewery by Matthew Brown Ltd in 1975, the Workington Brewery Co. Ltd was famous for its John Peel brand of beers. The brewery ceased brewing in 1986, and following a period of decay some of the buildings have been converted to residential use, whilst others have been demolished.

More recently, the survey building has been used as a bar, known as Flames Bar, associated with the purpose-built Fusion night club, to which there was a link in the east elevation. The upper floor had been used for residential purposes.

The historic building survey has revealed that the structure proposed for conversion appears to have originally been constructed partly as a dwelling as suggested by the doorway in the south elevation, and the surviving sash windows. The style of the fanlight, door surround and sash windows may indicate a date range of construction as the first half of the 19th century, and may possibly have formed part of the 'rebuilding' undertaking prior to the sale of the New Brewery in 1839.

There was a clear distinction between the dwelling and the building to the west, presumably indicating a change in function of the internal spaces. Very little survives internally of the western end of the survey building to provide information on its original and subsequent use; externally it appears more industrial in character, and the thickness of the north wall (over 1m) is of particular interest. It is possible that at some point this building was associated with further buildings to the north, as suggested by historical mapping, and therefore what survives may only be part of a process or function undertaken on the site.

It would appear that the surveyed brewery building originally consisted of a two-storey dwelling of possibly three rooms on each floor, with a building of unknown function to its west side. As the whole of the building could not be assessed at the time of survey (i.e. no access to the lower level), or as part of the wider brewery complex (due to the demolition of many of the 19th century buildings on the site), it is necessary to note that this structure should not be seen in isolation, and what has been recorded forms only part of a larger complex of brewery structures that occupied the site to the north and south sides of Ladies' Walk throughout the 19th and 20th centuries.

A comparison between the survey building and historical mapping indicates that the building appears to have formed part of the earliest surviving phase of the brewery complex site, although further structures were present to the north, south and east sides. The historical mapping also appears to show that the brewery tower and associated malting were not present in the 1860s (they do not appear on the First Edition Ordnance Survey mapping), as is suggested by the listed building description, and are in fact, as Byers has noted, of the late 19th century.

ACKNOWLEDGEMENTS

Wardell Armstrong Archaeology Limited would like to offer thanks to Chris Reeve of Edwin Thompson LLP for commissioning the project on behalf of their client, Roland Hill Ltd, and for all assistance during the survey work.

Wardell Armstrong Archaeology Ltd would also like to extend their thanks to Jeremy Parsons, Cumbria County Council Historic Environment Service; staff at Whitehaven Archive Centre and Stephen White, Carlisle Library Local Studies.

The rapid desk-based study and historic building survey was undertaken by Fiona Wooler. The report was written by Fiona Wooler, and the illustrations completed by Adrian Bailey. The project was managed by Frank Giocco, Technical Director for Wardell Armstrong Archaeology Ltd, who also edited the report.

1 INTRODUCTION

- 1.1 Wardell Armstrong Archaeology Limited were commissioned by Edwin Thompson LLP, on behalf of their client Roland Hill Ltd, to undertake a historic building survey of a former brewery building located on Ladies' Walk, Workington, Cumbria (NGR NY 005 288), prior to the proposed conversion of the property into residential units (Planning Application Ref: 2/2012/0678).
- 1.2 The building has more latterly been used as a bar connected to the adjacent Fusion Night Club, and also as a single dwelling, however originally it formed part of the Workington Brewery complex, which is listed grade II and dates to the early-mid 19th century. As the building is considered to be of historical significance, Cumbria County Council Historic Environment Service has requested that at Level 2 historic building survey, as described by English Heritage¹ be undertaken of the building, in order to ensure a permanent record is made of the structure prior to its alteration.
- 1.3 Some of the surviving buildings at Workington Brewery are listed grade II and are described as: *'Tower and adjoining maltings at Workington Brewery, mid 19th century. Painted rendered walls under hipped slate tower roof and Welsh slate on maltings, six storey, two bay square battlemented tower with tall battlemented chimney stack, built against terrace so that rear is of four storeys; flanking three storey maltings of two bays right and four bays left (two storeys to rear). Tower has central boarded doorways on each floor under projecting wooden hoist house (similar to rear) and two light windows all in quoined surrounds. Maltings have similar two light windows. An important landscape feature on a hill overlooking the river.'*
- 1.4 The site of Workington Brewery (or the New Brewery) is recorded in the Cumbria Historic Environment Record (HER) database with the following description: *'The "New Brewery", later "Workington Brewery" was built to the south-east of the "Old Brewery" and operated from c.1795. By 1836 it had been rebuilt with up-to-date facilities including the extant malt mill. The site came to include buildings such as stables, until the horse drawn drays were replaced by motorised delivery lorries in 1922, a cooper's shop for its own barrel and cask making, and a row of workers housing built in c.1865. The brewery ceased working in the early 1990s' (HER No. 40851).*

¹ English Heritage 2006

2 METHODOLOGY

2.1 INTRODUCTION

2.1.1 The historic building survey consisted of two phases, a rapid desk-based assessment, and a site visit to photograph and assess the exterior and interior of the structure and its surroundings, including any associated buildings.

2.2 RAPID DESK-BASED ASSESSMENT

2.2.1 Prior to the commencement of the survey on site, a rapid desk-based study was undertaken in order to establish the historical context of the building, and to provide details, where known, on the buildings' architects, builders, patrons and owners.

2.2.2 The rapid desk-based study involved the consultation of historical maps, unpublished material and published sources housed within the local studies section of Carlisle Library and Whitehaven Archive Centre.

2.2.3 The rapid desk-based study was undertaken in accordance with the Institute for Archaeologists *Standard and Guidance for Historic Environment Desk-Based Assessment*².

2.3 BUILDING SURVEY

2.3.1 A Level 2 building survey of the former brewery building was undertaken according to the standard and guidance set out by the Institute for Archaeologists³ and English Heritage. A Level 2 survey (as described by English Heritage) is a descriptive record where the work involves both the exterior and the interior of the building being viewed described and photographed. The record will present conclusions regarding the building's development and use, but will not necessarily discuss in detail the evidence on which these conclusions are based⁴.

2.3.2 The survey includes:

- a written description of the building, including its plan, form, function, age, development sequence and construction materials. The landscape and historical context of the building will also be considered.

² IfA 2011

³ IfA 2008

⁴ English Heritage 2006, Page 14

- a digital photographic record of the building and its relationship with other structures in the immediate area. A selection of the digital photographs are included within this report for illustrative purposes.

2.3.3 The results of the building survey have been combined with the findings of the rapid desk-based study in this report, in order to provide a narrative on the origin, form, use and development of the brewery site and the survey building, where known.

2.4 THE ARCHIVE

2.4.1 An archive will be prepared in accordance with the recommendations in *'Archaeological Archives: A Guide to Best Practice in Creation, Compilation, Transfer and Curation'*⁵. The archive will be deposited with Whitehaven Archives Centre.

2.4.2 A final bound copy of the report will be deposited with the Cumbria County Council Historic Environment Record (HER) at Kendal, where viewing will be made available on request.

2.4.3 Wardell Archaeology Ltd and Cumbria County Council Historic Environment Service support the Online Access to Index of Archaeological Investigations (OASIS) project (<http://www.oasis.ac.uk/>). The overall aim of the OASIS project is to provide an online index to archaeological grey literature that has been produced as a result of developer funded fieldwork. Details of this project have been included on the OASIS database under the identifier **wardella2-136248**.

⁵ Brown, D.H, 2011

3 SITE LOCATION

- 3.1 Ladies' Walk is located at the north side of the town and port of Workington, to the south side of the River Derwent, and to the north of the main shopping area in the town (Figure 1).
- 3.2 The brewery building is located on the north side of Ladies' Walk, which is a single track road which heads westwards from the north end of Bridge Street (Figure 2). The building has been constructed into a bluff, which means that there is access into the property from Ladies' Walk, as well as formerly access to the lower level from the car park to the north. The site has views northwards over the cricket pitch towards the River Derwent and Northside Road.

4 HISTORICAL BACKGROUND

4.1 INTRODUCTION

4.1.1 Prior to the survey work on site, a rapid desk-based study was undertaken in order to place the site of the brewery building into its historical context. This assessment involved the consultation of historical mapping, and published and unpublished material housed in the local studies section of Carlisle Library and Whitehaven Archive Centre, and the Historic Environment Record (HER) database maintained by Cumbria County Council at Kendal.

4.2 HISTORICAL BACKGROUND

4.2.1 The earliest cartographic source consulted as part of the rapid desk-based study was a *'Plan of the Town and Harbour of Workington'* which was included within Jollie's Cumberland Guide and Directory of 1811. This map clearly shows the sites of two breweries to the north side of the town, one on Priest Gate known as the 'Old Brewery' and another to the east side of Brow Top, labelled as the 'New Brewery' (Figure 3), the names indicating that the Old Brewery was earlier in origin. The Old Brewery is believed to have been established c.1767 and was operated by Fosset & Co (HER No. 40851). This date for the establishment of the Old or 'Low' Brewery may be slightly later than actually occurred, as an advertisement in the Cumberland Pacquet dated 15th January 1820, when the site was to be sold, noted that the business had been *'an old-established concern having been carried on for 70 years'*, suggesting it may have been established c.1750. Although this does not relate to the present brewery site, the advertisement does indicate the types of buildings associated with the 'Old Brewery' at that date, these included a *'well-built dwelling house, a brewhouse, a mill house, cellars, offices, a boiler, one good malt kiln, granaries, rooms for storing malt, stable, hayloft, yard and every convenience for carrying on the Brewery and Malting business upon a very extensive scale'*⁶.

4.2.2 The 'New Brewery' or 'High Brewery', of which the present survey building was associated, is believed to have been founded by John Curwen in 1792⁷. A surviving partnership deed from 1792 indicates that a piece of land was leased to build a brewery, but the original sum of

⁶ Cumberland Pacquet 15th January 1820

⁷ Richmond, L and Turton, A, 1990

money set aside for the construction was not sufficient *'to erect and complete the buildings'*, therefore production on the site is not thought to have commenced until 1795 or slightly later⁸. Jollies Cumberland Guide and Directory indicates that in 1811 Wilson and Co. were operating the 'Old Brewery, Under-brow', whilst Wood and Co. were listed at 'New Brewery, Under-brow'⁹. The map reproduced as Figure 3 appears to show the buildings at the New Brewery as being 'T-shaped' in form on the north side of Ladies' Walk, with possible associated structures located to the north side, on the line of a mill race, possibly indicating at least one was utilising water power (Figure 3). Although not labelled on this map, another brewery existed in 1811, within the grounds of Workington Hall, and is simply shown as a rectangular building to the north-west of the hall complex on Jollies map (annotated on the First Edition Ordnance Survey mapping as 'brewery', see Figure 4).

- 4.2.3 By 1829, it would appear that the New or High Brewery was being operated by John F Lowes, as he is listed under 'brewers and malsters' at Workington in that year, with Andrew Little & Co. listed at 'Brow Top'¹⁰. Although these entries do not distinguish in this source between the New and Old Brewery sites, it is suggested that the brewery at 'Brow Top' was the Old Brewery, as that area of Workington is labelled as 'Brow Top' on the First Edition Ordnance Survey mapping dating to the 1860s.
- 4.2.4 One of the original partners in the New Brewery was Charles Udal, who, upon his death in 1824, left his share of *'the common brewery in Workington called the New Brewery'* to his daughter Jane. By 1839, however, the brewery was advertised for sale, when it was described as *'extensive and commodious'* with every *'convenience for carrying on the brewing and malting business upon an extensive scale'*. According to Byers, by this date the malting buildings had then only recently been rebuilt with up-to-date facilities, including a malt mill for grinding, with water power seemingly being used as there was no mention of steam power in the sales particulars at this date. As well as the buildings associated with the brewing and malting, there was also *'a large house, a cart house and stables for the horse drawn drays; a coopers shop for making the brewery's own wooden barrels and casks. Finally, there was even a cow house, not uncommon for a brewery, as it was one way of recycling the waste husks from the wort, as cattle feed'*¹¹.

⁸ OAN 2004, 15; Byers, R.L.M 1998, 214

⁹ Jollies Cumberland Guide and Directory 1811, Pages 87-88

¹⁰ Parson, W and White, W, 1829, Page 291

¹¹ OAN 2004, 15; Byers, R.L.M 1998, 214

4.2.5 It would appear that it was at this point that John Iredale of Keswick purchased the New Brewery. The site remained in the Iredale family, passing after his death to his sons Thomas, Peter and John, as can be noted from the various trade directory entries listed in the table below¹².

Source	Entry
Jollies Cumberland Guide and Directory 1811	Wood and Co., New Brewery, Under-brow Wilson and Co., Old Brewery, Under-brow
History, Directory and Gazetteer of Cumberland and Westmorland 1829, W Parson and W White	Listed under 'Brewers and Malsters' Andrew Little & Co., Brow top John F Lowes, Under brow
History, Gazetteer and Directory of Cumberland, Mannix and Whellan 1847	'Brewers and Malsters' John Iredale, High Brewery Andrew Little, Low Brewery
Slater's Royal National Commercial Directory of the Counties of Cumberland and Westmorland 1879	Iredale Brothers, High Brewery, Brow Top
Porter's Postal Directory of Whitehaven, Workington, Maryport and Neighbourhood 1882	'Brewers and Malsters' Iredale Brothers, High Brewery
History, Topography and Directory of Cumberland, T Bulmer & Co. 1901	'Brewers' Workington Brewery Co. Ltd, Ladies' Walk, P Iredale, managing director; F W Livesey, secretary
Kelly's Directory of Cumberland and Westmorland 1910	Workington Brewery Co Ltd (F W Livesey, sec), brewers and wholesale wine and spirit merchants and bottlers; brewery, Bridge Street, stores at 2, 4 and 6 Jane Street and bonded stores on Quay Street
Kelly's Directory of Cumberland and Westmorland 1925	Workington Brewery Co. Ltd (F W Iredale, J.P, managing director), (H R Clucas, sec), brewers and wholesale wine and spirit merchants and bottlers, brewery on Bridge Street; stores, 2, 4 and 6 Jane Street, bonded stores, Quay Side
Kelly's Directory of Cumberland and	Workington Brewery Co. Ltd (F W

¹² Byers, R.L.M, 2004

Source	Entry
Westmorland 1934	Iredale, J.P, managing director and H R Clucas, sec), brewery on Bridge Street, stores on 2, 4 and 6 Jane Street and bonded stores, Quay Side, Workington

4.2.6 The First Edition Ordnance Survey mapping of c.1865 clearly shows the buildings at 'High Brewery', located on the north side of Ladies' Walk (Figure 4). This map, and the larger-scale version reproduced as Figure 5, shows essentially the same T-shaped plan form represented on Jollies map of 1811 (Figure 3), but with further apparent additions to the north and east sides. The survey building appears to be shown with a smaller structure to its east side and with steps shown seemingly heading downwards from Ladies' Walk to this smaller extension and the lower ground level to the north. Figure 5 shows that there was a small enclosed area possibly defined by a wall to the south side of the survey building on Ladies' Walk.

4.2.7 In 1891, the family converted the business into a limited company and thereafter it traded as the Workington Brewery Co.¹³. The Workington Brewery Co. Ltd was registered in May 1891 as a limited liability company to acquire the business of P & T Iredale, High Brewery at the purchase price of £185, 000¹⁴. A Prospectus for the Workington Brewery Company Limited dated 1891 is available for viewing online, and provides interesting information regarding the company and the brewery site: *'The Company has been formed for the purpose of purchasing, as a going concern, and carrying on and further developing the old-established well-known and profitable business of Brewers and Malsters, carried on by Messrs Peter and Thomas Iredale, of the Workington Brewery, Cumberland, whose ales and products have, by their excellence, for many years past commanded a large and ever-increasing trade. The business was originally established in Keswick in the year 1825 and was transferred to Workington in 1839, where it has since been successfully carried on in the same premises'*. The prospectus goes on to note the buildings and features of the site: *'The brewery is admirably situate for carrying on the trade with efficiency and economy, and attached or adjacent are the Malt Houses, Cooperage, Working Sheds, Boiler House, Stables and Store Rooms'*¹⁵.

4.2.8 It is possible that further expansion as a result of this change may have occurred on the site of the High Brewery, as the Second Edition

¹³ Byers, R.L.M, 2004

¹⁴ Richmond, L and Turton, A, 1990

¹⁵ www.oldebreweryrecorded.blogspot.co.uk – Accessed 25/10/2012

Ordnance Survey map of 1900 clearly shows that there has been additions to the earlier buildings along Ladies' Walk and a new range has been added to the north side of the site, along the mill race. Of interest, is the presence of a chimney, represented on this map as a small circle and 'Chy' within the range of buildings on Ladies' Walk, indicating that steam power may have been utilised for some of the brewing processes at this point (Figure 6). It would appear that at this date the distinctive six storey tower of the brewery had not yet been constructed; Byers noted in 1999 that the tower of the old brewery had dominated Workington's skyline for '*almost 100 years*'¹⁶.

- 4.2.9 Further additions have been made to the west side of the brewery buildings on Ladies' Walk by 1925, when the Third Edition Ordnance Survey map was published, although the survey building appears to have remained of the same form (Figure 7).
- 4.2.10 Throughout the 20th century the Workington Brewery was famous for its 'John Peel' ales and the majority of the pubs in West Cumbria were either owned or supplied by the brewery. Plate 1 shows a sketch based on the design for beer bottles of the company, and Plate 2 shows some of the brewery buildings in the 1950s, with the east gable of the survey building shown to left of photograph.
- 4.2.11 During the first half of the 20th century acquisitions of other brewery companies were made; Henry Spencer & Co. Ltd, Old Brewery, Irish Street, Whitehaven, was acquired in 1922 and Armstrong and Dickie Ltd of Dumfries was acquired in 1956¹⁷. The Ordnance Survey map of 1961 shows the extent of the brewery buildings at this date, with further structures having been added to the north side of the site over the mill race (Figure 8).
- 4.2.12 In 1975, the Workington Brewery Company Ltd, along with over 100 licensed houses, was taken over by Matthew Brown of Blackburn at a purchase price of £830,000. The High Brewery was renamed the Lakeland Lager Brewery but brewing ceased on the site in 1986¹⁸. Writing in 1999, Byers noted that from that date, the premises had been vacant. An aerial photograph of 1999 shows that demolition of some of the brewery outbuildings was underway. One new addition to the site, however, was a £2 million purpose-built night club (Fusion) located to the east side, on the corner of Bridge Street and Hall Brow. The aerial photograph shows this building under construction, and its external

¹⁶ Byers, R.L.M, 1999, Page 62

¹⁷ Richmond, L and Turton, A, 1990

¹⁸ *ibid*

appearance was deliberately intended to blend in with the older brewery buildings (see Plate 68). The aerial photograph, which is included in 'Workington from the Air' clearly shows the survey building as a linear structure along the north side of Ladies' Walk, with a chimney stack at the apex of the east gable¹⁹.

- 4.2.13 The survey building survives as part of the former brewery complex which has not been demolished or converted to residential use. According to Byers, the tower and adjoining buildings were the subject of sympathetic renovation funded by Impact Housing (see Plate 61). Part of the former range which was located along the north side of the brewery site has also been converted to residential use; this is part of the former wines and spirits warehouse which is listed grade II and has a date shield of 1866 (see Plates 61 and 62).
- 4.2.14 None of the Workington Brewery buildings were included in the first edition of *The Buildings of England: Cumberland and Westmorland* by Nikolaus Pevsner, which was published in 1967²⁰. The revised version of that publication, which was published in 2010, includes under its 'Workington' section the following entry: '*Brewery Tower, Ladies' Walk. An important visual incident against the steep hill rising behind it. An exuberant six-storey mid-19th battlemented tower, with a tall chimney and projecting glazed lucams front and back. Windows with heavily quoined surrounds. Attached three-storey maltings. Closed 1989, converted to flats 2004*'²¹.
- 4.2.15 There do not appear to be any relevant building control plans housed at Whitehaven Archive Centre which may have provided some information on historical floor plans and elevations of the brewery buildings. Two plans do exist for the brewery site, although these do not provide information of relevance to the present survey²².
- 4.2.16 The survey building has more latterly been used as a bar (Flames) connected to the adjoining night club, and as residential use on the upper floor.

¹⁹ Byers, R.L.M, 1999, Page 62

²⁰ Pevsner, N, 2002, Pages 208-210

²¹ Hyde, M and Pevsner, N, 2010, Page 702

²² Whitehaven Archive Centre Ref: SMBWO/3/P/1864-1872/18 & 67

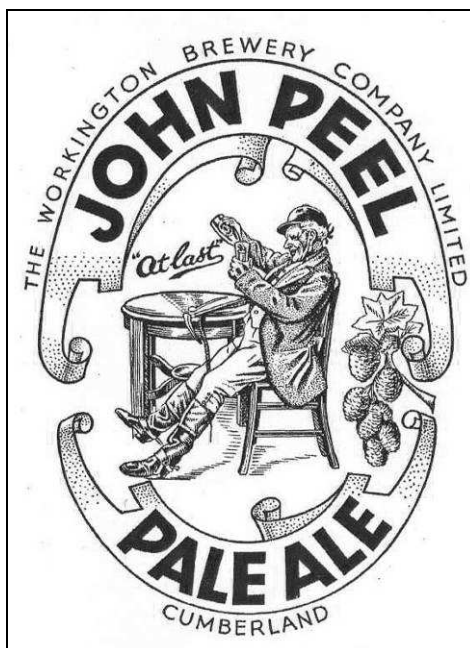


Plate 1: Sketch of a beer bottle label design for The Workington Brewery Company Ltd c.1950



Plate 2: View looking west showing some of the brewery buildings in the 1950s. The gable end of the survey building is shown left of photograph with the John Peel, Pale Ale' paintwork

5 HISTORIC BUILDING SURVEY

5.1 INTRODUCTION

- 5.1.1 The survey was concerned with a two-storey linear building along the north side of Ladies' Walk. As the building was constructed into a hillside, there is a lower level to the north side, but this does not form part of the present planning application, and consequently this part of the building was not accessed.
- 5.1.2 The historic recording survey was undertaken on the 23rd October 2012. At the time of survey, the building was not in use but had more latterly been used as a bar on the ground (Ladies' Walk) level, and for residential use at first floor level.

5.2 EXTERIOR

- 5.2.1 From the east end of Ladies' Walk, the survey building was noted to consist of a two-storey gabled structure located to the east side of the distinctively-painted green tower of the former brewery building (Plates 3 and 4). An additional former brewery building was noted to be present immediately opposite the survey structure, on the south side of Ladies' Walk (Plate 5). It was not possible to note the construction material of the survey building externally due to the presence of modern render, however it was noted that the building opposite (which may be contemporary and will be discussed below, see 5.4.5 below) is constructed of roughly-coursed masonry. The roof of the survey building is laid in slate, and a single chimney stack survives at the east end which has a decorative cornice running around its top (Plate 6). The presence of a chimney stack provides information on the locations of internal fireplaces, as will be noted from the discussion of the interior. A decorative square kneeler was noted to survive on the east gable of the building, as seen from Ladies' Walk (Plate 7); a similar kneeler was observed on the building immediately opposite, which may indicate the two buildings are contemporary.
- 5.2.2 From Ladies' Walk it was possible to note that the survey building consists of two storeys, with two access doorways, one original entrance to the east end of the elevation, and an apparent modern insertion towards the west end which has more latterly served as a fire escape for the bar (although it has been considered that this may have been an earlier opening) (Plates 8 and 9 and Figure 9). The original doorway still retains its decorative surround which consists of relatively plain

pilasters to either side, with moulded bases, and projecting consoles which support the semi-circular pediment, which protects the fanlight above the opening (Plates 8, 10 and 11). The fanlight has radiating glazing bars, and such a window is characteristic of a Georgian, Regency or early Victorian (c.1837-1850) building²³. The split door which presently exists within this opening is not original.

- 5.2.3 To either side of the apparent original doorway there are original windows, both of which are set in plain masonry surrounds, and consist of sash windows of nine panes of glass over nine. It is interesting to note that running horizontally along the base of these windows is a slightly projecting string course which turns towards the ground beside the western of these two windows; at this point a vertical projection heads upwards, and it has been considered if this demarks the point where there was a change in function between the internal parts of the building, for example from residential to storage (Plates 12 and 13).
- 5.2.4 There is an apparent further original window at ground level in the south elevation, but in this case it is much smaller than those either side of the doorway. It was noted that a further vertical projection was noted just to the west side of this window, of the same form as that noted beside the western sash window (Plate 14). Both of these vertical projections have been truncated at the top by the insertion of later windows.
- 5.2.5 At first floor level, as observed from Ladies' Walk, there are six windows set just below eaves level running from the east end of the south elevation; these are apparent later insertions, although it is possible they have been set in earlier examples, although evidence for these may have been removed or now hidden beneath the render (Plates 4 and 15). Towards the west end of the south elevation, however, there are four smaller windows of varying sizes, three of which are set at the same level, and the fourth is slightly lower (Plate 9). These windows appear to be original, and as shall be noted from the north side of the building, the three to the west end appear to relate to a different building (see 5.2.11 and Plate 18).
- 5.2.6 The east gable of the former brewery building was difficult to observe due to the presence of a boundary wall along Ladies' Walk, and due to the existence of a modern link building between the survey building and the modern night club to the east. It was possible, however, to note that there is a single window at ground level (as it would be from Ladies' Walk), with a further window above at first floor level (Plate 16).

²³ Fleming, J *et al* , 1999, Page 188; Yorke, T, 2005, Page 120

- These sash windows are set in plain masonry surrounds and consist of six over six panes of glass. It would appear from the photograph reproduced as Plate 2 that there was a further window at ground floor level, but this opening has seemingly been more latterly utilised as the link between the survey building and the new night club.
- 5.2.7 The north elevation of the former brewery building faces into a modern car parking area and towards The Cloffocks. Due to the change in ground level, this elevation indicates that the building is of three storeys, however the bottom floor does not form part of the present planning application and this area of the structure was not accessed internally (Plate 17 and Figure 9). From this side of the building it was possible to note that the survey structure consists of a linear range, with a projecting gabled section at its west end (Plate 18).
- 5.2.8 At what is first floor level from this side (but actually ground floor level from the Ladies' Walk side of the building), there are five original sash windows in plain surrounds, with the glazing generally consisting of six over six panes, apart from the westernmost which has lost its lower glazing bars, and the easternmost which has a new frame inserted (Plate 19). From the exterior it was possible to observe that at least one of the windows appears to have decorative shutters on its internal side (Plate 19). Towards the western end of the elevation there are smaller windows which appear to be later insertions, and relate to a toilet area as indicated by the amount of pipework visible on this elevation. A row of three now-boarded windows below this pipework do not relate to the present survey (Plate 20); internally the floor level rises above these former openings.
- 5.2.9 At the upper level of the north elevation (what would be the first floor from the Ladies' Walk side of the building), there are a series of eight inserted windows which relate to that part of the buildings more recent use as residential (Plate 17 and Figure 9). It is unclear if there were any original or subsequent openings along this part of the structure as they may have been obliterated by these later windows, or evidence could be concealed beneath the render.
- 5.2.10 The only features of note apart from the windows in this part of the north elevation is the presence of a single round tie plate at the ground floor level (as it is on the north side of the building) (Plate 18) and the ends of two possible tie rods at the upper level, located beside one of the later windows (Plate 21).
- 5.2.11 The western end of the north elevation of the survey building consists of a three storey gabled projection (Plate 18). This section is of interest as it

is of a different form to that already described; having deeply-set windows in its north face indicating thick walls (which measure c.1.08m). It is interesting to note that the two upper floors have had domestic style windows inserted, whilst the lower two openings (lighting a floor which does not form part of the present survey) are much more industrial in character (Plate 22).



Plate 3: View of the survey building from the car park above Ladies' Walk



Plate 4: View looking west showing the south elevation of the brewery building on Ladies' Walk



Plate 5: View looking east showing the brewery building on Ladies' Walk



Plate 6: Detail of chimney stack at east end of building



Plate 7: Decorative kneeler, east gable as seen from Ladies' Walk



Plate 8: Original doorway in south elevation on Ladies' Walk (Scale = 2m)



Plate 9: Possible inserted doorway, west end of south elevation (Scale = 2m)



Plate 10: Detail of arched head of doorway in south elevation



Plate 11: Detail of one of the consoles of the original doorway, south elevation



Plate 12: Eastern window, south elevation (Scale = 2m)



Plate 13: Western original ground floor windows, south elevation



Plate 14: South elevation showing possible original small ground floor window to left of photograph, with vertical projecting to its west side



Plate 15: Detail of one of the inserted first floor windows, south elevation



Plate 16: East elevation, now partly obscured by a link to the modern night club



Plate 17: North elevation showing lower level which does not form part of the present survey



Plate 18: West end of survey building showing a projecting gabled section



Plate 19: Detail of 'first floor' windows as seen in the north elevation



Plate 20: Detail of boarded windows and pipework for toilets above, north elevation



Plate 21: North elevation, circular tie plate (Scale = 2m)

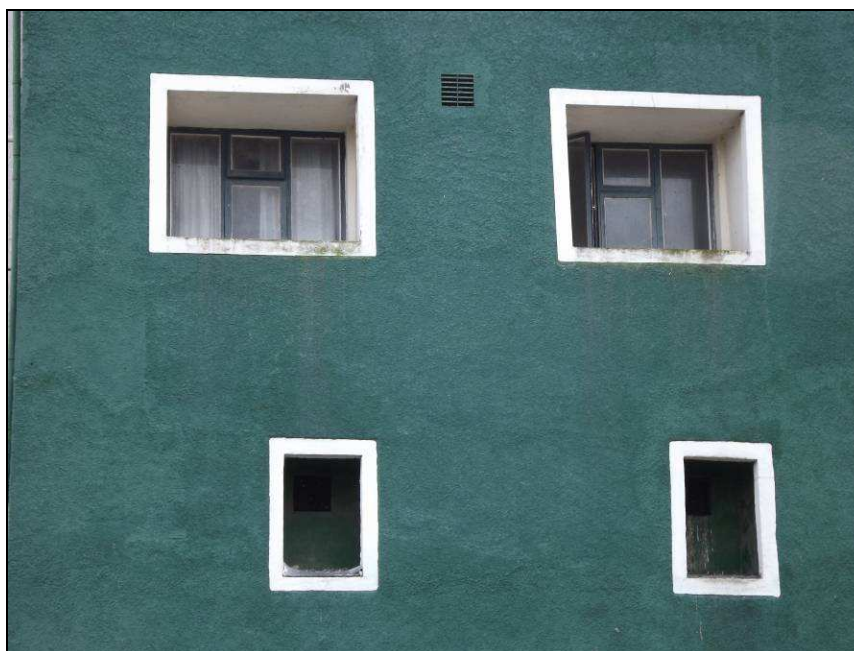


Plate 22: Detail of some of the deeply-set windows in the gabled projection, north elevation

5.3 INTERIOR

- 5.3.1 The interior of the former brewery building was accessed at the time of survey through the original doorway from Ladies' Walk shown on Plate 8. In its most recent form, the interior consisted of two floors which will be referred to as 'Ladies' Walk Level' and 'First Floor Level' (Figure 10), although in reality there is a further floor below which does not form part of the present study.
- 5.3.2 Upon entering the building from Ladies' Walk, it was possible to note the internal side of the original doorway which retains its moulded pilasters down each side, and the decorative fanlight above (Plates 23 and 24). The presence of such a doorway with its architectural detailing suggests that this part of the building was domestic in character rather than industrial. The wall to the west of this doorway appears to be an original feature (although there is a modern opening within it), and there is a possible former doorway at its south end as suggested by a boarded over area (Plate 25 and Figure 10).
- 5.3.3 The main entrance from Ladies' Walk leads into a small foyer area which is defined on its north side by an inserted stud wall. To the east of the foyer area is a doorway into, what has been referred to here as Room 1, but which is a modern creation as shown by an inserted

staircase to the first floor level which has truncated some of the coving (Plates 26 and 27). This room has an original doorway in the east wall, which still retains its decorative wooden panelling of the door case (Plates 26, 28 and 29). The original door between the two rooms has been lost, however marks for the hinges indicate that it would have been placed at the east side of the opening and would have opened into Room 2. Where the architrave has been lost in Room 2, it was possible to note that this internal wall was constructed of brick.

- 5.3.4 The window which formerly lit Room 1, but which is now boarded over, still retains its decorative panelled surround, and round handles for the shutters, although these could not be opened at the time of survey (Plates 30 and 31).
- 5.3.5 Access into Room 2 from Room 1 was through the doorway shown on Plate 26. This room retains evidence for two former windows in the east elevation, one of which has had a sill built in seemingly utilising panelling from another part of the building, whilst the northern has more latterly been used as a doorway towards the Night Club. These window surrounds have the same form of panelling as noted in Room 1, and the architrave is of the same moulding as seen around the door shown on Plate 26 (Plates 32-34). Between these two windows there is a chimney breast indicating the former presence of a fireplace which would have been served by the stack shown on Plate 6. The skirting board around this projecting chimney breast is not original (as it would not have gone across the fire opening); however sections of apparent original skirting appear to survive to either side of the chimney breast (Plate 35).
- 5.3.6 The north wall of Room 2 has a window with the same form of surround as already noted in the east elevation, and in the south wall of Room 1 (Plates 36 and 37). The west wall of Room 2 appears to be an original feature due to the presence of the doorway shown on Plate 28; however this wall now has two further arched doorways which appear to be later insertions (Plate 38).
- 5.3.7 Room 3, which is located to the west of Room 2, and to the north of Room 1, is a modern creation, with the south wall being a modern stud partition (Figure 10). It would appear however, that originally it was of approximately the same size as Room 2. Original surviving features in this room consist of two windows and their surrounds in the north wall. One of these windows presently has its shutters closed, and it was possible to note the original square 'butterfly' hinges (Plates 39 and 40) (Plate 19 shows an external view of these shutters). True butterfly hinges, with each side being splayed like the wings of a butterfly, were

- popular throughout the 17th and 18th centuries. By the end of the 18th century, simple small rectangular hinges, such as those present within the survey building, replaced the more attractive butterfly hinges on shutters²⁴.
- 5.3.8 In the west wall of Room 3 there is a large opening which appears to relate to the use of the building as a bar (Plate 41). The original door in this wall appears to have been that which is referred to above, and shown on Plate 25, located immediately to the west of the main entrance, and in line with the doorway between Rooms 1 and 2. The east wall of Room 3 has the two arched doorways already noted and shown on Plate 38. Between these later openings there is a mock fireplace (Plate 42). This does not appear to be in the same location as an original which would presumably have existed to heat this room. It is perhaps more likely that a fireplace would have been located central to the space, in line with that already referred to in Room 2; however, there was no evidence at the time of survey for this fireplace, or for the chimney breast, flue or stack either on this floor, on the floor above or on the roof, which may indicate that this feature has been totally removed at some point.
- 5.3.9 There is some decorative coving still *in-situ* between the walls and ceiling of Room 3, although it appears to have been reused from elsewhere when the stud wall in Room 3 was inserted, as the joins between sections are not well placed (Plate 43).
- 5.3.10 Room 4 was accessed at the time of survey through the later opening inserted between this room and Room 3 (Figure 10). Original features in this room include a window with associated decorative panelled surround in the south wall (Plate 44). There are two further windows in the north wall of this room, one behind the bar area is now boarded over and there was no evidence for the decorative surround (although this could be covered over) (Plate 45), and the western has also seemingly lost its surround, as well as having had a single pane of glass inserted in the lower part of the sash in place of the original glazing (Plate 46).
- 5.3.11 The west wall of Room 4 is a modern insertion, and in the south-west corner of this room there is a modern staircase which provides access to the toilets and storage areas, as well as to Rooms 5 and 6 (Plate 47 and Figure 10). At the point where the steps lead up to the toilet area, there is a vertical line in the south wall of this room, and directly above the

²⁴ Hall, L, 2005, Page 53

- coving stops abruptly (Plate 48). This may indicate that a former internal cross wall has been removed.
- 5.3.12 The steps in the south-west corner of Room 4 lead up to a raised area which houses the toilets and a store. It is unclear why this area has been raised, and without access to the floor below it is not possible to assess the reason. To the west side of the toilet area, the floor level descends again to lead into the section of the survey building which forms part of the gabled projection shown on Plate 18 (Figure 10).
- 5.3.13 This area consists of a small cupboard located beneath an inserted staircase (Plate 49), and Rooms 5 and 6 which are divided by a modern stud wall (Figure 10). There were no features of note within this area on Ladies' Walk Level, apart from the presence of a vertical steel I-beam in the south-west corner of Room 6 and the thickness of the north wall of the projecting section of the survey building (Plates 50 and 51).
- 5.3.14 Access to the first floor level of the survey building was possible by either of the two inserted staircases, one located towards the east end near the main entrance and the other within the western side of the building (Figure 10). At the point where the staircase at the west end of the building turns to ascend to the first floor, an apparent blocked window was noted in the west wall, which may indicate that this building was in existence prior to the construction of the building immediately to the west (Plate 52).
- 5.3.15 The first floor level has more latterly been used for residential use, and has been divided up along its north side into a variety of rooms (Figure 10). It is clear that some of the roof space has been utilised for this floor as shown by the boxed-in purlins and ends of roof trusses (Plates 53 and 54).
- 5.3.16 Of interest on the first floor is the fact that the level drops from the west end, close to the point where there is a window which is level with the floor (this is the lower window noted externally, see Plate 9), indicating that this part of the floor has been inserted and is not an original feature (Plate 53). The floor level changes again towards the east end of this floor; this relates to the inserted staircase in this part of the building (Plate 54).
- 5.3.17 The only apparent historical window which survives at first floor level is located in the east gable (Plate 56), as shown from the exterior on Plate 16. It was noted that this window has 'horns' (Plate 57), a feature which is not apparent on the two ground floor windows which have nine over nine panes of glass (see Plate 13). Horns were generally added to sash windows following the development of large sheets of plate

glass in the early 19th century. Multi-pane sash windows could be replaced by the middle of the 19th century by two or four pane types, which allowed more light into the interior of a building. This plate glass, however, was heavier and so the original timberwork needed to be strengthened with 'horns' to take the weight of this glass²⁵. It is possible that this window may have been replaced, or if it was original, then the building may date to the early Victorian period.

- 5.3.18 There is some evidence that there may have been a fireplace in the east elevation on the first floor, as suggested by the wall not being straight across, although a modern stud wall truncates this projection. There may also have been a further window as suggested by a recess in this wall, although this could not be confirmed from the exterior (Plate 58).
- 5.3.19 As already noted, this floor has more latterly been used for residential use, and Plates 59 and 60 show some examples of these rooms.



Plate 23: Detail of internal side of main entrance door in south elevation

²⁵ Laws, A, 2003, Page 122



Plate 24: Detail of fanlight as seen from the interior, south elevation



Plate 25: Possible blocked doorway, to west side of main entrance from Ladies' Walk



Plate 26: View looking east showing original doorway between Rooms 1 and 2, Ladies' Walk Level

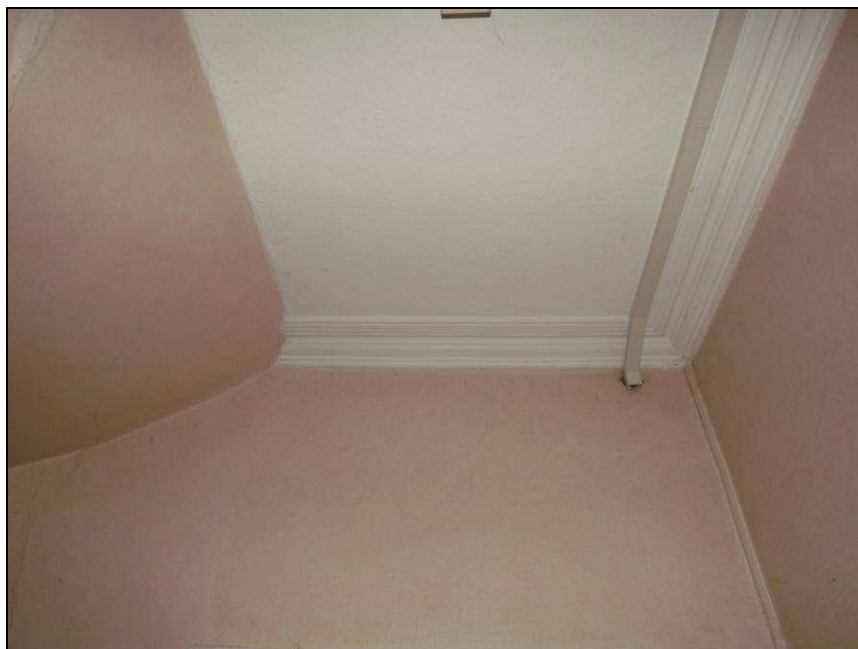


Plate 27: East wall of Room 1 on Ladies' Walk Level showing where an inserted staircase has been constructed into some of the original coving



Plate 28: Detail of original door case between Rooms 1 and 2 (as seen from Room 2), Ladies' Walk Level



Plate 29: Detail of the panelling of the door case between Rooms 1 and 2, Ladies' Walk Level



Plate 30: View looking west showing the panelling of the window in Room 1, with the inserted staircase to right of photograph



Plate 31: Detail of panelling of window surround, south elevation, Room 1



Plate 32: View looking east showing the two windows in the east wall of Room 2



Plate 33: Detail of panelling and architrave, window surround in east wall of Room 2



Plate 34: Reused panelling for a sill for a window in the east wall of Room 2

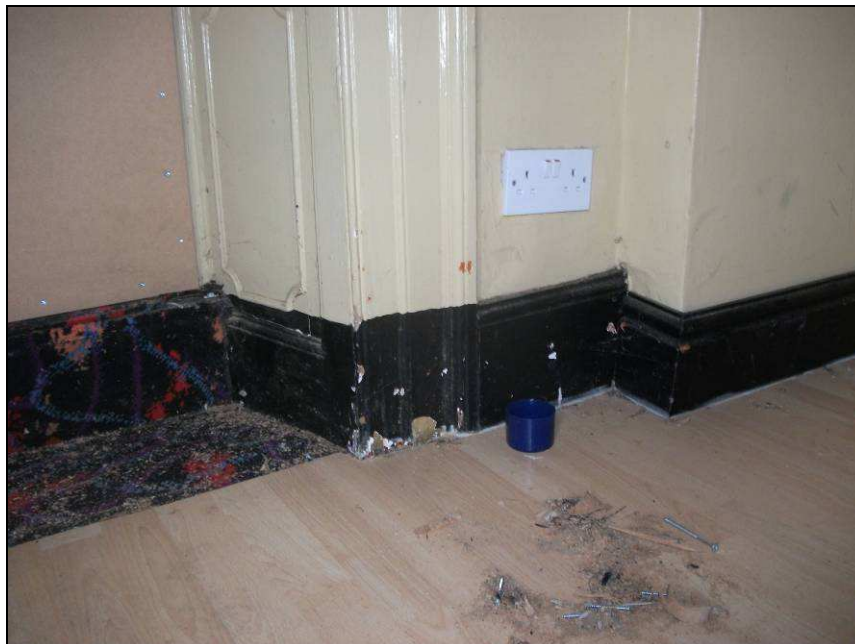


Plate 35: Detail of possible original and later skirting board, east wall of Room 2



Plate 36: Window in north wall of Room 2



Plate 37: Detail of panelling, window in north wall of Room 2

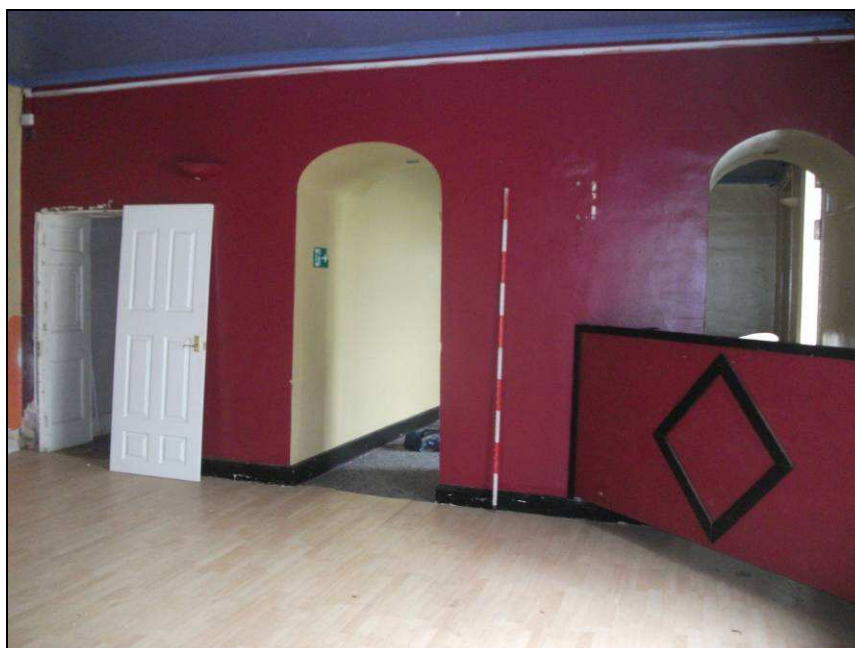


Plate 38: West wall of Room 2 showing inserted arched openings (Scale = 2m)



Plate 39: One of the two windows in the north wall of Room 3 (Scale = 2m)



Plate 40: Detail of shutter hinge, window in north wall of Room 3



Plate 41: West wall of Room 3 showing large opening, the wall to the left is a later stud partition (Scale = 2m)



*Plate 42: East wall of Room 3 showing inserted doorways and mock fireplace
(Scale = 2m)*

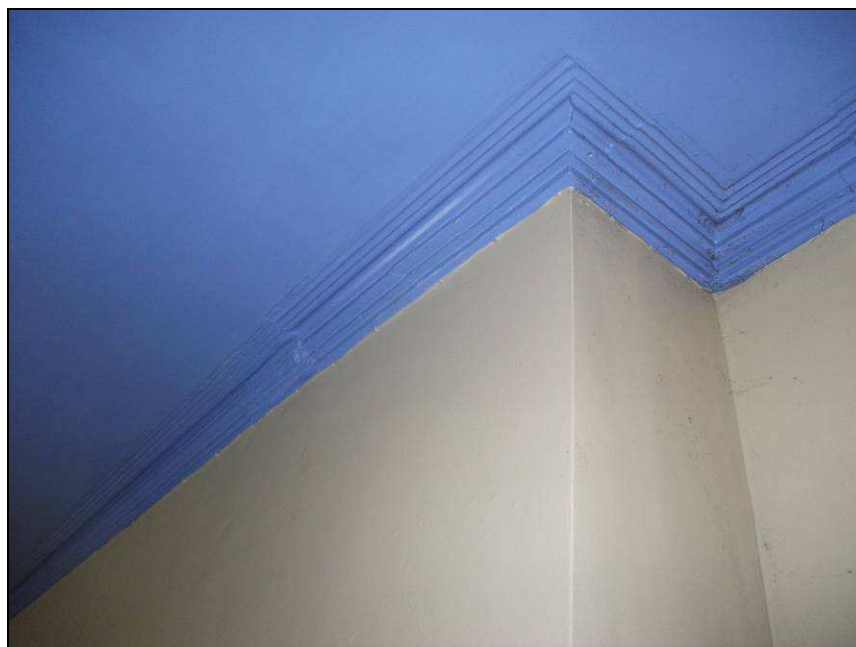


Plate 43: Reused coving on south (modern) wall of Room 3



Plate 44: Window and decorative surround, south wall of Room 4, Ladies' Walk Level



Plate 45: North wall of Room 4 showing location of boarded window



Plate 46: Western window in Room 4 showing lower section with missing glazing bars



Plate 47: West wall of Room 4 showing modern studwork, and stairs to toilet area to left of photograph



Plate 48: South-west corner of Room 4 showing vertical line in wall and stairs to toilet area (Scale = 2m)



Plate 49: Detail of inserted staircase, south side of Rooms 5 and 5 on Ladies' Walk Level



Plate 50: View looking north of Room 5 on Ladies' Walk Level



Plate 51: View looking south showing the interior of Room 6 with steel beam in south-west corner

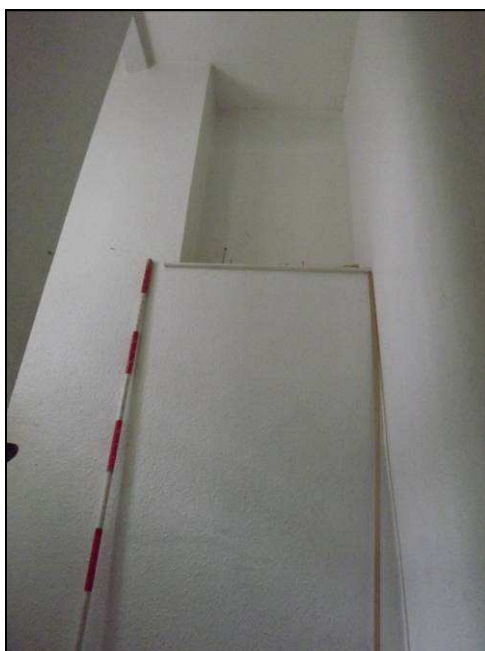


Plate 52: Possible blocked window, west wall of staircase



Plate 53: View looking east showing the corridor along the south side of the first floor level



Plate 54: Detail of one of the boxed-in ends of a roof truss, first floor level



Plate 55: East end of first floor showing change in floor level for inserted staircase (Scale = 2m)



Plate 56: View looking east showing an historical window in the east gable, first floor level



Plate 57: Detail of window horns, east gable, first floor level



Plate 58: East end of first floor showing possible location of a fireplace



Plate 59: Example of one of the bedrooms, first floor level



Plate 60: Kitchen, first floor level

5.4 OTHER EXTANT BREWERY BUILDINGS

- 5.4.1 Although these do not form part of the present survey, the following buildings will be briefly referred to as they would at one time have been associated with the former brewery building which has been described.
- 5.4.2 Located immediately to the north of the survey building there is a two-storey building which has been converted to residential use (Plates 61 and 62). This formed part of a long range which was located to the north side of the brewery complex, and is now listed grade II and noted to have a date stone of 1866. This building does not appear to be shown on the First Edition Ordnance Survey mapping of c.1865 (see Figure 4 for example), however it does appear to be shown on the Second Edition Ordnance Survey mapping of 1900, at which point it was attached to further buildings located to the west, and a range which linked it with the Ladies' Walk complex of buildings (see Figure 6). The cut purlins and vertical projections each side of the east elevation indicate that this building once extended further to the east (see Plate 62).
- 5.4.3 The dominant building of the former brewery complex is the tower with its battlements and distinctive green paintwork (Plates 61 and 63). This building and the adjoining maltings are also listed grade II, and are noted to date to the mid-19th century, although Byers appears to suggest that they were constructed in the late 19th century²⁶, and cartographic evidence suggests that there had certainly been some additions to the west side of the existing brewery between c.1865 and 1900, although it is unclear if this included the construction of the tower and associated maltings. This part of the former brewery complex is now converted to residential use.
- 5.4.4 Located immediately opposite the survey building, on the south side of Ladies' Walk, there is a further apparent former brewery building which certainly appears to have been connected to the north side of Ladies' Walk as suggested by the presence of a footbridge between the two sides of the road shown on the Second and Third Edition Ordnance Survey Maps of 1900 and 1925 (see Figures 6 and 7). This is a three storey structure as seen from Ladies' Walk which is constructed of masonry, and has the same form of kneelers as noted on the survey building, suggesting the two may be contemporary (Plate 66). Cartographic evidence appears to indicate that this building may have been in existence on the First Edition Ordnance Survey map of c.1865, but subsequent maps show that it was seemingly extended (compare Figures 4 and 6); this extension appears to have been since removed,

²⁶ Byers, R.L.M, 2006

however brickwork in the west gable may provide physical evidence for further buildings to this part of the site (Plate 67).

- 5.4.5 More recently, the survey building has been associated with the Fusion Night Club which is located to its east side (Plate 68). This was a purpose-built night club which was constructed in 1999, and clearly its designers intended it to fit in with the brewery surroundings. This property presently has 'For Sale' signs (Plate 68).



Plate 61: View looking west showing the stand alone remains of the wine and spirit warehouse with the green brewery buildings to left of photograph



Plate 62: Former wine and spirit warehouse as seen from Ladies' Walk Level of the survey building (Room 4)



Plate 63: View looking west along Ladies' Walk showing the distinctive former brewery tower



Plate 65: View looking west down Ladies' Walk showing the former brewery building on the south side of the street



Plate 66: Detail of kneeler on east gable of former brewery building, south side of Ladies' Walk



Plate 67: View looking east showing the west gable of the brewery building on the south side of Ladies' Walk



Plate 68: View looking south showing the former Fusion night club on Ladies' Walk

6 CONCLUSION

- 6.1 The rapid desk-based assessment has revealed that the 'New Brewery' or 'High Brewery' was established in c.1792, although production is not thought to have commenced until 1795 or slightly later. It is unclear what form the building took when the brewery was first established on the site, Jollies map of 1811 appears to show a T-shaped range of structures although it is not known if these included some of the buildings that stand today. There are indications that in the early 19th century the site had been 'rebuilt with up-to-date facilities', and although there are contemporary accounts which list the types of buildings at the brewery in c.1839, it is difficult to assess if any of those buildings survive as there has been partial demolition of some of the brewery structures.
- 6.2 It would appear that the New Brewery was purchased by John Iredale of Keswick in 1839, in whose family it remained until the end of the 19th century. It has not been possible to establish through the rapid desk-based assessment what buildings existed on the site throughout the ownership of the Iredale family, although future more in depth research may reveal documentary evidence. Historical maps provide some indication of the buildings at the 'High Brewery' in the 1860s, and from this source it would appear that the survey building was in existence at this date (see Figure 4). By 1900, the brewery site had considerably expanded, possibly as a result of the change to Workington Brewery Co. Ltd in 1891. Up until the acquisition of the brewery by Matthew Brown Ltd in 1975, the Workington Brewery Co. Ltd was famous for its John Peel brand of beers. The brewery ceased brewing in 1986, and following a period of decay some of the buildings have been converted to residential use, whilst others have been demolished.
- 6.3 More recently, the survey building has been used as a bar, known as Flames Bar, associated with the purpose-built Fusion night club, to which there was a link in the east elevation. The upper floor had been used for residential purposes.
- 6.4 The historic building survey has revealed that the structure proposed for conversion appears to have originally been constructed partly as a dwelling as suggested by the doorway in the south elevation, and the surviving sash windows. The style of the fanlight, door surround and sash windows may indicate a date range of construction as the first half of the 19th century, and may possibly have formed part of the 'rebuilding' undertaking prior to the sale of the New Brewery in 1839.

- 6.5 There is some evidence that at ground floor (Ladies' Walk) level, this dwelling consisted of three generally equally-sized rooms, separated by brick walls, with only one original internal doorway surviving (between Rooms 1 and 2). Original detailing in the form of some coving, skirting boards and window panelling and shutters still survives, and it is hoped that, where possible, these features can be retained within the proposed development. There was no obvious evidence at the time of survey for an original staircase to the upper floor; this appears to have been removed in later alterations, however the presence of the sash windows in the east gable indicates that the upper floor was probably utilised as bedrooms, although no original detail survives. Historical sources indicate that there was a dwelling house on the site of the New Brewery (see 4.2.4 above), and it is presumably that house which forms part of this survey, although it must be noted that some of the 19th century brewery buildings have been demolished.
- 6.6 There was a clear distinction between the dwelling and the building to the west, presumably indicating a change in function of the internal spaces. Very little survives internally of the western end of the survey building to provide information on its original and subsequent use; externally it appears more industrial in character, and the thickness of the north wall is of particular interest. It is possible that at some point this building was associated with further buildings to the north, as suggested by historical mapping, and therefore what survives may only be part of a process or function undertaken on the site. It is also difficult to assess the function of this building as no access was possible to the lower floor.
- 6.7 It would appear that the brewery building originally consisted of a two-storey dwelling of possibly three rooms on each floor, with a building of unknown function to its west side. As the whole of the building could not be assessed at the time of survey (i.e. no access to the lower level), or as part of the wider brewery complex (due to the demolition of many of the 19th century buildings on the site), it is necessary to note that this structure should not be seen in isolation, and what has been recorded forms only part of a larger complex of brewery structures that occupied the site to the north and south sides of Ladies' Walk.
- 6.8 A comparison between the survey building and historical mapping indicates that the building appears to have formed part of the earliest surviving phase of the brewery complex site, although further structures were present to the north, south and east sides. The historical mapping also appears to show that the brewery tower and associated malting were not present in the 1860s (they do not appear on the First Edition

Ordnance Survey mapping), as is suggested by the listed building description, and are in fact, as Byers has noted, of the late 19th century.

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Maps

Plan of the Town and Harbour of Workington from an Actual Survey 1811 (included in Jollies Cumberland Guide and Directory)

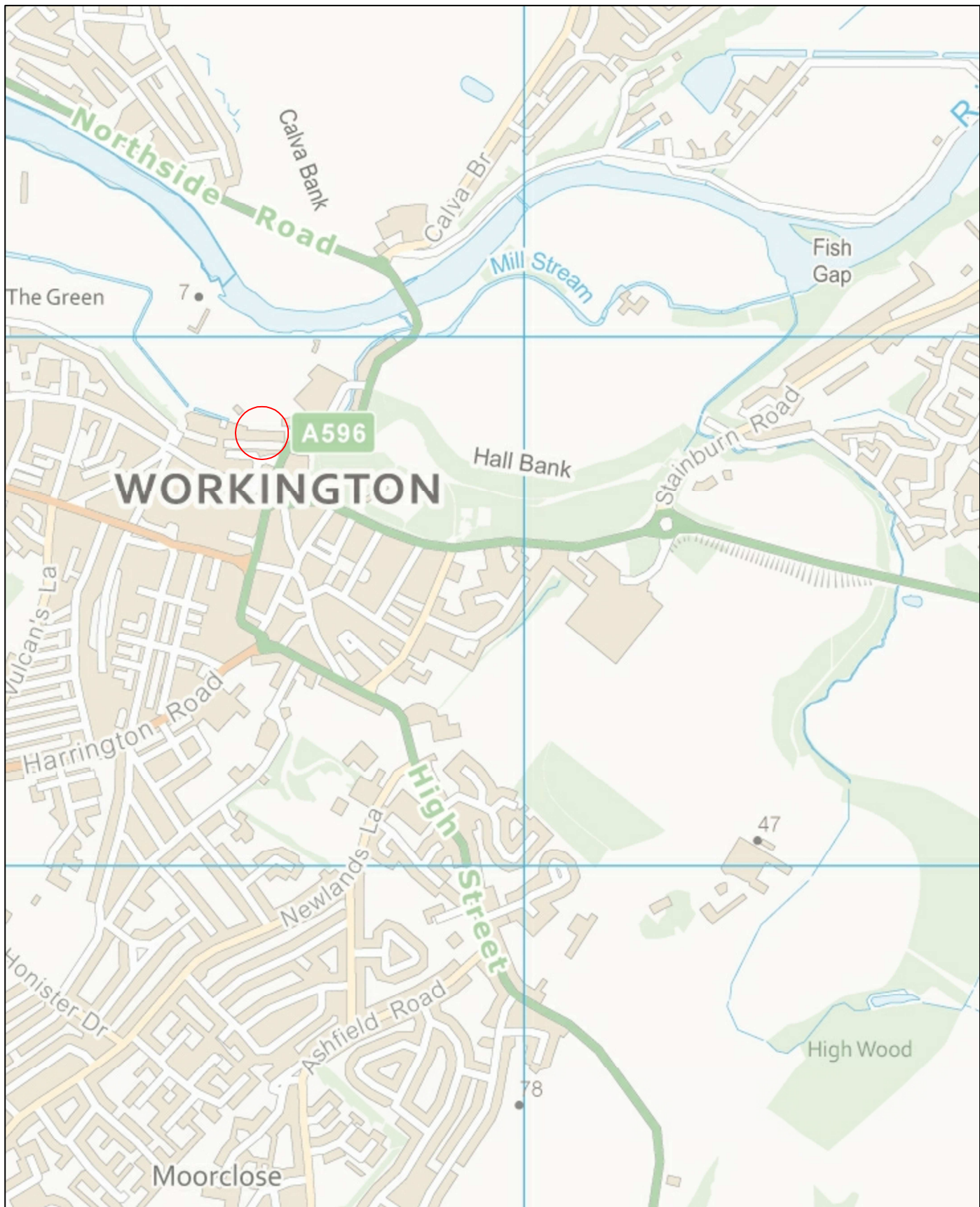
First Edition Ordnance Survey Map c.1865, 25" to 1 mile scale, Cumberland Sheet 53.11 (Whitehaven Archive Centre)

First Edition Ordnance Survey Map c.1865, 10' to 1 mile scale, Cumberland Sheet 53.11.4 (Whitehaven Archive Centre)

Second Edition Ordnance Survey Map 1900, 25" to 1 mile scale, Cumberland Sheet 53.11 (Whitehaven Archive Centre)

Third Edition Ordnance Survey Map 1925, 25" to 1 mile scale, Cumberland Sheet 53.11 (Whitehaven Archive Centre)

APPENDIX: FIGURES






 <p>WA Archaeology Ltd 2012</p>	<p>PROJECT: Brewery Building, Ladies' Walk, Workington SCALE: 1:10 000 at A4 REPORT No: CP10403 CLIENT: Roland Hill Ltd DRAWN BY: FW DATE: October 2012 FIGURE: 1</p>	<p>KEY:</p> <p> Site Location</p>	 <p>Reproduced by permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationery Office. © Crown copyright. All rights reserved. Licence number 100019512</p>
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Figure 1: Site location

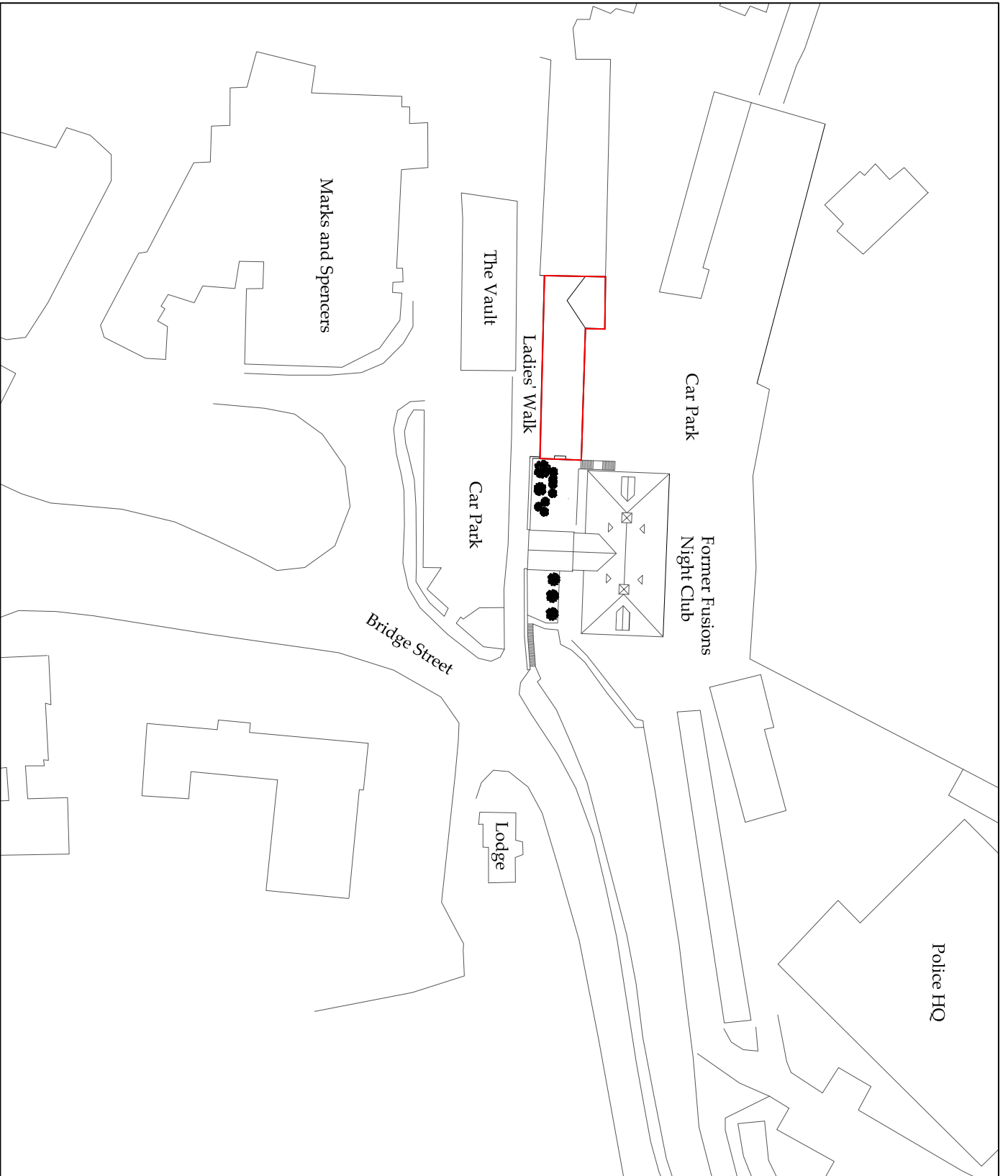



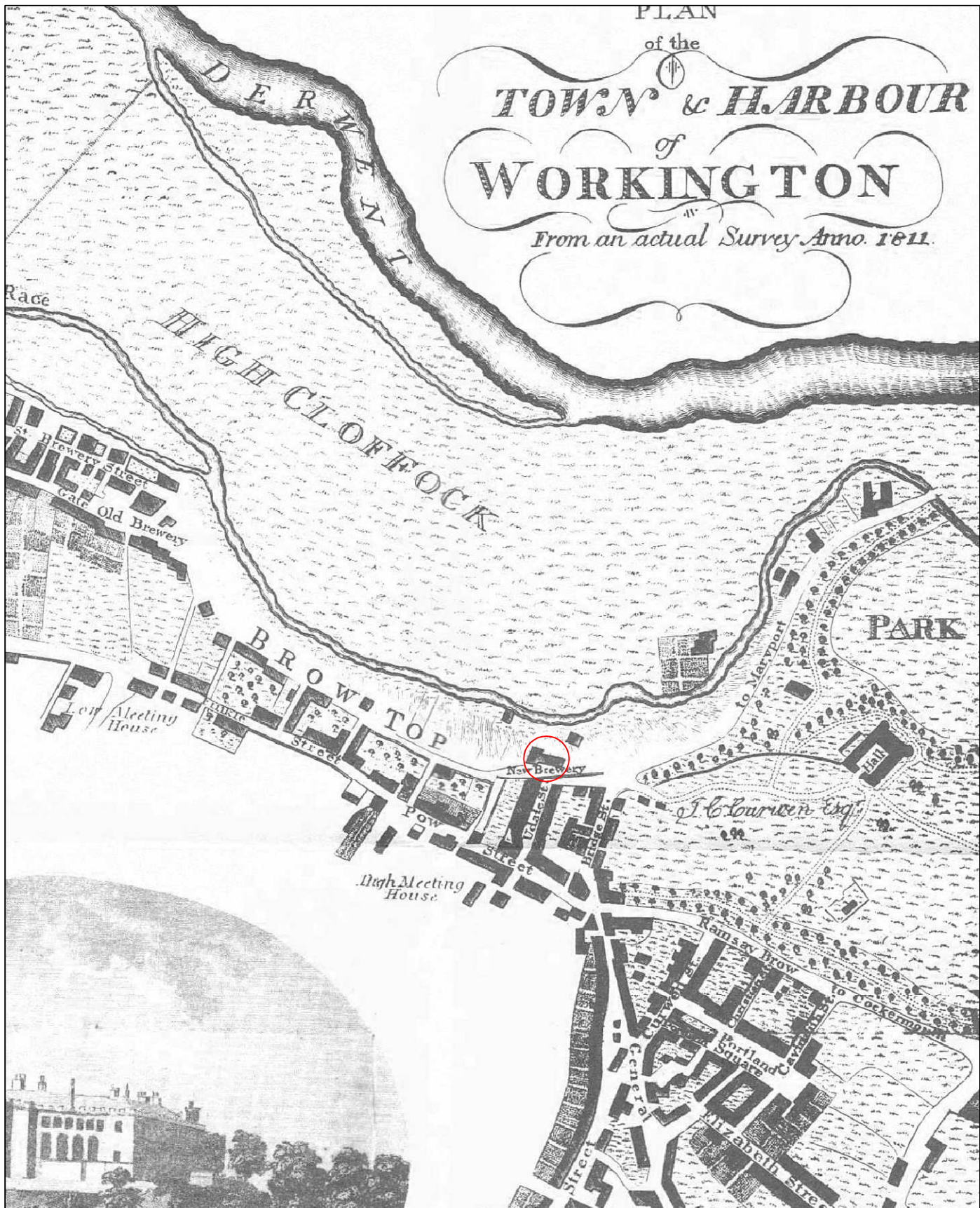


Figure 2: Detailed Site Location

 WA Archaeology Ltd 2012	Brewery Building, Ladies' Walk, Workington CLIENT: Roland Hill Ltd	SCALE: 1:500 at A4 DRAWN BY: FW	DATE: October 2012 KEY:  Outline of Survey Building		Reproduced by permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationery Office. © Crown copyright. All rights reserved. Licence number 100019512 REPORT No: CP10403	FIGURE: 2
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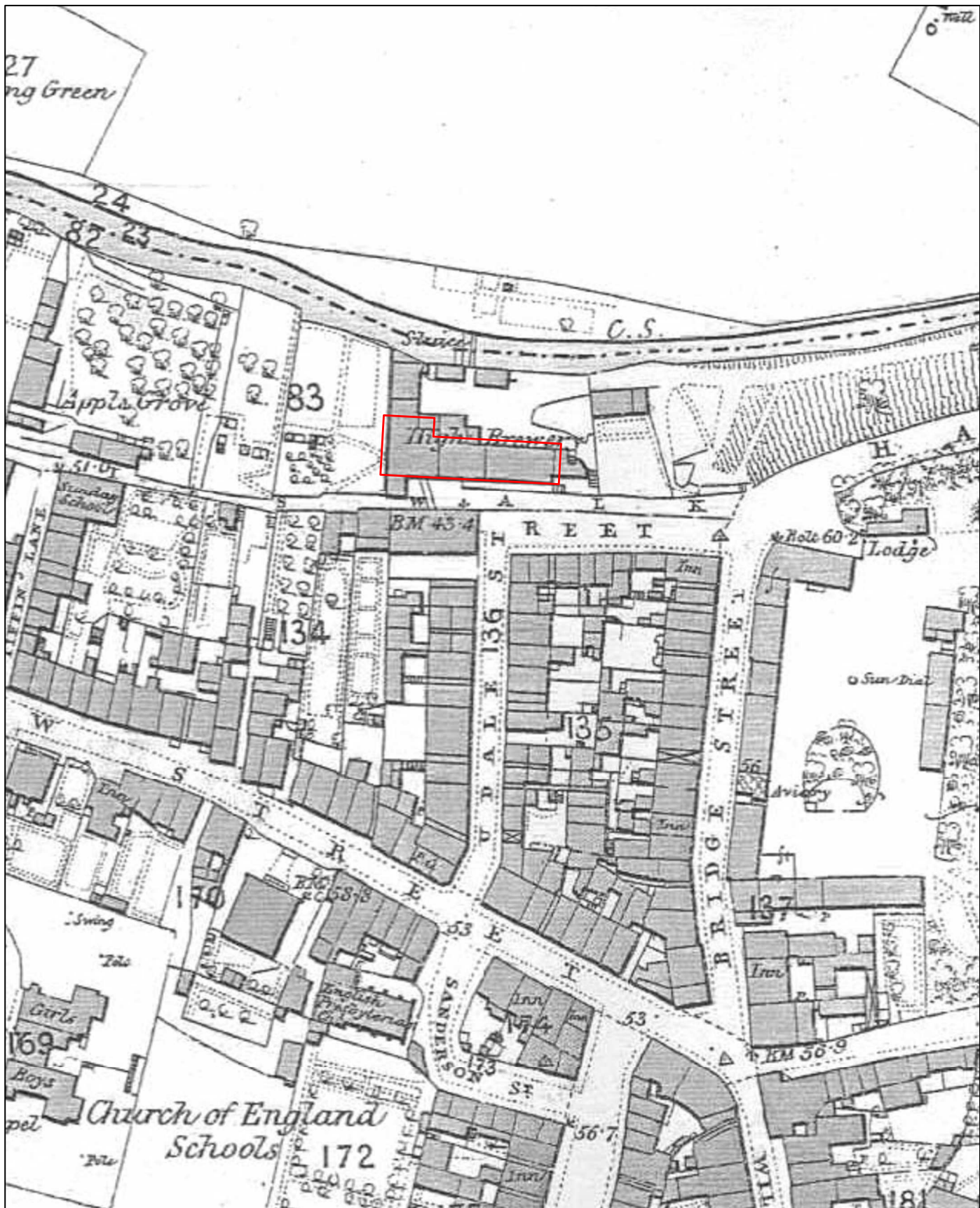
 <p>WA Archaeology Ltd 2012</p>	<p>PROJECT: Brewery Building, Ladies' Walk, Workington</p> <p>SCALE: Not to Scale</p> <p>REPORT No: CP10403</p> <p>CLIENT: Roland Hill Ltd</p> <p>DRAWN BY: FW</p> <p>DATE: October 2012</p> <p>FIGURE: 3</p>	<p>KEY:</p> <p> Site Location</p>	
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Figure 3: Extract from a Plan of the Town of Workington 1811






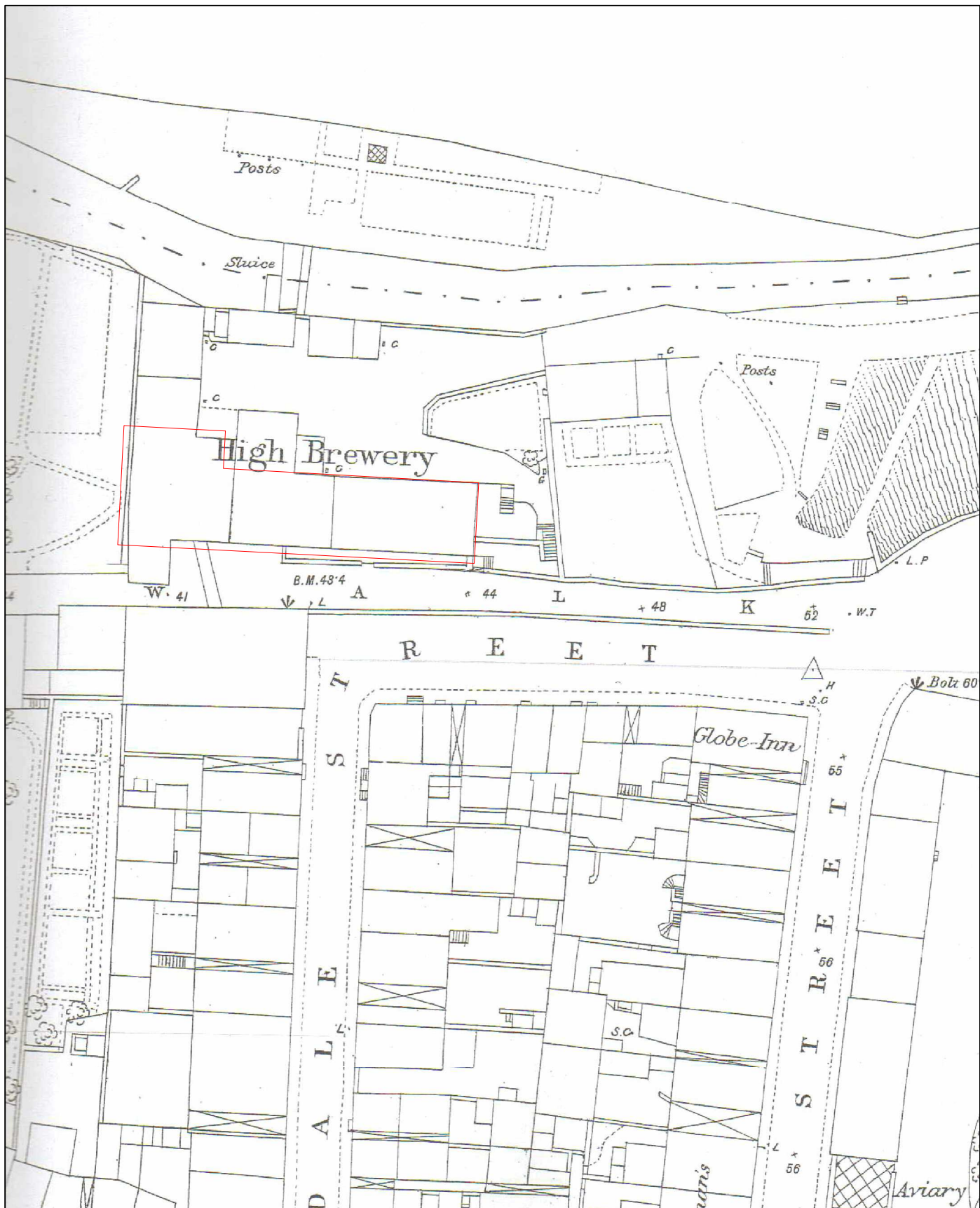
 <p>WA Archaeology Ltd 2012</p>	<p>PROJECT: Brewery Building, Ladies' Walk, Workington</p> <p>SCALE: 1:1000 at A4</p> <p>REPORT No: CP10403</p> <p>CLIENT: Roland Hill Ltd</p> <p>DRAWN BY: FW</p> <p>DATE: October 2012</p> <p>FIGURE: 4</p>	<p>KEY:</p> <p> Outline of Survey Building</p>	 <p>Reproduced by permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationery Office. © Crown copyright. All rights reserved. Licence number 100019512</p>
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Figure 4: First Edition Ordnance Survey Map c.1865 (25" to 1 mile scale)



WA Archaeology Ltd
2012

PROJECT: Brewery Building, Ladies' Walk,
Workington
SCALE: 1:500 at A4
REPORT No: CP10403
CLIENT: Roland Hill Ltd
DRAWN BY: FW
DATE: October 2012
FIGURE: 5

KEY:

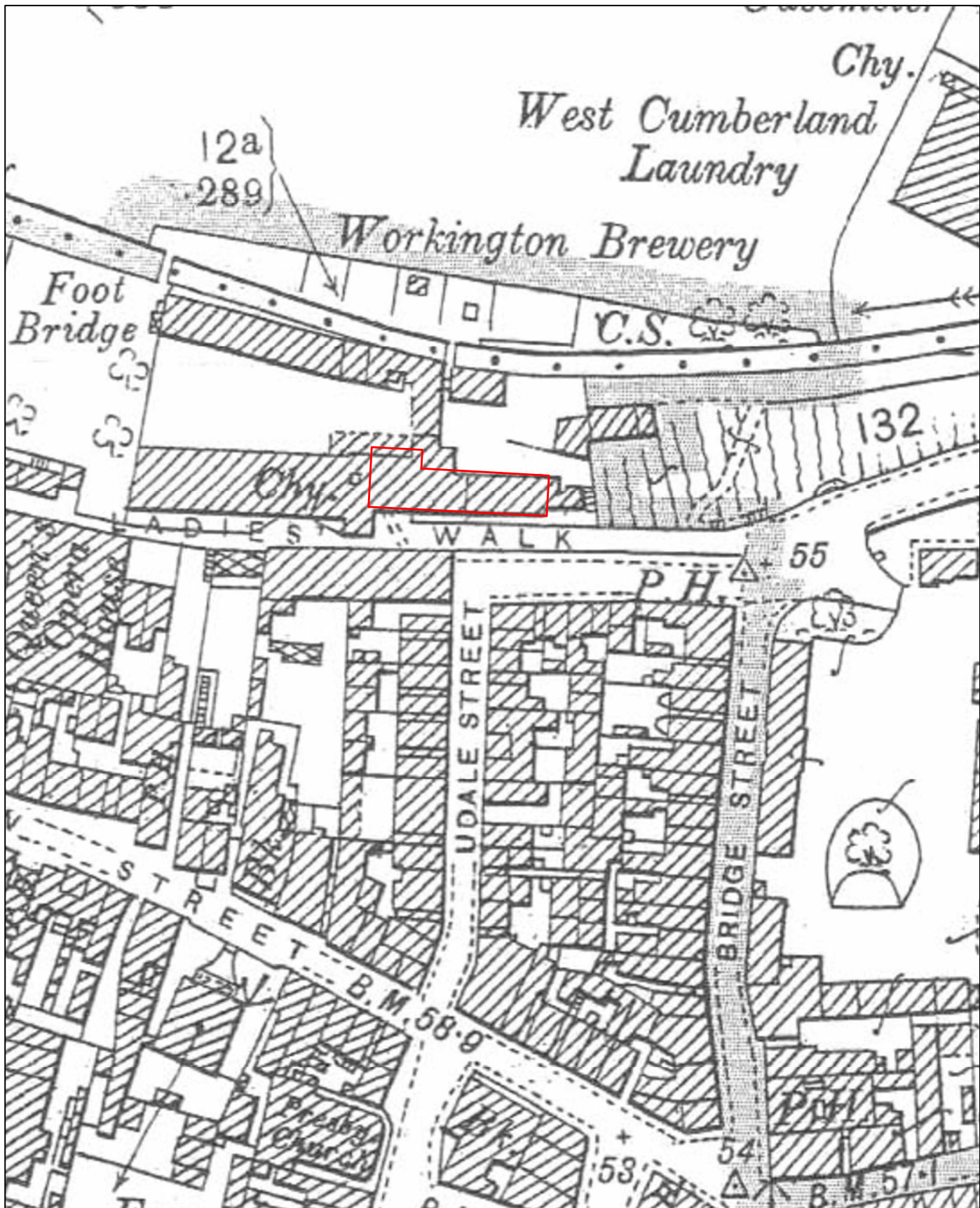


Outline of Survey
Building



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Figure 5: First Edition Ordnance Survey Map c.1865 (10' to 1 mile scale)






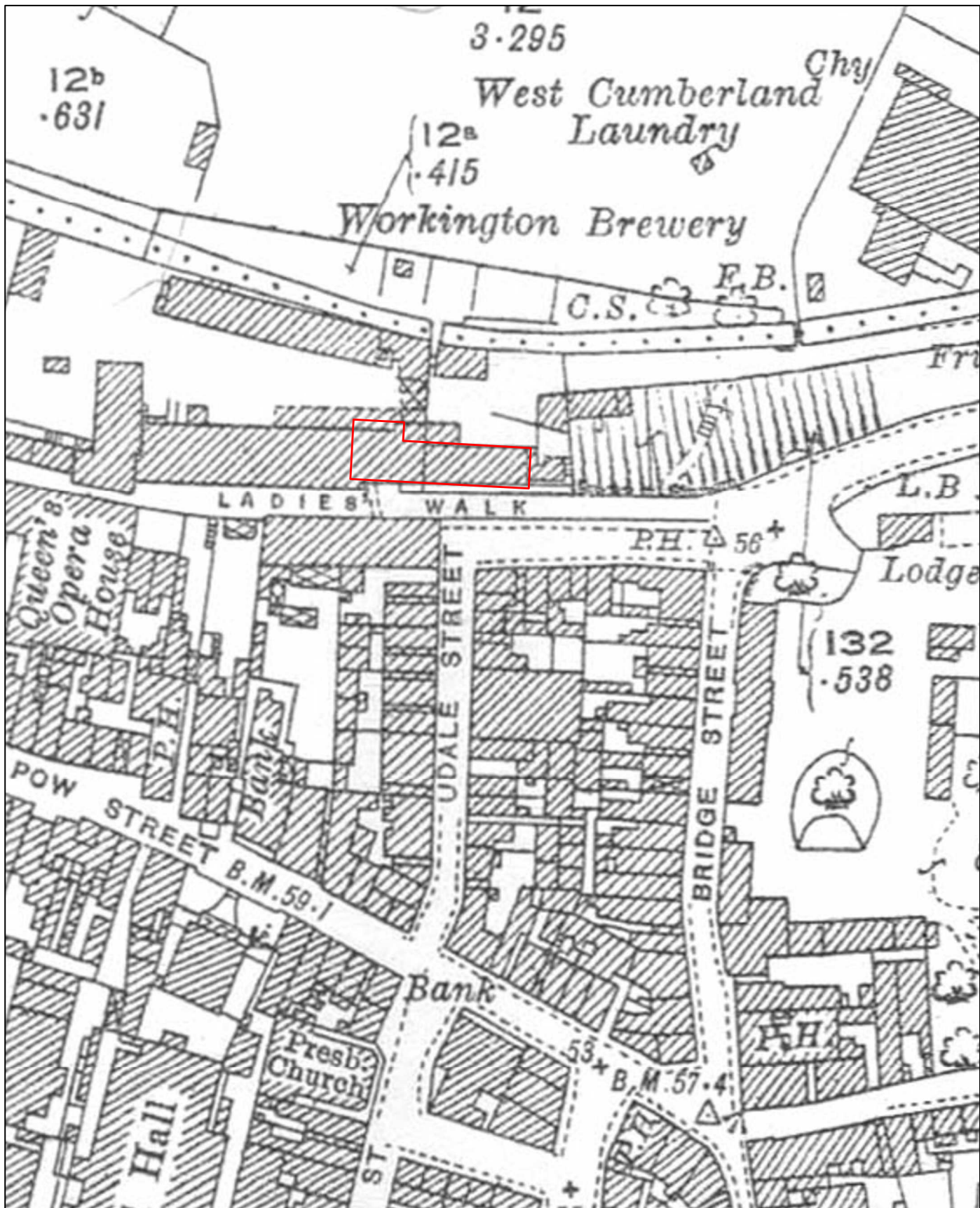
	<p>PROJECT: Brewery Building, Ladies' Walk, Workington</p> <p>SCALE: 1:1000 at A4</p> <p>REPORT No: CP10403</p> <p>CLIENT: Roland Hill Ltd</p> <p>DRAWN BY: FW</p> <p>DATE: October 2012</p> <p>FIGURE: 6</p>	<p>KEY:</p> <p> Outline of Survey Building</p>	 <p>Reproduced by permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationery Office. © Crown copyright. All rights reserved. Licence number 100019512</p>
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Figure 6: Second Edition Ordnance Survey Map 1900 (25" to 1 mile scale)






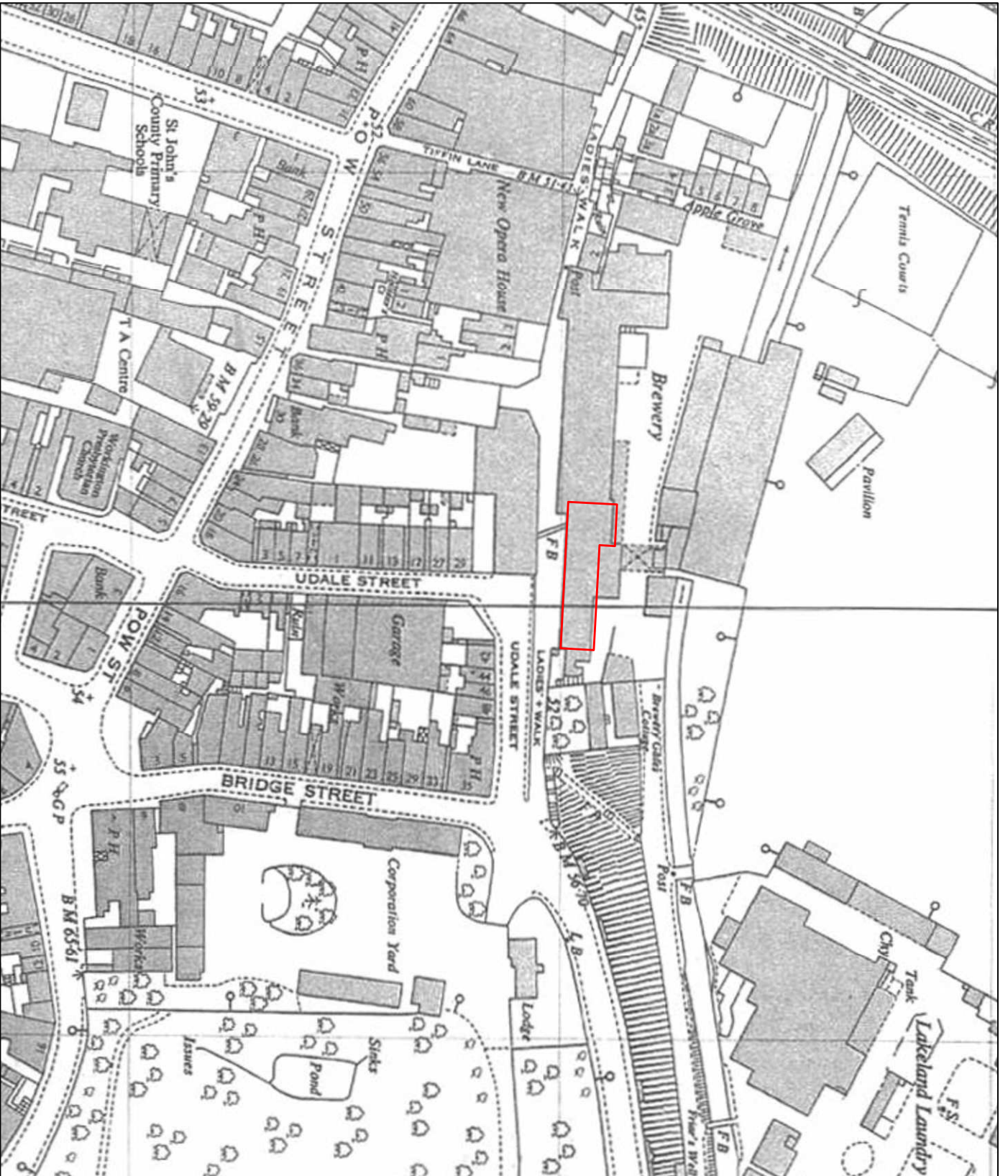
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Figure 7: Third Edition Ordnance Survey Map 1925 (25" to 1 mile scale)



WA Archaeology Ltd
2012

Brewery Building,
Ladies' Walk, Workington

CLIENT:

Roland Hill Ltd

SCALE:

1:1250 at A4

DRAWN BY:

FW

DATE:

October 2012

KEY:



Outline of Survey
Building



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REPORT No:

CP10403

FIGURE:

8

Figure 8: Ordnance Survey Map 1961

Brewery Building, Ladies' Walk,
 Workington

CLIENT:

Roland Hill Ltd

SCALE: 1:200 at A3

DRAWN BY: FW

DATE: October 2012

KEY:



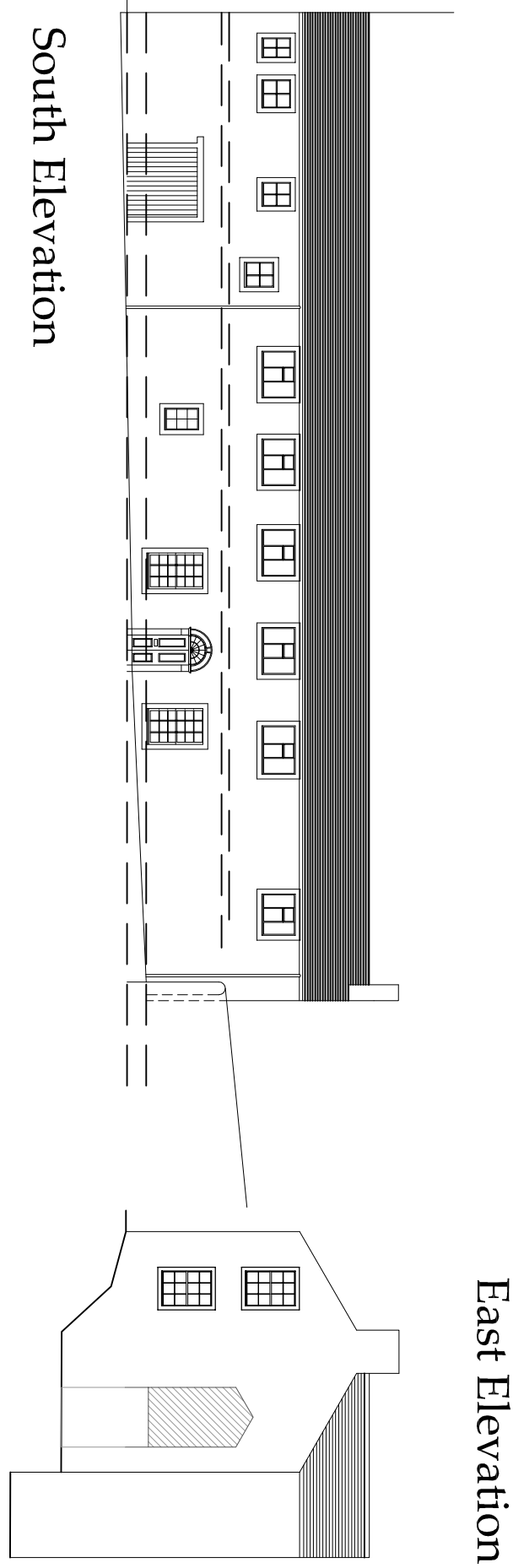
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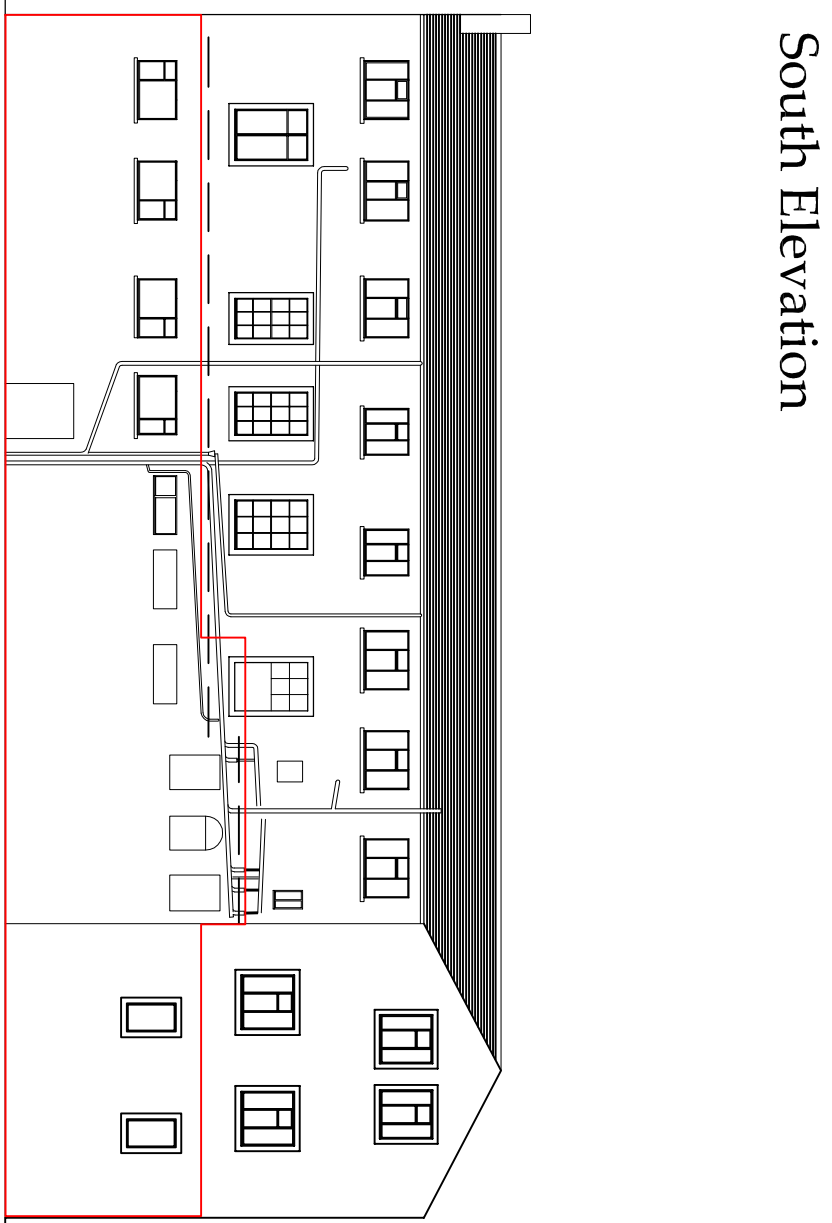
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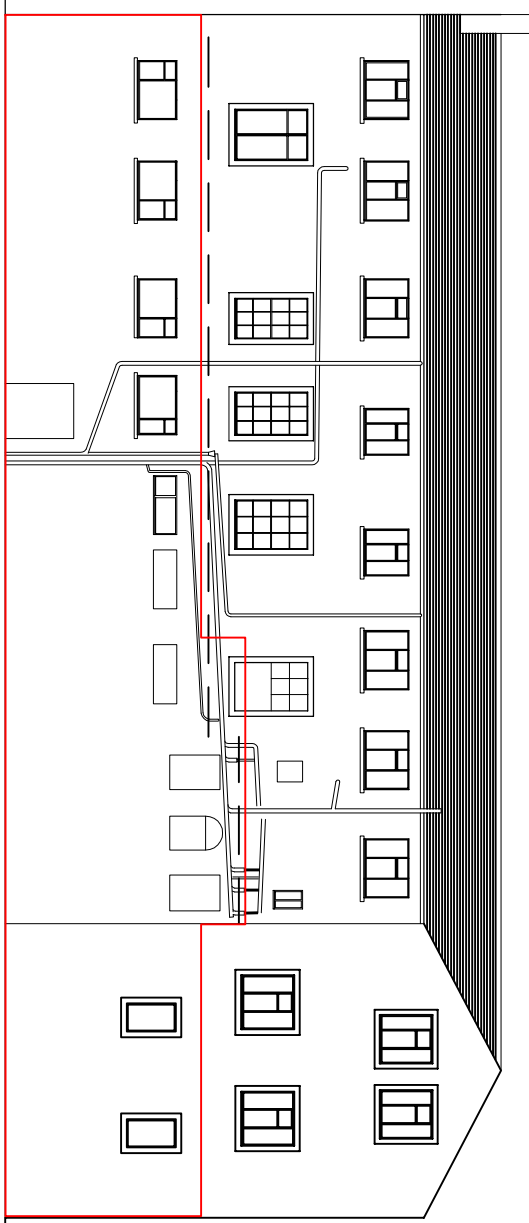
9



East Elevation





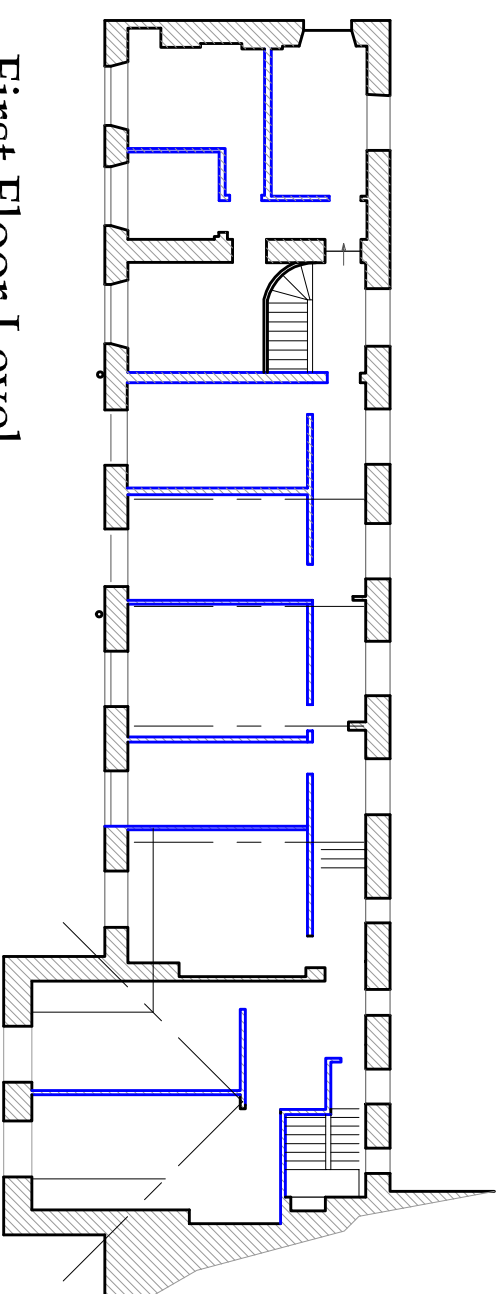
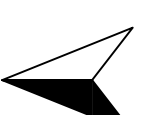
South Elevation



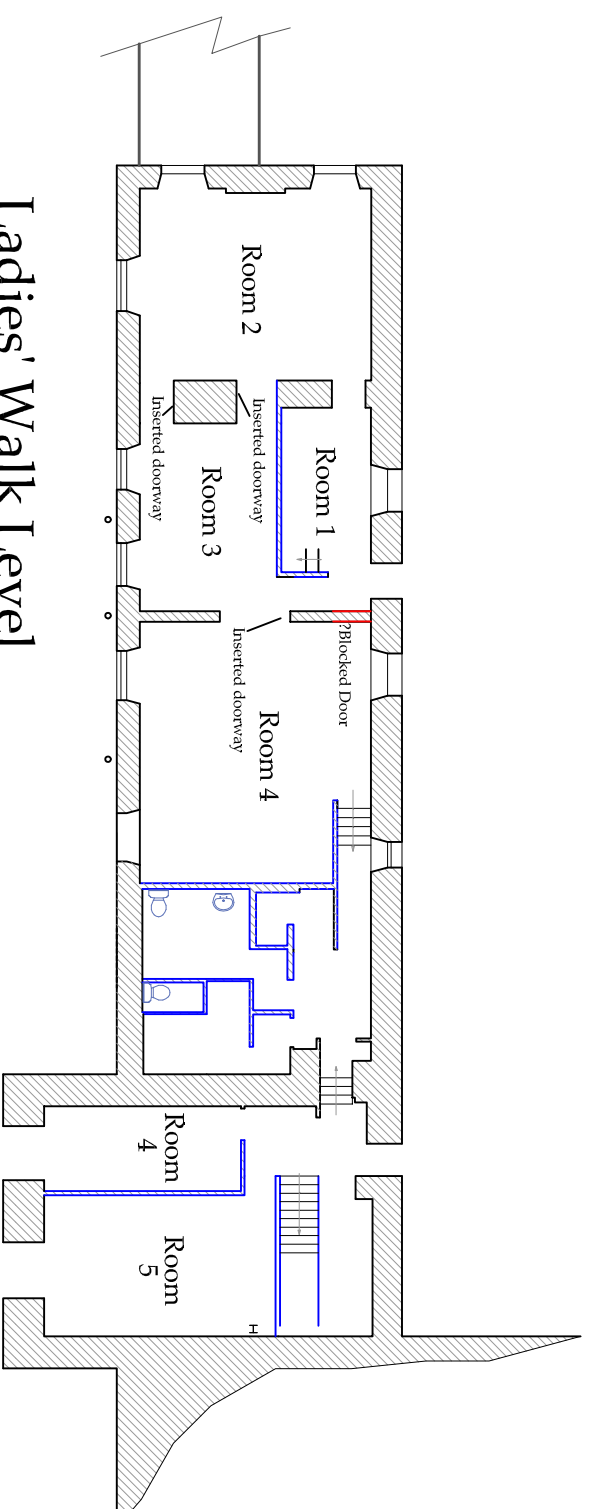
North Elevation

Figure 9: Elevations

-  Possible Blocked Doorway
-  Modern Walls



First Floor Level



Ladies' Walk Level

Figure 10: Floor Plans