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ERIC WRIGHT CONSTRUCTION LTD

107-117 BOTCHERGATE, CARLISLE, CUMBRIA

Historic Building Survey

December 2014

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Wardell Armstrong Archaeology

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ERIC WRIGHT CONSTRUCTION LTD

107-117 Botchergate, Carlisle, Cumbria

Historic Building Survey**PREPARED BY:**

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1 INTRODUCTION AND SITE LOCATION

- 1.1 Wardell Armstrong Archaeology was commissioned by Eric Wright Construction Ltd to undertake an historic building survey of redundant properties 107-117 Botchergate, Carlisle, Cumbria (centred on NGR NY 4052 5543) prior to their demolition in advance of redevelopment of the site for new Cumbria County Council offices (Planning Application Ref: 1/14/9015).
- 1.2 The properties are located on the east side of Botchergate, which is presently and has been historically, one of the principal routes into the city of Carlisle. The buildings are not listed, but they are located within Botchergate Conservation Area. The special interest of the Conservation Area arises from its historic role as a suburb along a key approach to the City Centre. This is seen physically in the settlements alignment off the road known as Botchergate, and in the increasing intensity of use towards the city centre where commercial activity becomes larger and more densely concentrated. The historic role of Botchergate was as a linear route between the gates of the walled City and the hinterland to the south (Carlisle City Council 2012, 4).
- 1.3 Cumbria County Council Historic Environment Service requested that a Level 2 historic building survey, as described by English Heritage (2006), be undertaken prior to building demolition as a condition of planning consent, because of the historic nature of Botchergate, and many of the properties which line it.
- 1.4 The site is located to the south-east of Carlisle City Centre, on the east side of Botchergate, and forms a block which extends south-eastwards from William Street to Stanley Hall (Figures 1 and 2).

Project Brief and Methodology

- 1.5 A Brief for the historic building survey was submitted to, and approved by, Cumbria County Council Historic Environment Service, which set out the methodology for the archaeological work (de Figueiredo 2014).
- 1.6 A Level 2 Historic Building Survey, as described by English Heritage, is a descriptive record of a building or buildings, which is judged not to require any fuller record, or it may serve to gather data for a wider project. Both the exterior and interior will be viewed, described and photographed. The record will present conclusions regarding the building's development and use (English Heritage 2006, 14). The survey was also

undertaken following standards and guidance issued by the Institute for Archaeologists (IfA 2008).

1.7 In accordance with the guidance and the project Brief, the survey consists of digital photography that includes:

- General views of the buildings;
- The external appearance of the buildings, typically as a series of oblique views which show all external elevations and give an overall impression of size and shape. Where an individual elevation embodies complex historical information, views at right angles to the plane of the elevation may also be appropriate;
- The overall appearance of the principal rooms and circulation areas.

1.8 The written record comprises:

- The building's precise location, as a National Grid reference and in address form;
- A note of any statutory designation (listing, scheduling or conservation area);
- The location of the project archive;
- An historical background to set the site into its historical context, with information derived as a result of an assessment of documentary and cartographic sources at Carlisle Archives and Carlisle Library Local Studies.
- A description of the form of the buildings, date and construction phases.

1.9 The purpose of the historic building survey was to produce a photographic and written record of the existing structures prior to demolition.

Reporting and Project Archive

1.10 A paper and digital copy of the report will be deposited with the Cumbria Historic Environment Record (HER) at Kendal.

1.11 An archive will be prepared in accordance with the recommendations in 'Archaeological Archives: A Guide to Best Practice in Creation, Compilation, Transfer and Curation' (Brown 2011). The project archive will be deposited with Carlisle Archives.

- 1.12 Wardell Armstrong Archaeology supports the Online Access to Index of Archaeological Investigations (OASIS) project (<http://www.oasis.ac.uk>). The 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 **wardella2-199152**.

2 HISTORICAL BACKGROUND

Introduction

- 2.1 A Heritage Statement was produced for the William Street Car Park site, the location for the new Cumbria County Council offices, which includes the frontage on Botchergate that encompasses No's 107-117. The Heritage Statement included an architectural assessment of No's 107-117, and described them as forming 'a short two-storey terrace which appears to have been constructed in two phases'. Historically, the buildings were noted to have been used for retail purposes, with workshops and residential accommodation above and behind the frontages on Botchergate (de Figueiredo and Wetton 2014).

Historical Background

- 2.2 Botchergate, previously known as 'Botchard-gate', was originally a township forming the southern approach to Carlisle, and owned around the time of Henry I by one 'Botchard' a native of Flanders. Early development appears to have concentrated at its northern end, closest to the entrance to the walled city, and tailed off towards the south (Carlisle City Council 2012, 8).
- 2.3 Carlisle's gradual expansion during the 18th and 19th centuries saw the linear strip of Botchergate develop adjoining streets of working class housing, interspersed with the industrial enterprises these residents served. The mixed residential and commercial character of the main street became increasingly commercial, with an eclectic range of public houses, hotels, manufacturing, entertainment and retailers present (Carlisle City Council 2012, 8).
- 2.4 One of the earliest maps to show the linear character of Botchergate, and to show individual properties along with the names of the owners or occupiers, was John Wood's Map of Carlisle 1821. At this date, buildings certainly appear to be present on the site of some of the properties between 107-117 Botchergate, a small structure on the site of No.107, and a linear range extending back from the frontage of No.117, although their functions are unclear (Figure 3). These properties may have housed some of the individual tradesmen that were listed as operating in Botchergate in 1811; these included grocers, hat manufacturers, flour dealers, innkeepers, butchers and joiners (Jollie 1811). This source did not include property

numbers therefore it is unclear if buildings were present on the site of 107-117 Botchergate in the first two decades of the 19th century.

- 2.5 Parson and White's trade directory of 1829 continues to list a multitude of individual tradesmen on Botchergate, although the property numbers are still not provided therefore it is difficult to attribute a particular person to any of the properties that made up 107-117 (Parson and White 1829).
- 2.6 The earliest source consulted to provide information on the individual properties is the Census Returns of 1851. This source indicates that six dwellings were listed between No.107 and No.117, and that the inhabitants were not necessarily retailers; for example at No.107, Henry Anderson is listed as being a textile 'warper', and at No.111, William McCormish is listed as being a labourer (see table below). The Census Returns for 1851, along with subsequent Census's and Trade Directories, suggest that the properties were of relatively low status. These sources indicate, that in the second half of the 19th century many of the properties were being operated as small-scale businesses. To the rear of these properties, courts of probably poor quality housing had developed, as shown by references to 'Nixon's Court' between No's 113 and 115, and Jackson's Court accessed to the south side of No.117.
- 2.7 These 'courts' were in existence by 1853 as they are clearly shown on the large-scale Board of Health map of that date surveyed by Richard Asquith. This map clearly shows at least four properties along the Botchergate frontage, with two passageways (represented by an elongated 'X'), although the courts themselves are not named. At least two passageways are shown providing access to courts from the south side of William Street, within the present study site boundary. Within the courts there are staircases shown which suggest that upper storeys served as separate dwellings to those on the ground floors. This map also shows that in the middle of the 19th century buildings continued eastwards from Botchergate and along both sides of William Street and along the north-west side of Jackson's Place (Figure 4).
- 2.8 The large-scale First Edition Ordnance Survey map of c.1865 shows more properties along the Botchergate frontage and along William Street which may suggest that the Board of Health map did not necessarily record all the separate dwellings, or that larger properties had been divided by this date. The court between No's 113 and 115 is annotated as 'Collin's Court' on this map, but Census Returns and Trade Directories appear to refer to it after this date as 'Nixon's Court' which may indicate

a change of landlord (Figure 5). The smaller-scale First Edition Ordnance Survey map of 1876 continues to show at least five properties along the Botchergate frontage, with two passageways providing access to the rear courts, and at least six properties and one passageway along the south-east side of William Street (Figure 6).

- 2.9 The character of the properties which made up the present study area in the first half of the 20th century does not appear to have altered to any great. Early 20th century mapping, and Trade Directories, indicates buildings which functioned as small-scale retail premises with residential properties to the rear (and possibly at first floor level) (Figures 7 and 8). The back-to-back houses along William Street were still in existence as far east as James Terrace in 1938 (Figure 9), however by 1965 William Street had been largely removed, with its housing demolished, to make way for William Street Car Park. The Ordnance Survey map of this date clearly shows the linear form of No's 107-117 (109 and 111 sharing the same site), with a passageway between No's 113 and 115 still seemingly in existence (Figure 10).
- 2.10 Within the collection at Carlisle Library Local Studies, there are photographs of the majority of the properties which lined Botchergate in 1961. These photographs include images of No's 107 to 117 which indicate that at that date the properties consisted of three separate structures, as shown by the differing roof lines, and that they had a variety of retail uses including a café (No.107), an optician's (No.109/111), a butchers (No.113), Carliol House (No.115) and No.117 operated as a grocer's and florists (Plates 1-3).
- 2.11 The following table lists the relevant entries for No's 107-117 Botchergate obtained from several sources including a selection of 19th and 20th century Trade Directories, and Census Returns from 1851 to 1901:

Source	Entries
1841 Census	The properties on Botchergate are not numbered
1851 Census	<p>Inhabitants listed:</p> <p>107 Botchergate: Henry Anderson, warper, his wife Jane, daughter, son-in-law, and two grandchildren</p> <p>109 Botchergate: Robert Young, barber, his granddaughter and two lodgers</p> <p>111 Botchergate: William McCormish, labourer, his wife Jane, son, daughter and visitor</p> <p>113 Botchergate: Hugh Whiteford, stonemason, his wife Isabella, son and daughter</p> <p>115 Botchergate: John Johnson, earthenware dealer, his wife Francis and four children</p> <p>117 Botchergate: John Bowman, shoemaker, his wife Roseann and two daughters</p>
Post Office Directory of Cumberland and Westmorland 1858	<p>113 Botchergate: William Thursby, boot and shoe maker</p> <p>115 Botchergate: Thomas Matthews, grocer and baker</p> <p>117 Botchergate: George Graham, butcher</p>
1861 Census	<p>Inhabitant's listed:</p> <p>107 Botchergate: James Halton, letter carrier, his wife, five children, his aunt (Catherine Halton, niece and lodger (Margaret Miller)</p> <p>111 Botchergate: William Rea, cattle dealer, his wife Eleanor and lodger (Harriet Kane)</p> <p>115 Botchergate: Thomas Matthews, grocer his wife Ruth, sister Elizabeth and cousin James Davidson</p> <p>117 Botchergate: John Bowman, shoemaker, his wife Rosanna, five children and niece</p>
1871 Census	<p>Inhabitants listed:</p> <p>107 Botchergate: Joseph Bowman, grocer and his wife, Mary Ann</p> <p>111 Botchergate: Mary Ann Hornsby, retired hat</p>

Source	Entries
	<p>maker, her son John (hatter) and her daughter Georgina Sarah (scholar)</p> <p>113 Botchergate: Thomas Lightfoot, grocer and his wife</p> <ul style="list-style-type: none"> - Nixon's Court listed – <p>115 Botchergate: Jacob Nixon, clogger and shoe maker, his wife Eliza , and five others</p> <p>117 Botchergate: Borthwick Dobie, ship carpenter, his wife, stepson and boarder</p> <ul style="list-style-type: none"> - Jackson's Place listed -
1881 Census	<p>Inhabitants listed:</p> <p>107 Botchergate: Thompson Taylor, grocer, and his wife Elizabeth</p> <p>111 Botchergate: William Monkhouse, tailor, his wife and his grandmother</p> <p>113 Botchergate: Ann Blaylock, her daughter Margaret and a boarder</p> <ul style="list-style-type: none"> - Nixon's Court listed – <p>115 Botchergate: Jacob Nixon, clogger, his wife Eliza and son William</p> <p>117 Botchergate: Borthwick Dobie, retired ship carpenter, his wife Jane, Sarah Jackson (boarder) and Mary Moffat (boarder)</p> <ul style="list-style-type: none"> - Jackson's Place listed -
1891 Census	<p>Inhabitants listed:</p> <p>107 Botchergate: shop [no further info given]</p> <p>109 Botchergate: shop [no further info given]</p> <p>111 Botchergate: Mary Isabella Booth, housekeeper and her daughter Mary Jane Booth</p> <p>113 Botchergate: Ann Blaylock, grocer, and her daughter Margaret, grocer's assistant</p> <ul style="list-style-type: none"> - Nixon's Court (four properties listed) – <p>115 Botchergate: Jacob Nixon, boot and clog maker, his wife, two sons and Elizabeth Jones (widow)</p> <p>117 Botchergate: Borthwick Dobie, widower, Hannah Armstrong (servant) and Sarah Jackson</p>

Source	Entries
	(boarder) - Jackson's Place listed -
History, Topography and Directory of Cumberland, T Bulmer & Co. 1901	Not listed in streets, listed alphabetically 107 Botchergate: Henry Hunt, boot maker 111 Botchergate: James Thompson 113 Botchergate: Sarah Ann Graham, milliner 117 Botchergate: Mr Borthwick Dobie
1901 Census	Inhabitants listed: 107 Botchergate: not listed 111 Botchergate: James Thompson, whip maker, is listed with his wife and five children - Dalton's Court (four properties listed) - 117 Botchergate: Borthwick Dobie, Sarah Jackson (boarder), Sarah Foster (servant)
Kelly's Directory of Cumberland and Westmorland 1910	107 Botchergate: Henry Hunt, boot maker 109 Botchergate: Miss Sarah Ann Graham, milliner 111 Botchergate: Robinson Scott, tailor 113 Botchergate: John Little, grocer 115 Botchergate: John Bowness, draper 117 Botchergate: William Goskirk, jeweller
Kelly's Directory of Cumberland 1914	- Here is William Street - 107 Botchergate: Henry Hunt, boot maker 109 Botchergate: Miss Sarah Ann Graham, milliner 111 Botchergate: 113 Botchergate: <i>no entry</i> 115 Botchergate: John Bowness, draper 117 Botchergate: William Goskirk, jeweller - Jackson's Place here -
Kelly's Directory of Cumberland and Westmorland 1921	- Here is William Street - 107 Botchergate: Leicester Boot Co. 109 Botchergate: Miss Margaret Henderson, confectioners 111 Botchergate: Robinson Scott, tailor 113 Botchergate: Edward Parker, butcher 115 Botchergate: John Bowness, draper

Source	Entries
	- Jackson's Place here -
Kelly's Directory of Cumberland and Westmorland 1929	107 Botchergate: Jerry Jefferson, draper 109 Botchergate: Miss Margaret Henderson, confectioner 111 Botchergate: Robinson Scott, tailor 113 Botchergate: British Argentine Meat Co Ltd, butchers 115 Botchergate: Surplus Ltd, army stores 117 Botchergate: William Goskirk, jeweller - Here is Jackson's Place -
Kelly's Directory of Cumberland and Westmorland 1934	113 Botchergate: British Argentine Meat Co Ltd, butchers 115 Botchergate: Mrs Mary Ann Slater, fruiterer 117 Botchergate: William Goskirk, jeweller
Kelly's Directory of Cumberland 1938	107 Botchergate: Edwin Roberts, radio dealer 109 Botchergate: County Optical Co. 113 Botchergate: J H Dewhurst Ltd, butchers 115 Botchergate: Mrs Mary Ann Slater, fruiterer 117 Botchergate: William Goskirk, jeweller
Carlisle Directory 1953	107 Botchergate: Edwin Roberts, radio and gramophone specialist 109 Botchergate: Ellwood and Bray, drapers 111 Botchergate: P Pieri 113 Botchergate: British and Argentine Meat Co (1923) Ltd 115 Botchergate: M A Slater 117 Botchergate: W Goskirk, jeweller - Jackson's Place here -
Cumberland Directory 1954	107 Botchergate: A Pieri, café 109 Botchergate: Frank Egan 113 Botchergate: J H Dewhurst Ltd, butcher 115 Botchergate: Carloli House, draper 117 Botchergate: James Slater, fruiterer - Jackson's Place here - 11 Robert Lennox 12 Ruth Watson Then lists up to 19 Jackson's Place

Source	Entries
1956 Carlisle Archives Catalogue Ref: CaE4/21925	117 Botchergate, extension to shop, J Slater
Carlisle Directory 1961-62	107 Botchergate: A Pieri, café 109 Botchergate: Frank Egan, optician 111 Botchergate: Henry Pieri 113 J H Dewhurst Ltd, butcher 113 Botchergate: Bert Young, commission agent 115 Botchergate: Carloli House, draper 117 Botchergate: James Slater, fruiterer
Carlisle Directory 1966-68	107 Botchergate: A Pieri and Sons, confectioners 109 Botchergate: Frank Egan, ophthalmic optician 113-115 Botchergate: John Blundell Ltd, draper 117 Botchergate: James Slater, fruiterer
1964 Carlisle Archives Catalogue Ref: CaE4/26872	113-115 Botchergate, shop, John Blundell Ltd



Plate 1: No's 107 and 109/111 Botchergate as seen in 1961 (Courtesy of Carlisle Library Local Studies)



Plate 2: No's 113 and 115 Botchergate as seen in 1961 (Courtesy of Carlisle Library Local Studies)

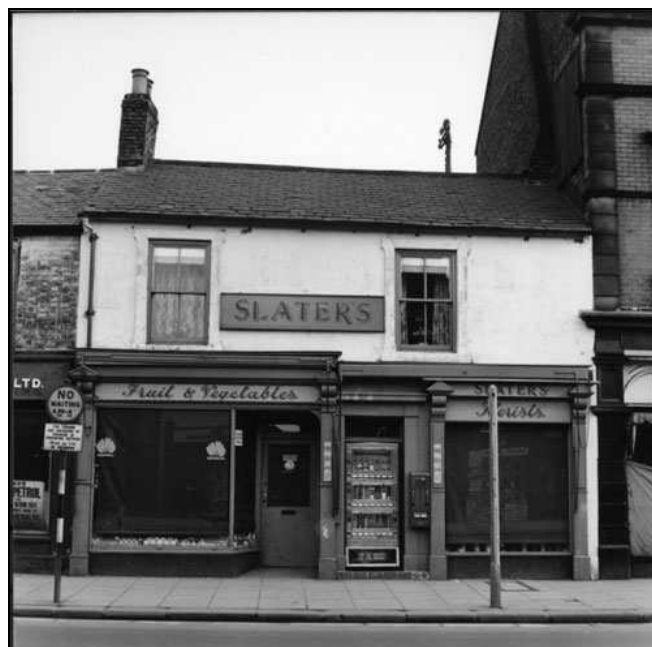


Plate 3: No.117 Botchergate as seen in 1961 (Courtesy of Carlisle Library Local Studies)

3 HISTORIC BUILDING SURVEY

- 3.1 The historic building survey was undertaken on the 16th December 2014. At the time of survey all the properties were redundant, however access to the interior of No's 113-117 was limited to a cursory inspection. It was clear that No's 113-117, which has more latterly formed one property, had recently undergone considerable internal refurbishment and therefore there was a limited amount of information that could be gained regarding potential historic features that survive within its interior.
- 3.2 The properties which are the subject of the present survey will be discussed in two phases; No's 107-111 which appear to be contemporary, and No's 113-117 which have more recently formed one property occupied by the National Health Service (Plates 4-8).

107-111 Botchergate

- 3.3 No.107 Botchergate consists of a linear range orientated south-west to north-east extending from Botchergate along the south-east side of William Street to William Street Car Park (Figure 2). This is a two-storey property which shares its roofline with No's 109-111 located immediately to the south-east. The slate roof over No.107 is hipped whilst the south-east end of the roof is gabled; this may suggest that this block (No's 107-111) was constructed as one build, with the adjacent property (No.113) being of a different construction phase (Plates 6, 9 and 10). This is more clearly suggested on the photographs of the buildings that were taken in 1961 (see Plates 1-3). The stump of a chimney stack survives at the point of the party wall between No.107 and 109/111, indicating the former location of fireplaces; this stack has been reduced since 1961 as it is shown as being higher, and of brick construction, on a photograph of that date (Plate 1).
- 3.4 From the exterior it was not possible to note the construction material for No's 107-111 due to the presence of modern render along the Botchergate and William Street elevations. It was noted internally, however, that where the wall coverings have been stripped away, brickwork has been exposed although this is not an indication that the structures are constructed entirely of brick.
- 3.5 The main entrance into No.107 is located on the angle of Botchergate and William Street (Plate 11). Despite this being a modern door, with modern shopfronts facing onto Botchergate, this doorway appears to be historic, as shown by Plate 1. The shopfront and door for No.109 is also modern, although the doorway also appears to be historic (see Plate 1). Immediately to the south of the door into No.109 there is

another doorway with arched head which now provides access to the first floor above No's 107 and 109/111 only, indicating that the upper floor was under separate occupancy, and was presumably residential rather than retail in character (Plate 12). This doorway was certainly in existence in the 1960s as it is shown on a photograph of 1961 (see Plate 1); however it is unclear if it is original to the properties. It may have been inserted at a later date when the division between ground floor retail space and upper residential space was made. It does not appear to represent a former passageway from Botchergate to rear residential courts, as a passage is not shown at this location on historic maps (see Figure 7 for example).

- 3.6 Above the shopfronts and doorways of No's 107-111 which face onto Botchergate, there are two windows with modern upvc frames and stone sills (Plate 6). These openings have lost their former moulded surrounds, as shown by the photograph of 1961 (Plate 1). The only feature surviving from the photograph of the 1961 is the decorative moulded guttering which extends along the Botchergate frontage of No's 107-111. A rainwater downpipe is present at the southern end of this guttering (Plates 10 and 13).
- 3.7 The William Street elevation of No.107 Botchergate is also rendered and has modern shopfronts with areas of modern shaped tiling at the base (Plates 14-16). Apart from the shopfront on the southern end of this elevation (on the corner of William Street and Botchergate) there are two windows and two doorways at ground floor level; it is difficult to assess if these are historic, although certainly the windows are both in line with those at first floor level which may suggest that they are original features. There are six windows with square heads and stone sills at first floor level. The two nearest to Botchergate still retain decorative architrave, although frames have been replaced (Plates 14 and 17). The remaining four first floor windows have lost any decorative surrounds, if they existed historically (Plate 18). It has been considered that originally, the properties along William Street (which now form the linear range of No.107), may have consisted of several separate dwellings which had one room at ground level and one at first floor level. There was no archaeological evidence noted externally for the two passageways which are shown on historical mapping to have existed from William Street to the rear yards (see Figure 4 for example).
- 3.8 The north-east elevation of the linear range which makes up No. 107 is gabled with a chimney stack on the apex indicating the location of internal fireplaces. The gable itself has a short parapet which does not appear to be decorative, but may represent

the point where properties that formerly continued in a north-easterly direction may have been constructed at a slightly higher level to those that still exist (the ground level does rise towards the east) (Plates 19 and 20 and see Figure 7). Alternatively, this change in height may represent the rebuilding of this gable when the properties to the north-east were demolished. This elevation also indicates that the linear range which extends back from No.107 is only one room deep.

- 3.9 The south-east elevation of the linear range that now comprises No.107 Botchergate is largely obscured by modern additions which have been constructed in the location of the earlier courts (Plate 21). From the first floor of No.109/111 it was possible to note that the south-east elevation was seemingly constructed of brick although modern windows have been inserted at first floor level, and the brickwork may represent reconstruction following these insertions (Plate 22). The only feature of note that could be observed in the south-east elevation of the linear range of No.107 is a possible original passageway doorway, which is shown on the Board of Health Map of 1853 (see Figure 4), but which has now been blocked up (Plate 23).
- 3.10 The interior of No.107 Botchergate was accessed from the angled doorway on the corner of William Street and Botchergate (see Plate 11). It was noted that at ground floor level there was no access into the interior of No.109/111, indicating that in their most recent form, the properties were separate businesses. It was also noted that from the interior of No.107 there was no access to the first floor of the linear range which extends north-eastwards towards William Street Car Park; access to this floor was noted to be through a staircase that had been inserted in an addition in the small yard (see Plate 21).
- 3.11 At ground floor level, No.107 comprises four spaces along the length of William Street (Rooms 1 to 4 on Figure 11), with access possible between all four. The four spaces are divided by the remains of cross walls, however it was not possible to ascertain if these walls represented the original dividing walls of the houses as they have been partly removed and partly covered over by studwork; the widths shown on Figure 11 therefore do not represent the brickwork. It is possible, however, that these four spaces may indicate the locations of the ground floor rooms of four dwellings as could be suggested by historical mapping such as the First Edition Ordnance Survey map of c.1865 (Figure 5).
- 3.12 Room 1, located on the corner of Botchergate and William Street, had more latterly been the public area of a shop as shown by the surviving counter (Plate 24). Features

of note that could be observed within Room 1 include a piece of vertical sandstone noted behind modern coverings in the north-west wall (Plate 25); this appeared to represent a former doorway, possibly for the passageway shown in this location on historical mapping to provide access from William Street to a court behind (see Figure 4 for example). It was noted that brickwork that formed the south-east wall of this room, where it could be observed, was only one skin thick which may suggest that the dividing walls between the properties were relatively thin. It must be noted, however, that later modifications may have resulted in this wall only being of this width.

- 3.13 Room 2 of No.107 Botchergate has modern wall coverings and a suspended ceiling, making identification of any historic features difficult to assess. The only feature of note was the exposure of part of the original north-west wall, which is constructed of brick, which has been truncated to insert a large shop window, which has subsequently been infilled by concrete blocks (Plate 26). The bricks themselves appear to have been hand-made, and the courses are largely in stretcher bond although it is possible headers were present but not enough of the wall was exposed. Unlike the south-east wall of Room 1 (an internal dividing wall), this wall is of two skins.
- 3.14 There were no features of note within Room 3 of No.107 Botchergate due to the presence of modern wall coverings and flooring. In the south-east wall of this space there is a doorway which provides access to a WC that is housed in a later addition (Plate 27).
- 3.15 Room 4 at the north-east end of the linear range which makes up No.107 Botchergate has a tiled north east wall, now partly hidden behind modern studwork, with a wall-mounted heater situated central to the elevation (Plate 28). There is a doorway in the south-east wall of this room which provides access to the yard shown on Plate 21).
- 3.16 The first floor of No.107 could only be accessed by a staircase located in additions against the south-east wall, and from the yard shown on Plate 21. The first floor is divided into three rooms and a small bathroom, located over ground floor Rooms 2-4. At the north-east end of the first floor, over Room 4, there is a former bedroom or living room with a former fireplace in the north-east wall; this would have been served by the chimney stack shown on Plate 19 (Plate 29). The fireplace has a stone surround, but the opening has been infilled with modern bricks. One of the three

first floor rooms of No.107 (located over Room 2) has more latterly been used as a kitchen (Plate 30). The first floor room over Room 1 now forms part of No.109/111 which will be discussed below (see 3.24 below).

- 3.17 The interior of No's 109/111 Botchergate could be accessed at the time of survey through the former shop doorway from Botchergate shown on Plate 6, or through a modern concrete block extension to the north-east end of the structure (Plate 31). This range which, like No.107, extends north-eastwards from Botchergate, is presently divided into five spaces, with a WC located in an addition against the north-west wall (Figure 11).
- 3.18 Rooms 5 and 6 would have been the main shop area in its most recent form. There was little in the way of historical features that could be observed in these rooms apart from the south-east wall which is constructed of studwork (to create the hallway for the staircase to the upper floor, accessed through the door shown on Plate 12), indicating that this is not the original or an historical dividing wall. The north side of the staircase to the first floor is visible in the south-east wall of Room 6 (Plate 32). It is possible, however, that the staircase, which will be discussed below, is in an original position. There was no evidence for a cellar below the floor of Room 5 as a test pit excavated to assess the archaeological potential did not reveal any voids.
- 3.19 Room 7 located to the north-east side of No's 109/111 appears to survive to its original width (not as wide as Rooms 5 and 6), as shown on historical mapping (see Figure 5). This room has a stone-flagged floor, and both walls, despite being plastered, are solid suggesting that they are constructed of brick or stone (Plate 33). There is a doorway in the north-west wall of this room which provides access to a WC located in an addition. There is a cupboard located below the stairs, accessed through a door in the south-west wall of this room (Plate 34). The floor of this under stairs cupboard, which is set 0.3m lower, is also laid in stone flags, which suggests that the floor of Room 7 and the lower floor of the under stairs cupboard, and by association the staircase itself, are contemporary.
- 3.20 Room 8 is featureless apart from the fact that it is set at a higher level to Room 7, which may suggest it represents a different property historically. Room 9 is located in the modern concrete block structure shown on Plate 31. This room appears to have been residential in character in its most recent form (Plate 35).

- 3.21 The first floor of No.109/111 Botchergate could only be accessed through the doorway shown on Plate 12. This doorway provides access to a narrow hallway which leads to the staircase (Plate 36). The north-west wall of the hallway is of studwork, as has already been noted from Room 5, however the hallway itself may be historic (although not necessarily original) as suggested by the decorative coving.
- 3.22 At the top of the first flight, before the dog-leg staircase turns back on itself, there is a doorway set three steps up from the landing (Plate 37). This doorway provides access to a single room, presumably utilised as a bedroom (Plate 38), which is located over Room 7 on the ground floor. The only feature of note in this room is the modern metal window frame. The staircase and the steps up to this room appear to be historic, although they may have been inserted at some point in the 19th century, and are not necessarily original.
- 3.23 From the first landing, the staircase then turns up towards the first floor of the property which front onto Botchergate (Plate 39), providing access to four rooms that are located not only within No.109/111, but also to the south-west end of No.107 (over Room 1). The first room has more latterly been used as a bedroom as shown by the surviving fitted wardrobes. A fireplace was formerly located in the north-west wall of this room, but has been blocked-up and covered over (Plates 40 and 41).
- 3.24 A further former bedroom or living room is accessed from this bedroom, or via a corridor from the staircase landing. This room is located over Room 1 of No.107, and is well-lit by windows in the elevation which faces onto Botchergate and the elevation which faces onto William Street. A projecting chimney breast in the south-east wall of this room indicates the former location of a fireplace (served by the stack shown on Plate 6), and decorative moulded coving still survives (Plates 42 and 43).
- 3.25 The third room at first floor level is also set over Room 1 of No.107 Botchergate. This room appears to have more latterly served as a kitchen although no cabinets survive (this suggestion is based on the quantity of electrical sockets which survive) (Plate 44). The south-east wall of this room is of studwork, with the room on the opposite side of the wall being the bathroom for the other property which occupies the remainder of the first floor over No.107.
- 3.26 The remaining room on this floor is a small bathroom located to the north side of a corridor which connects the staircase with the former kitchen. There were no

features of note in this area however it was possible to look up through an access point to the attic located within the ceiling of this corridor. Although this was restrictive, it was possible to observe that the internal dividing wall between No.107 and No.109/111 Botchergate is constructed of brick, as is the south-east gable of No.109/111 (Plate 45). It was noted that the underside of the roof had modern timbers and felting which may indicate it has been reroofed at some point.

113-117 Botchergate

- 3.27 No's 113-117 Botchergate is a two-storey structure that has more latterly been utilised by the NHS. It has modern shopfronts at ground floor level, and seven regularly-spaced windows with the same form of projecting concrete surrounds at first floor level facing onto Botchergate (Plates 46 and 47), although an assessment of historic photographs has indicated that the whole of the elevation facing onto the street has been remodelled in the second half of the 20th century. The roof has also been remodelled to provide a continuous roofline rather than the two separate roofs shown on Plates 2 and 3. The scarring for a former roofline relating to 117 Botchergate is visible in the north-west elevation of the adjacent property (Plate 48).
- 3.28 It would appear that No's 113-117 have not only been remodelled on the Botchergate frontage, but also to the rear as shown by the modern flat-roofed, two-storey extensions which are now present (Plates 49-52). Buildings are shown at this location on the Ordnance Survey map of 1965 (see Figure 10), however it is unclear if these are the buildings which now stand. Despite these structures being relatively modern, there is still some phasing visible within the projecting extension painted white in the form of blocked windows at ground and first floor level (Plate 52).
- 3.29 As noted in 3.1 above, access into the interior of No's 113-117 Botchergate was restricted to a cursory inspection. It was clear that the interior has recently undergone extensive modifications with modern reception area, meeting/consulting rooms at ground and first floor level. The roof space, following the consolidation of the two former properties shown on Plates 2 and 3, has been partly incorporated into the first floor frontage (Plates 53-55). The only possible historic feature noted within the restricted inspection was the possible location of a fireplace as shown by a projection incorporated into one side of a modern staircase (Plate 56). This may have related to fireplaces between No.115 and No.117 although this was difficult to establish as no existing floor plan is available for these properties.



Plate 4: 107-117 Botchergate as seen from the end of Crown Street



Plate 5: 107-117 Botchergate



Plate 6: South-west elevation of No's 107-111 Botchergate



Plate 7: South-west elevation of No's 113-117 Botchergate



Plate 8: No's 113-117 Botchergate as seen from the south



Plate 9: South-west elevations of No's 107-111 Botchergate as seen from the opposite side of the road



Plate 10: Detail of change in roofline between No's 107-111 (left of photograph) and No's 113-117 (right of photograph)



Plate 11: Door into No.107 on the corner of William Street and Botchergate



Plate 12: Doorway to the first floor above No's 107-109 (No.111), south-west elevation facing onto Botchergate



Plate 13: Detail of moulded guttering, south-west elevation of No's 107-111 Botchergate



Plate 14: North-west elevation (facing onto William Street) of No.107 Botchergate



Plate 15: View looking south-west down William Street towards Botchergate



Plate 16: Detail of modern tiling on part of the north-west elevation of No.107 Botchergate (as seen from William Street) (Scale = 2m)



Plate 17: Detail of one of the windows, north-west elevation of No.107 Botchergate (facing onto William Street)



Plate 18: Detail of the northernmost window, north-west elevation facing onto William Street



Plate 19: North-east elevation of No.107 Botchergate (with chimney stack), as seen from William Street Car Park



Plate 20: North-east elevation of linear range of No.107 showing parapet of gable and tall chimney stack



Plate 21: Small yard to the rear of No.107 Botchergate showing modern additions. Access to the first floor of No.107 was through the black doorway with the sign 'No Access'



Plate 22: South-east elevation of the linear range of No.107, as seen from the first floor of No.109/111, showing modern window and brick construction



Plate 23: South-east elevation of the linear range of No.107, as seen from the first floor of No.109/111, showing blocked ground floor doorway



Plate 24: View looking north-east showing the interior of No.107 (Room 1)



Plate 25: North-west wall of Room 1 showing sandstone door jamb behind modern studwork



Plate 26: North-west wall of Room 2 showing truncated brickwork and blocked modern shop window (Scale = 2m)



Plate 27: South-east wall of Room 3 (Scale = 2m)



Plate 28: North-east wall of Room 4 (Scale = 2m)



Plate 29: Former fireplace, north-east gable of first floor, No.107



Plate 30: First floor of No.107



Plate 31: North-west elevation of modern concrete block extension to the rear of
No's 109/111 Botchergate



Plate 32: South-east wall of Room 6 showing outline of staircase to first floor



Plate 33: View looking north-east showing Room 7 (Scale = 2m)



Plate 34: Detail of under stairs cupboard, Room 7



Plate 35: Interior of Room 9 (north-east end of No.109/111 Botchergate)



Plate 36: View looking north-east showing the hallway and staircase to the first floor of No.109/111 Botchergate



Plate 37: Detail of steps to first room at first floor level (over Room 7)



Plate 38: Detail of room at first floor level (over Room 7) (Scale = 2m)



Plate 39: Detail of second flight of stairs to first floor of No.109/111 Botchergate



Plate 40: First floor bedroom of No.109/111 (over Room 5)



Plate 41: First floor bedroom of No.109/111 (over Room 5)



Plate 42: First floor bedroom of No.109/111 Botchergate (over Room 1)



Plate 43: Detail of coving, first floor bedroom of No.109/111 Botchergate (over Room 1)



Plate 44: Former kitchen, first floor level of No.109/111 Botchergate (although located over Room 1 of No.107)



Plate 45: Detail of brick internal wall between No.107 and No.109/111 Botchergate, as seen in the attic over the two properties



Plate 46: South-west elevation of No's 113-117 Botchergate



Plate 47: Detail of first floor window, south-west elevation of No's 113-117
Botchergate



Plate 48: North-west elevation of the property adjacent to No.113-117 Botchergate showing scarring of former roofline



Plate 49: Rear (north-east) elevation of No's 113-117 Botchergate



Plate 50: Rear elevation of No.117 Botchergate



Plate 51: Rear (north-east) elevation of No's.113-115 Botchergate



Plate 52: Rear (north-east) elevation of No's 113-115 Botchergate



Plate 53: Ground floor of No's 113-117 Botchergate showing modern internal fittings



Plate 54: Main entrance into No's 113-117 Botchergate



Plate 55: View looking south-east showing the first floor of No's 113-117 Botchergate, partly utilising the roof space

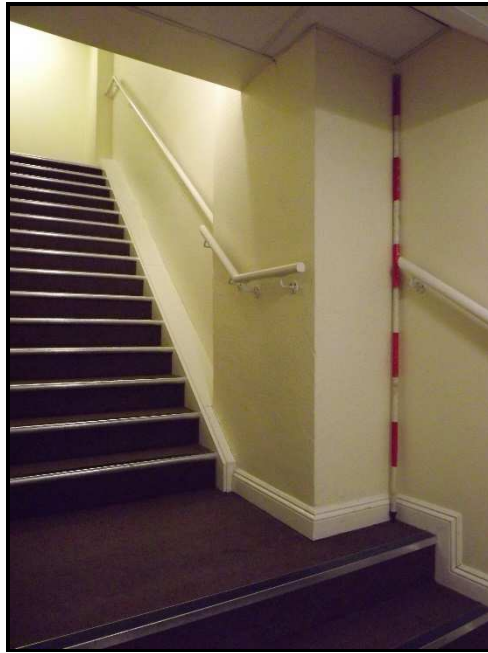


Plate 56: Possible flue for a fireplace, ground floor of No's 113-117 Botchergate

4 CONCLUSION

- 4.1 An assessment of historical sources has indicated that at least part of the 107-117 Botchergate site contained buildings in 1821, although the character and function of these structures is unclear. Although small-scale industries are recorded along the length of Botchergate in 1811, the Census Returns of 1851 was the earliest source consulted to provide information on the inhabitants of the buildings. At this date there were six separate families listed between No.107 and 117 Botchergate, indicating that the structures were residential in character in the mid-19th century.
- 4.2 By the middle of the 19th century the site was fully developed with structures shown fronting onto Botchergate and William Street, and with courts behind accessed through narrow passageways. By 1858, small-scale industries or retailers were occupying some of the properties, a theme which continued until they became redundant in the 21st century, although it appears that the first floors of the properties, and the courts to the rear, remained residential.
- 4.3 By the 1960s, the majority of the apparent back-to-back housing which extended along the length of William Street as far as James' Terrace, had been demolished, with the properties that form the present survey surviving as reminders of the original character and function of the area.
- 4.4 The historic building survey has revealed that No's 107-111 Botchergate survive essentially in their original form with modern additions to the south-east side within the former court area. Although modern render and shopfronts have been inserted, and substantial internal modifications have been made, it is still possible to note from the physical fabric that the range which extended north-eastwards along the south side of William Street comprised two-storey terraced housing, one-room deep, constructed of brick, with evidence for at least one of the passageways surviving as a blocked opening. The character of these buildings, especially the proportions and roof-slope angle, is suggestive, despite later modifications, of an earlier 19th century origin.
- 4.5 Modifications to these buildings appear to have been made in the late 19th or early 20th century to provide separate access to the first floors, with the ground floors being shops and the upper floors utilised as domestic accommodation.
- 4.6 The 19th century visual character of No's 113-117 Botchergate has largely been lost through extensive remodelling of the external elevations in the second half of the

20th century and through the modernisation of the internal spaces in recent years. Although the historic form can be evidenced by maps and photographs taken in the 1960s (see Plates 2 and 3), very little appears to survive, although a thorough assessment was not possible. The possible survival of a former fireplace flue may indicate that original fabric does still survive, but is now hidden behind modern fixtures and fittings.

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Third Edition Ordnance Survey Map, 1926, 25" to 1 mile scale, Sheet 23.8

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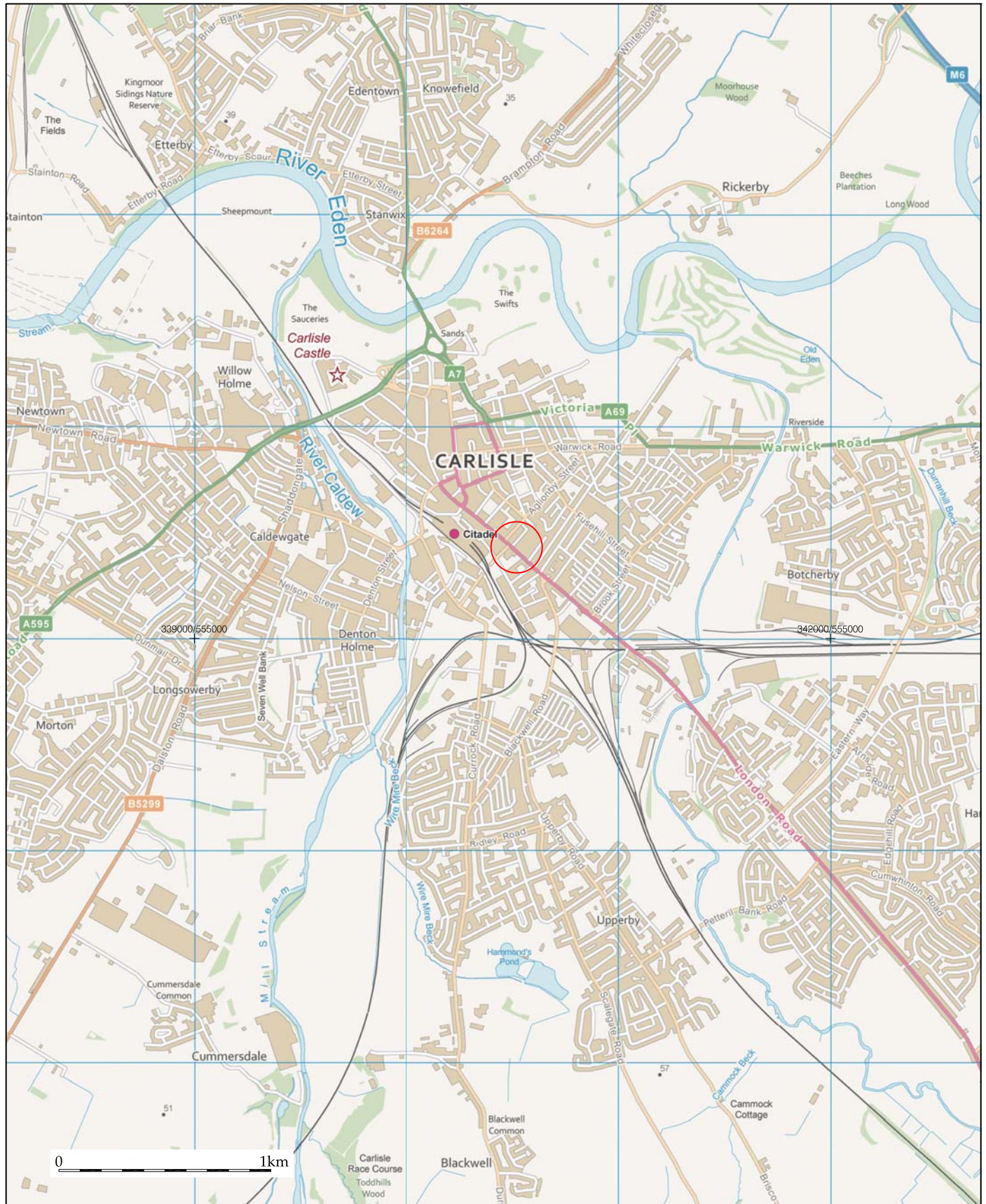
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FIGURES






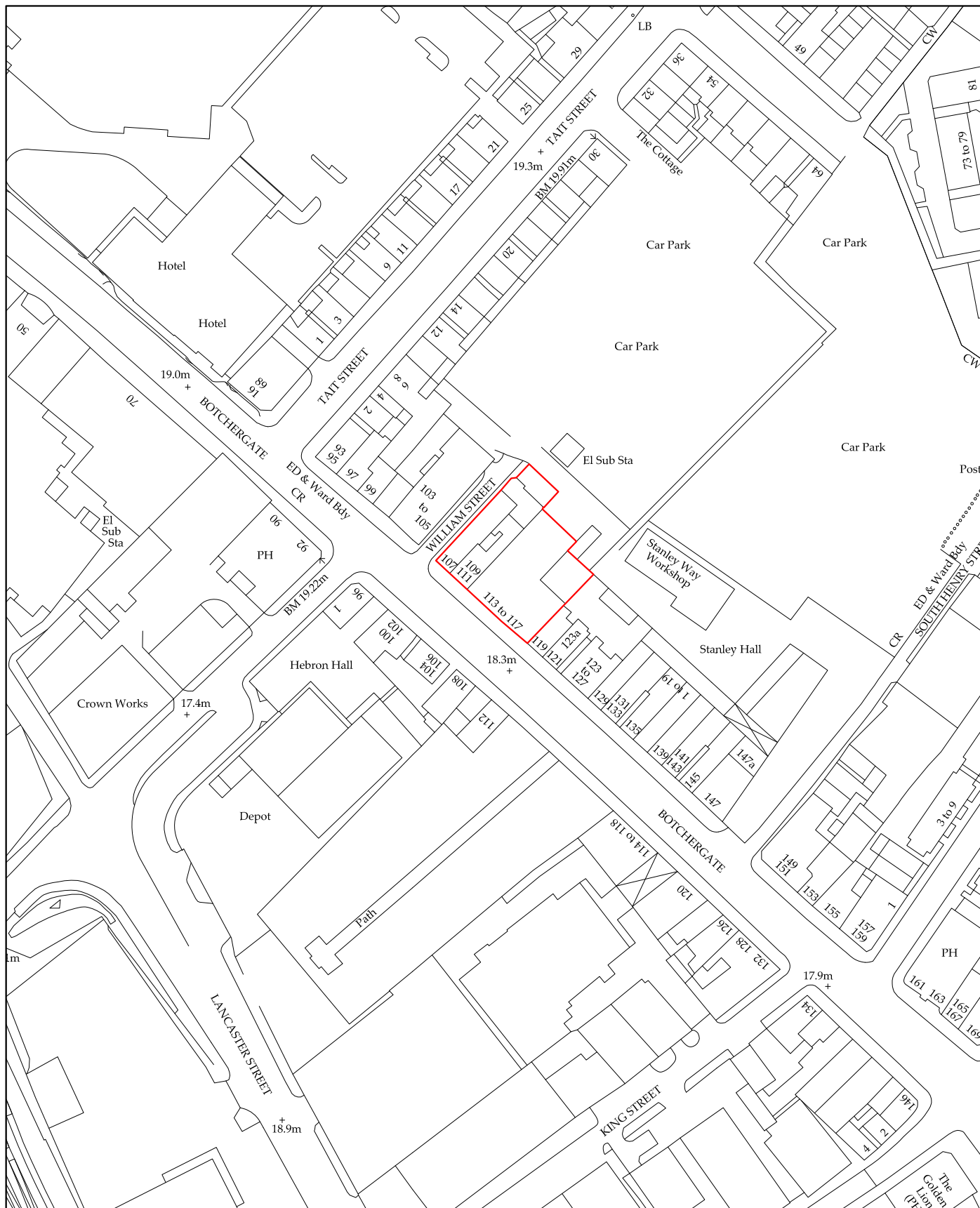
 <p>Wardell Armstrong Archaeology 2014</p>	<p>PROJECT: 107-117 Botchergate, Carlisle, Cumbria</p> <p>SCALE: 1:25,000 at A4</p> <p>REPORT No: CP11218</p> <p>CLIENT: Eric Wright Construction Ltd</p> <p>DRAWN BY: AB</p> <p>DATE: December 2014</p> <p>FIGURE: 1</p>	<p>KEY:</p> <div data-bbox="938 1892 1125 1960">  Site location </div>	 <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.






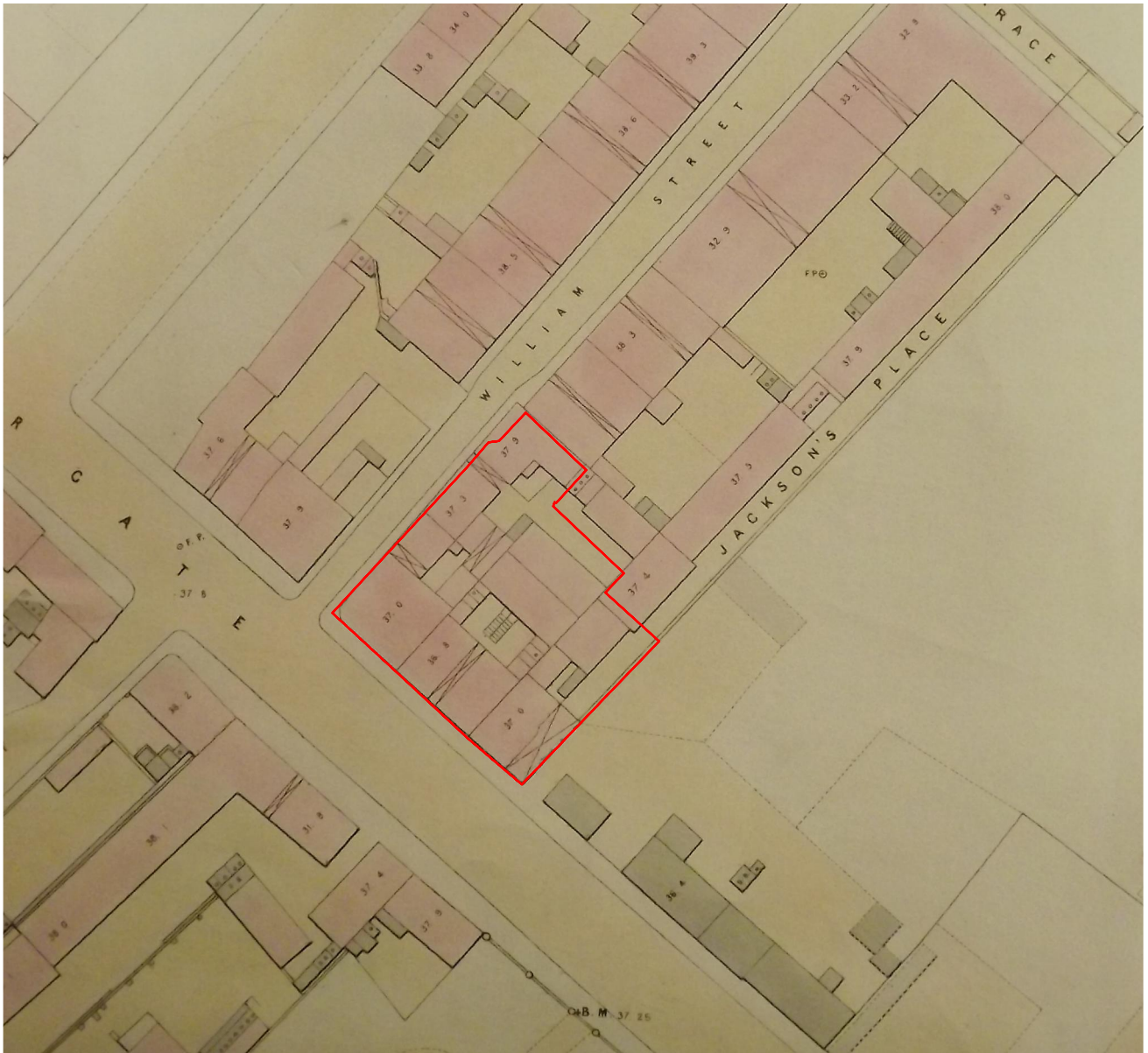
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Figure 2: Detailed site location.



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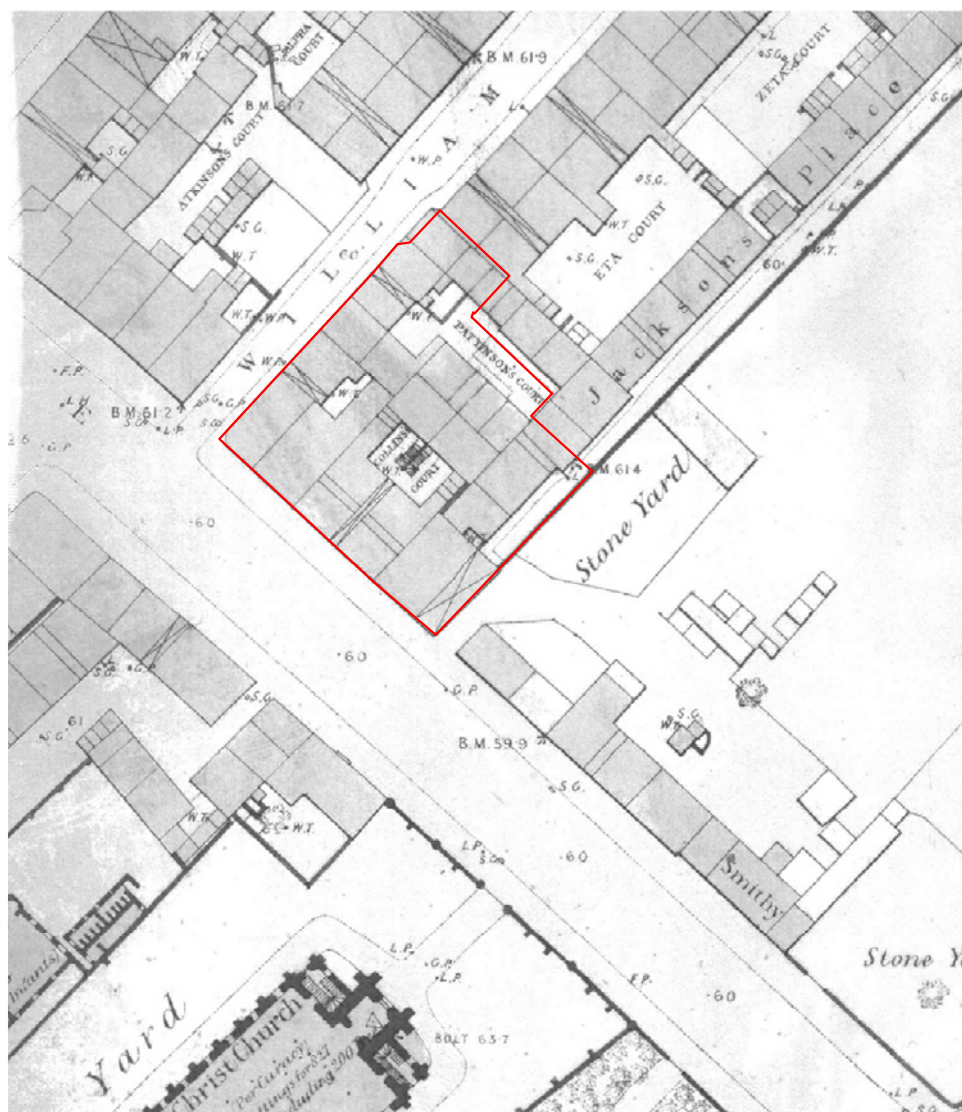
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Figure 4: Extract from Board of Health Map, 1853 (Surveyed by Richard Asquith, 10ft to 1 mile scale).






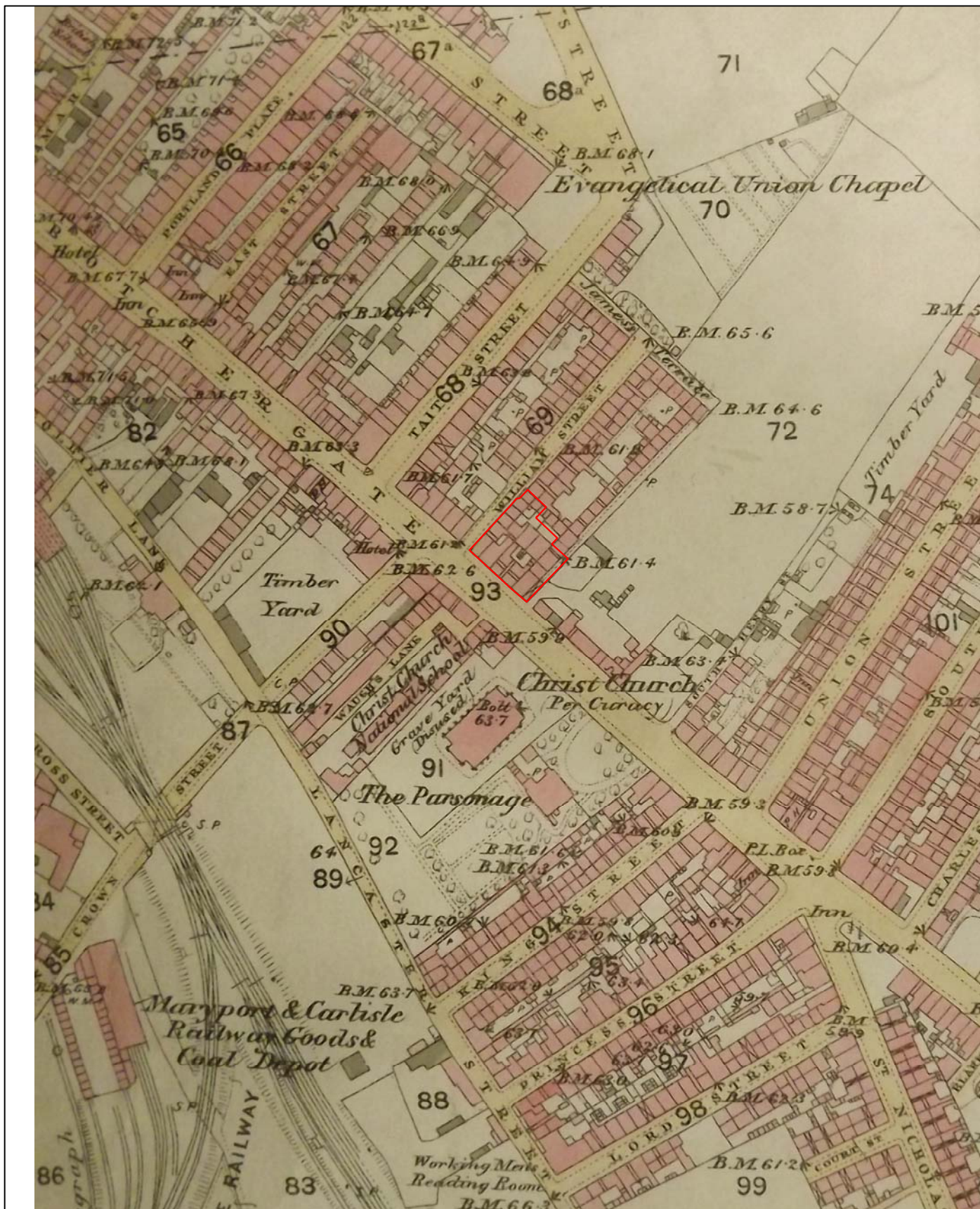
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Figure 5: First Edition Ordnance Survey Map, c.1865 (10ft to 1 mile scale).



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FIGURE: 6

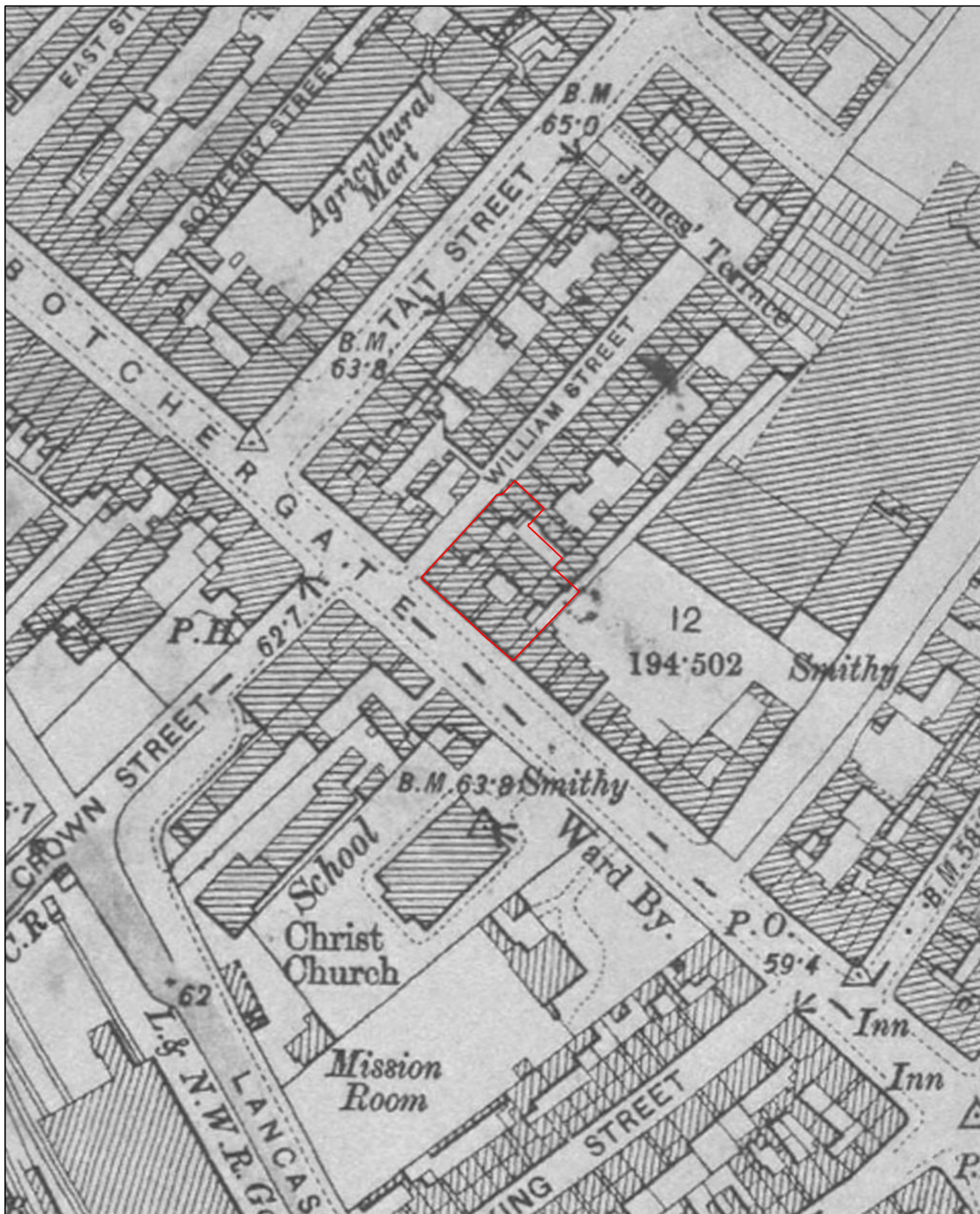
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Figure 6: First Edition Ordnance Survey Map, 1876 (25" to 1 mile scale).



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Figure 7: Second Edition Ordnance Survey Map, 1901 (25" to 1 mile scale).



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FIGURE: 8

KEY:



Site boundary



Figure 8: Third Edition Ordnance Survey Map, 1926 (25" to 1 mile scale).

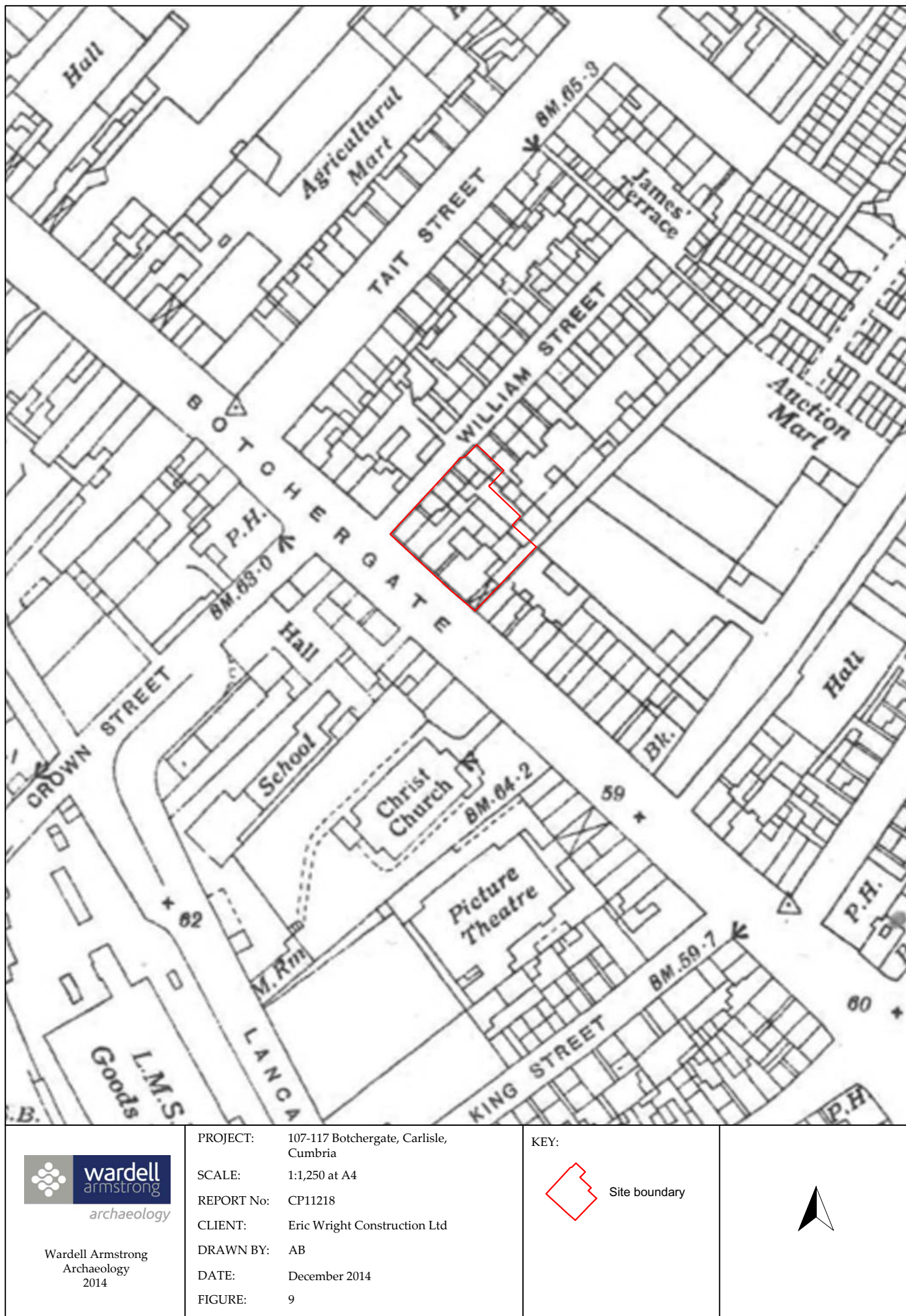


Figure 9: Ordnance Survey Map Provisional Edition, 1938 (25" to 1 mile scale).



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FIGURE: 10

KEY:

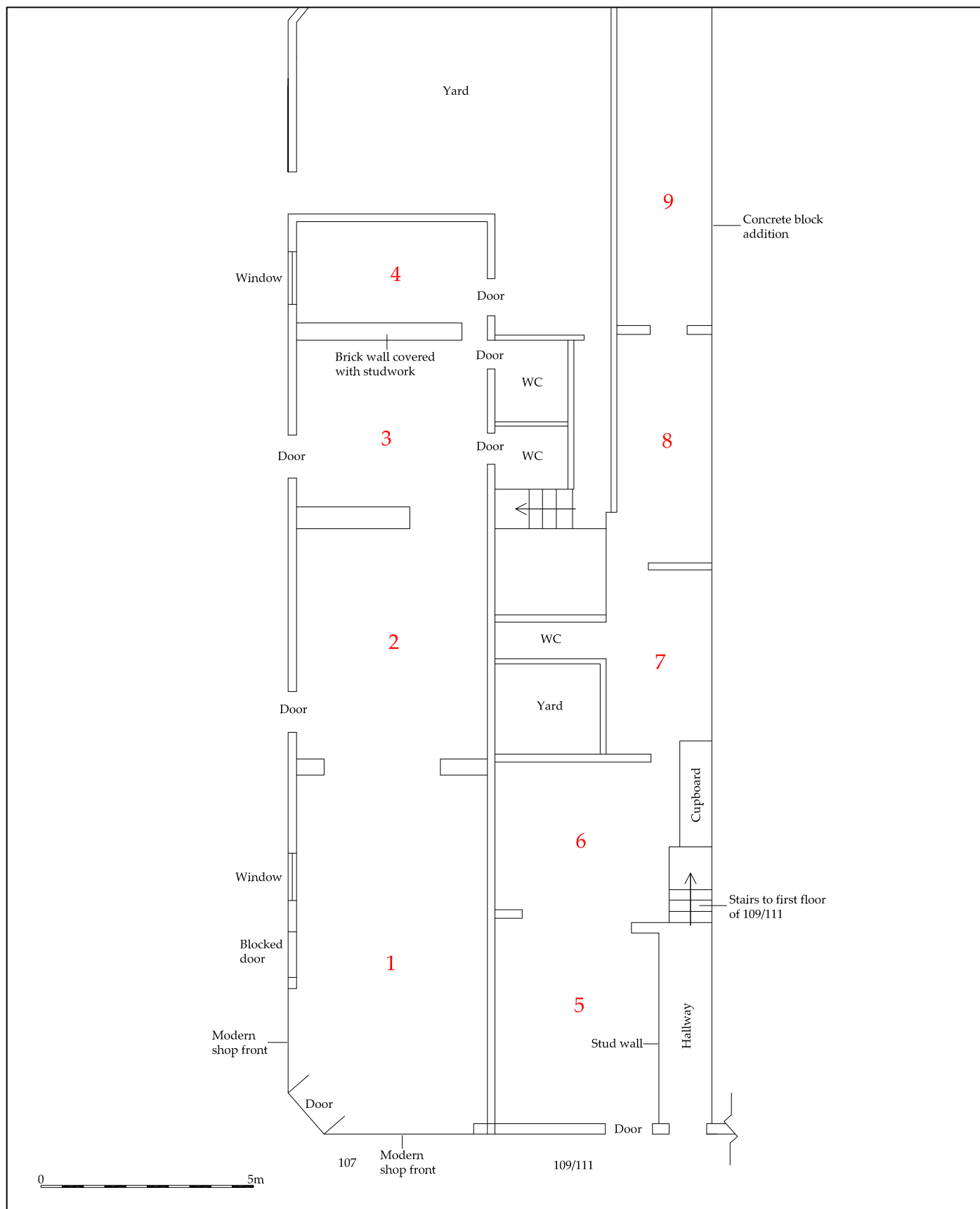


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Figure 10: Ordnance Survey Map, 1965 (1:1,250 scale).





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Figure 11: Ground Floor Plan of No's 107-111 Botchergate.

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