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Building Recording at Owen Owen 1991 An Interim Report

by Steve Litherland and Shaun Richardson

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Introduction

In April 1991 Birmingham University Field Archaeology Unit was commissioned by The Scottish Provident Institution (through Hunter and Partners Architects Limited) to undertake a targetted programme of building recording to examine certain structures, or, in some cases, surviving elements of structures, within the former Owen Owen department store in Shrewsbury prior to demolition, alteration, or concealment, as part of the proposed restructuring of the property by its new owners.

Given the complex and often haphazard interrelationship of the various buildings amalgamated to form the large department store (a picture further complicated by later extensive, but piecemeal, alterations), the main aims of the exercise were problem-orientated. These were: to ascertain the degree of survival of earlier structural elements incorporated or concealed by later building, to pinpoint and tie together, if possible, these remains into individual structures, and to isolate particular phases of building; and, using the concrete evidence provided by the standing buildings, to test and develop the initial model offered for the historical development of the properties, a model which was primarily derived from documentary sources (Litherland 1990).

Methodology and Presentation

A number of different levels of response was utilised in the programme of building recording, determined according to criteria of age, type of build, and extent of survival. Most important was the degree to which individual elements were threatened by development, and the capacity of the data to answer outstanding questions concerning the development of the complex.

This report consists of two main parts. The first, concerned with the specific buildings or structural elements surveyed, considers each targetted area in turn, presented as a description

based on the examination of the relevant building, (which should be read in conjunction with examination of the relevant figures), followed by an interpretation of that evidence which seeks to place it within a structural context.

The second section discusses the broader development of the complex as a whole, attempting to synthesise the general conclusions that can be drawn from this programme of building recording with the previous model of development. In conclusion the main findings of this programme are summarised, and a series of outstanding questions posed together with recommendations concerning further work which may help to elucidate them.

The Building Recording:

The complexity of the layout and form of the buildings comprising the store was recognised from the outset (BMP 1989), and soft-stripping has revealed an even more complicated series of alterations to, and survivals of, structural elements dating from the period c.1600-c.1875. In order to allow cross-reference to the Structural Engineers Report and other work on the development, where possible, the original division of the complex into individual structural units (prefixed A-R) has been here retained, although these have been amended to reflect floor heights (B/G/1/2/3, e:g A1 is the first floor of Structure A) and further sub-elements (a-r, e:g Pp refers to a structure found to exhibit individual characteristics within a larger structure originally described in the BMP report as Structure P). All the accompanying figures follow this scheme.

i.The Timber-Framing

Detailed records were made of those areas of timber-framing and flooring exposed by softstripping and threatened by development. Measured drawings at a scale of 1:20 were made of exposed areas of early timber-framing with particular attention being paid to jointing, doweling, and carpenters' marks. In addition, a series of annotations was made on the architects' drawings, highlighting important areas of extensive later alteration. A full photographic record was also kept.

An examination was made of the following elements exposed by soft-stripping in the building plot occupied by Cartwrights Mansion. These included; some fragments of framing across the party wall between Cartwrights and Owens Mansions, found on the first floor only (A1); the back wall of Cartwrights Mansion at second floor level (A2); a substantial area of oak floor, bridging-beams, and joists, at first floor level (P1); and a mutilated frame of a back-plot, timber-framed building exposed in the adjacent stairwell, seen at first and second floor levels (Pp1/2) with the remains of a much-altered area of flooring above, on the second floor(P2).

Ref: A1 This wall had been substantially modified and repaired over the years and contained many types of build including brick, mutilated timber-framing and wattle and daub finish. Consequently, it is difficult to phase the main builds with certainty; however, the following general points can be made. The existing wall appears to be substantially built of brick from the ground floor up to the eaves where external observation revealed that only the higher end-gable of Cartwrights Mansion is of timber covered by wattle and daub. The presence of two brick fireplaces, one set into this wall on the first floor of Cartwrights Mansion (the chimney of which protrudes from the Owens Mansion side of the party wall), and the other built out from the back corner and now partially demolished, suggests that if this wall had originally been timber-framed it was later rebuilt and thickened in brick to accommodate the fireplaces (similar features can be seen in structures Pp1/2, and J1/ 2/3). This interpretation is supported by the survival of a major party wall beam, in the timber-framed structure to the rear of Cartwrights Mansion, which supports the original oak floor and joists, the line of which if extended into the front-frame would run approximately 0.10m inside the present brick wall.

The fragments of timber-framing exposed in

the top section of the party wall appear to have no structural function. The transverse beam is slight, does not appear to relate to any floor level, is not properly jointed to the framing at either end, and is only jointed to two vertical timbers. It would appear that this beam has been reused in a somewhat haphazard alteration. substantial diagonal beam can be seen running behind the wattle and daub, and may conceivably act as a brace for the wall-plate supporting the gable-end of the roof. However, its relationship to the corner-post of the party and front walls could not be observed, and therefore it cannot be determined if it is part of the original timberframed structure. Below the exposed wattle and daub there were at least three distinct areas of brick-work, mainly associated with the construction or repair of the fireplaces, suggesting that this wall had been modified or rebuilt on a number of occasions. Samples of four different types of wallpaper were taken from this room for dating; the wallpaper samples from the whole complex will be reported on in a separate report (Richardson, forthcoming).

Ref: A2 The back wall dormer-end, rear wall-plate and purlin and rafters of Cartwrights Mansion were recorded where exposed at second floor level to try to understand the relationship, if any, of this structure to any others behind. Although later repairs and alterations had removed or obscured some of the framing, the main structural elements were still discernible.

The roof has collar-and-tie-beam trusses with raked struts above the collars. It appears that the two front dormers are original because of the presence of additional collar trusses to support the framing of the dormers, and the same would seem to apply to the rear dormer nearest to 21 High Street. The gable end of this dormer has no decorative ogee bracing like that seen on the front of the building, but instead is crudely infilled with two different brick builds. Below a level roughly equivalent to the line of the roof purlin the bricks measure 9 by 2.25 inches, while those above, which form the surround of an inserted sash window, are larger, measuring 9.25 by 3 inches and obviously of a later date. The dormered extension, giving access to the second floor of Structure P, is a later addition, cutting through the purlins and rafters between two main structural frames. Therefore, it would appear that only one dormer would have overlooked the courtyard at the back of the house. Further stripping, to allow examination of the underside of the rear wallplate would be desirable, because limited access hampered examination of the main posts of the intermediate bays (which are probably concealed behind the decorative arching at first floor level). In addition, there might be further evidence about the relationship of Cartwrights Mansion to any structures immediately behind, because the tops of two studs observed at the northern end of the back wall suggest that any other structure on this side of the rear dormer would not have had open access to the rest of the house.

Ref: A1 Rear Soft-stripping of the floorboards on the first floor, in and to the rear of Cartwrights Mansion, revealed a jumble of bridging-beams, joists, and floors of various periods of construction. Inside Cartwrights Mansion some original oak flooring was located in the northeast corner of the room, covering an area of approximately 5.5 by 3.5m, while elsewhere the bridging-beams and joists were exposed. number of obvious repairs was observed, probably resulting from various attempts to relevel the floor. For example, a section of the main bridging-beam running parallel to the frontage was slightly stepped. Unfortunately, this beam ran under the area of oak flooring, and therefore its exact relationship to the main parts of the bridging-beam observed running from each of the party walls is difficult to determine, but in the southeast corner of the room a number of joists were exposed which had been turned on their sides and recut into the main bridging-beam in order to level the floor and which carried a variety of different carpenters' markings. Over the passageway which ran along the side of Cartwrights Mansion and 21 High Street the floor joists are aligned at right angles to the others in the floor. In the centre of this area the layout of the floor has been upset by the insertion of a fireplace and chimney at this level, although theempty dowel joints can be seen in the main cross beam.

Ref: P1 To the rear of Cartwrights Mansion another section of old oak flooring was exposed, and inspection of the main bridging-beams revealed a number of joints in the timbers cut for vertical studding. These have been interpreted as representing the ghost outline of another structure, measuring approximately 4 by 4m in plan, built in the courtyard area to the rear of the house, and giving it an L-shaped plan.

The rear wall-plate has a stop-step chamfer on its outer face, a feature also observed on a similar timber, jointed into the end of this beam, running out into the courtyard. However, it would appear that this was another reused timber, possibly from the demolished second floor of the building, later built to infill the courtyard area. The probable remains of an outhouse measuring approximately 2 by 2m were seen attached to the side of this structure. The other timbers comprising the floor are a mixture of modern softwood and other reused timbers arranged in a very haphazard manner over what used to be the rear courtyard. As noted above, further selective stripping to the back of Cartwrights Mansion would be required in order to determine the exact nature of the relationship between Cartwrights Mansion and the building immediately behind it. In addition, stripping of the ceiling of the ground floor underneath both buildings would reveal more about their respective plans.

Ref: Pp1 and 2 Soft-stripping revealed the remains of another back-plot structure, further east, which would have completed the enclosure of the courtyard. While sections of the external walls of the first and second storeys were observed from the roof prior to stripping, it is clear that despite areas of mutiliation or demolition, a great deal more of this structure has survived than was originally supposed. Above ground floor level, horizontal and vertical elements were observed on the first and second floors, and in the adjacent stairwell.

The building is located about 13m behind the High Street frontage, and measures approximately 10 by 6m. It is on a slightly different alignment to Cartwrights Mansion because of a kink in the property boundary at this point. Although largely obscured by a later fireplace, the main frame of the end gable is largely intact above first floor level. The basic roof design is similar to Cartwrights Mansion with both collar-and-tie-beam trusses and raked struts above the collar. In

addition, there is a further level of studding between the collar and the tie-beam which suggests that this gable was originally freestanding, and, as such, was given a decorative facade. In common with the main bridgingbeam on the first floor, the tie-beam has a deeplycut chamfer on the internal face. Not all the tenoned purlin seats are visible, being either obscured behind the chimney, or crudely repaired, but it would appear that there were two main sets. Below the roof the design appears to be identical for both lower floors, consisting of a tie-beam supported by two diagonal braces to the main posts, which itself supports the central bridgingbeam of the floor. Although two posts of intermediate bay frames were found running up the rear wall in the area of the stairwell, (the bays measuring approximately 2.6m and 2.0m in width respectively), these have been removed from the front.

Moving westwards, the front external wall of the first bay (which can be seen from a lightwell to the rear of Cartwrights Mansion) is still largely intact, although the later insertion of the staircase. a sash window, and the mansard roof has greatly altered its internal structure. Elements of framing, including studding and cross members can be seen in the top storey above the line of the roof, although that these are original features of a dormer extension cannot be confirmed because the tie-brace seating on the main frame rafter has obviously rotted and been replaced. On the first floor a curious intermediate post, which does not correlate with the back wall, and which has a number of angled joints cut into it at irregular intervals was observed. The function of these joints is unclear, but they may have been made for some decorative panelling above the passageway running along the side of the property. Between the main frames of the first bay an intermediate stud, running the length of the first floor wall, can be seen both internally and externally, before the outside wall over the passageway is obscured by a later lean-to, infill structure.

Little remains at ground floor level apart from what appears to be a simple cut made into the bottom of the front wall-plate for a now blockedoff entrance which probably gave access to the building from the courtyard and passageway, and a length of 1.7 m of the corner post, now set in concrete. Again, further stripping of the undersides of the wall plates may reveal more of the plan of this building.

Both the front and rear wall-plates were in place at first-floor level, together with an area of floor joists with carpenters' marks, and part of the main bridging-beam. These elements are now supported by modern steel frames below. The bridging-beam was deeply chamfered on its southwest face with a stop-step exposed at its southern end. Only the front plate was exposed the length of its entire span, and although later building has obscured much of the original carpentry, it would appear that the structure was two-storeyed along its entire length, as joints for studding or intermediate posts were still discernible in places.

The construction of the stairwell, mansard roof, and the extension from the back of Cartwrights Mansion, has either obscured or destroyed most of the structure at second floor level in what would have been the loft, with the exception of an area of oak floor at the northwest end of the building. Curiously, this floor is about 0.5m above the beam levels in the adjacent stairwell. There are two possible interpretations of this anomaly: firstly, that this section of flooring was raised or reused when the mansard-roofed extension was added, or secondly, that there were, in fact, two separate structures within this building, at different levels. However, the latter interpretation is unlikely given the continuous span of the wall plates at first floor level, but cannot be entirely precluded until a further examination is made of those areas of the building not accessible at this stage of work.

Ref: J In common with 22–25 High Street the other substantially timber-framed building known to exist within the complex, 45 Pride Hill, was mainly recorded by Carole Thickens, the timber-frame specialist co-ordinating the building recording. Therefore, discussion of this structure from an archaeological perspective will follow proper evaluation. However, to the rear of the main front frame of this building, behind a later, inserted brick corner-chimney, an area of muchmutilated framing was revealed by soft-stripping

on the second floor. Discussion of these few timbers can only be meaningful in relation to the rest of the structure, but, from an initial examination it would appear that the main horizontal frames for the studding, and what appears to be a doorway, are probably contemporary with the later phase of timber-framing, when an additional storey was created by opening out the roof. Hypothetically, this framing may be part of a stairway access block, although further soft-stripping of the floors between No 45 and this area is required in order to possibly clarify this point.

Ref:C3 The top-storey, south-facing gable end, of an annexe behind 25 High Street was recorded. It would appear that this is the only surviving element of this structure, extensions to the shopping space having destroyed any lower floors. Similarities in design to the mutilated top-storey dormer in Structure Pp might be confirmed or denied by further internal inspection and recording of this element.

Summary

The current phase of building recording has identified the following structures, or elements:

- Another square-plan building immediately to the rear of Cartwrights Mansion giving the building an L-shaped plan, the outline of which can only be seen in the remains of the first floor.
- 2. A small lean-to structure tacked onto this building in the courtyard to the rear.
- 3. The survival of various elements of a back-plot building (ref:Pp) is more extensive than had hitherto been supposed.
- The rear annexe of 45 Pride Hill would appear to have been built as part of the second phase of timber-framed building when the building was given an extra storey.

ii. Later Buildings

In the 'Trading Hall' (ref:O), to the rear of the arcaded hall behind Owens Mansion, a series of

profiles was made of plaster ceiling mouldings, cornices, architraves, capitals and pilasters, together with the preparation of a plan and section through the hall at a scale of 1:50. In addition, a set of architectural notes was compiled after a general inspection of the structure and a full photographic record made. A similar exercise was undertaken on the ironwork of the adjacent Arcaded Hall to the southwest (ref:N), although this structure is to be retained.

Structure O had been identified by the documentary-based model as a building requiring further examination because of the lack of documentation relating to it. In addition, the function of this originally free-standing, hippedroofed, load-bearing, brick structure was in doubt because of the ornate plasterwork which appeared to be more in keeping with a religious hall. Examination of the structure, which is rather commonplace, and in particular the plasterwork, has led to the conclusion that the rather heavy design is more in keeping with a Victorian imitation than a Georgian building, as was originally proposed. Re-examination of the documentary evidence, namely two plans made in 1857 and 1875 of the rear of Owens Mansion, before and after redevelopment by the draper Thomas Hall, confirms that this building, called the show room, was built like the Arcaded Hall. sometime between 1857 and 1875, as the area covered by the building was, in fact, at an earlier time a scullery and store. Prior to demolition it may be appropriate to inspect this structure in more detail in order to check further the layout and development of the complex.

Elsewhere, measured sketches were made of main builds and architectural features such as exterior walls, stairlines, doorways, or window openings, exposed by soft-stripping and under threat from development, in order to understand the later amalgamation which occurred in the 19th century. However, these will be considered in the next section of the report which offers some conclusions concerning our improved understanding of the development of the complex.

The Development of the Complex From the Evidence of the Standing Buildings: Some Interim Conclusions

The initial documentary model for the development of the block plan of Owen Owen highlighted the mid to late 19th century as a crucial watershed. This period has been characterised as the 'climax of the burgage plot cycle' by Conzen, when subdivision, infilling and amalgamation of properties (often based on divisions established in the medieval period called burgage plots) reached its heyday, before the extensive demolition of such areas by large-scale redevelopment characteristic of this century.

The building recording undertaken at this stage was biased towards those areas of timber-framing still extant, and therefore our knowledge of this late-16th/early-17th-century development of the area is largely confined to the plot on which Cartwrights Mansion was built, and to a lesser extent, on 45 Pride Hill.

The picture which has emerged of the development of the Cartwrights Mansion plot conforms to a common pattern, where two ancillary buildings, one tacked onto the back of the main house, the other set back from a courtyard, backed onto the tail-end of the plot where low-status activities such as the cutting of rubbish pits or latrines was probably carried out. The spatial layout is reminiscent of modest commercial premises, the decorated frontage being elaborate but not overstated, while the proportions of the upper storey and front dormers are generous and businesslike. The building follows a different logic to that of either the cramped butchers' rows, or the imposing facade of Irelands Mansion opposite, and it is tempting to read into its design the ideology of merchant classes, such as the drapers, who are believed to have moved into this area in the 17th century. Behind the main commercial premises, the courtyard and related buildings, to which access was gained though a passageway at the side of the plot, were probably the bustling area where deliveries were made, goods stored, and horses and workers accommodated.

The box-frame buildings, characteristic of the final phase of timber-framed construction in the 17th century, stand on the northern side of a larger redevelopment which occurred in the late

16th/early 17th century based around a central open market, and would have been prime commercial premises. The extent to which these changes in the urban fabric obliterated, or alternatively were constrained by, earlier medieval property arrangements is difficult to answer. Studies made of other towns have tended to highlight the remarkable resiliance of the town plan, and in particular, the burgage plot, even after large scale catastrophes such as town fires. Certainly, the alignment of building to the back of the courtyard mirrors a kink in the property boundary between Cartwrights Mansion and 21 High Street, which suggests that the plot accommodated itself to some pre-existing arrangement, rather than the straight line of the surveyor. The topography of the area is also an important consideration, and it would appear that the tail ends of both Cartwrights and Owens Mansions back against a major terrace, between the High Street to the south and the higher line of Butchers Row to the north.

In the later 19th century the needs of commercial premises altered, and the plans of the premises were adapted. The driving force for this change was the commercial space required at ground floor level. Ancillary service features, such as sculleries, stores, kitchens, pantries or parlours were gradually replaced by commercial premises, either moving to the upper storeys, or disappearing altogether, as the ground floor became increasingly devoted to retail. The courtyards and passageways on which these buildings stood became subsumed into the built environment, a phenomenon amply demonstrated to the rear of Cartwrights Mansion.

The model of the layout of the Cartwrights Mansion plot can probably be loosely applied to most of the properties which were amalgamated to form the store, although the properties fronting Butchers Row and, to a lesser extent, Pride Hill were on a smaller scale, prior to their alteration by Maddox. While many of these changes can be traced from documentary and cartographic evidence these records are necessarily simplified, because of the limitations of both the written word, and the ability of the 19th century surveyor

to record with sufficient accuracy the often ramshackle and inaccessible arrangements of buildings and yards in the back plots of buildings. The degree of resolution required to reconstruct in detail the real plan of this area can only be found in the remains of that contemporary physical environment today, although it must be remembered that this is itself the sum of all subsequent changes.

Initial findings from this phase of survey suggest that the potential of such an approach, made in conjunction with detailed map research, as the building is progressively stripped and demolished is high, but probably best achieved during the next stage of work.

Examination of the standing buildings within the store has shown to what a great extent the development of the Maddox store from the 1870s onwards was constrained by the limitations on piecemeal development imposed by the property boundaries and structures of earlier buildings. The degree to which earlier structural elements or plans have survived at various levels throughout the store is remarkable, especially in the area below the main ground floor of the shop (not always the actual ground level), and in the roof spaces. For example, the plans of the passageways and yards can be determined from surviving external walls now incorporated within the store, and clearly the back line of the buildings fronting the High Street is an important residual feature, the line incorporating constructions from the early 17th to the 19th century (fig.8.)

Recommendations

The aims of this phase of building recording were to examine, interpret, and record those areas of the Owen Owen store which had been selectively soft-stripped to reveal early phases of building. This exercise has significantly improved our understanding of both the complexity of the development of the store, and the extent to which early structural elements have survived. An additional set of questions have now arisen, mainly because of restricted access in some areas, the additional stripping for which could be undertaken simultaneously with the demolition of parts of the store. These

problems are highlighted in the text above, but for the sake of clarity are summarised below structure by structure:

Structure A (Cartwrights Mansion). Further inspection of the rear wall of this property would be desirable in order to examine its relationship to the structure behind. This would include; an examination of the underside of the wall-plate, and if possible inspection of the main posts concealed behind the decorative panelling on the first floor. Inspection of the underside of the exposed flooring on the first floor is also recommended, especially in the passageway area; this would require the stripping of the false ceiling below (this point also applies to the floor area to the rear of Cartwrights Mansion in Structure P).

Structure Pp. The removal of all the modern flooring over the first floor area of this building is recommended, as is the stripping of the back wall at this level to fully expose the main framing. In addition, the relationship of the oak flooring on the second floor to the later mansard-roofed building needs to established through limited stripping around the main bridging-beam.

Structure J. It is recommended that the flooring to the rear of this structure, on the second floor annexe, is removed in order to establish any connection between this area and the main frame.

Clearly, observation of the demolition work when this commences throughout the store is also recommended. These recommendations would not require extensive provision for recording, as in most cases drawings have already been made of the other sides of the framing.

Acknowledgements

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Figures

- 1. Location Map
- 2. A2: Rear wall of Cartwrights Mansion
- 3. P1: Floor plan (part A)
- 4. P1: Floor plan (part B)
- 5. Pp1/2: Wall elevations in the stairwell
- 6. J1/2/3: Wall and roof elevations with sections of roof
- 7. J2/3, P2: Floors
- 8. O: Trading Hall, plaster-work and plan
- 9. N: Arcaded Hall, iron-work, section and plan
- 10. The Whole Store: property boundaries and early features

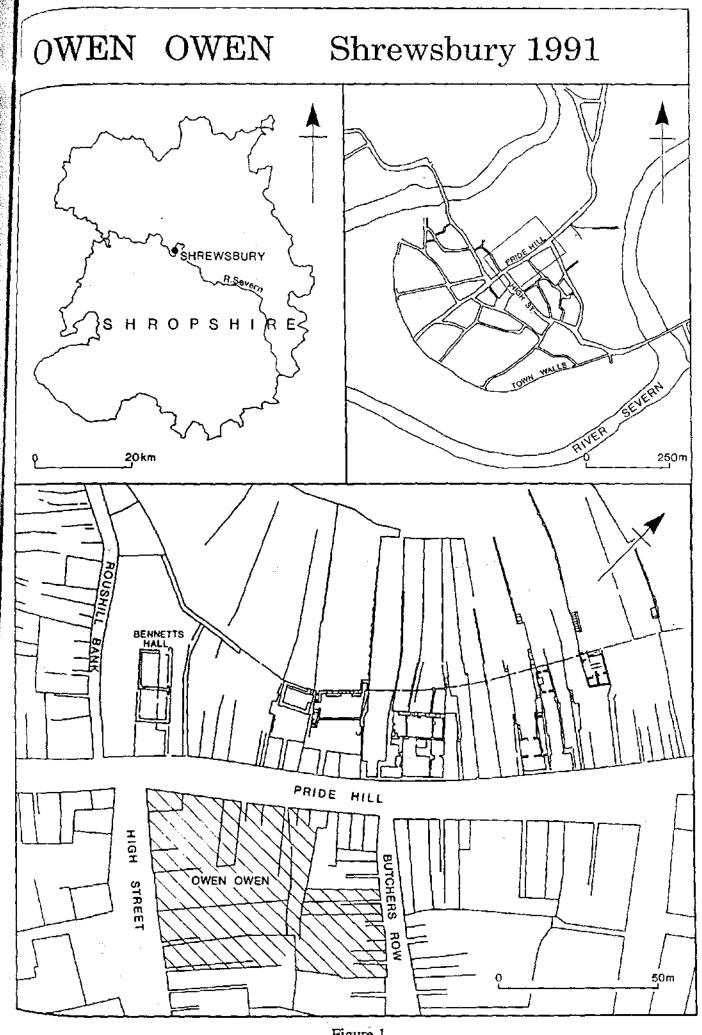
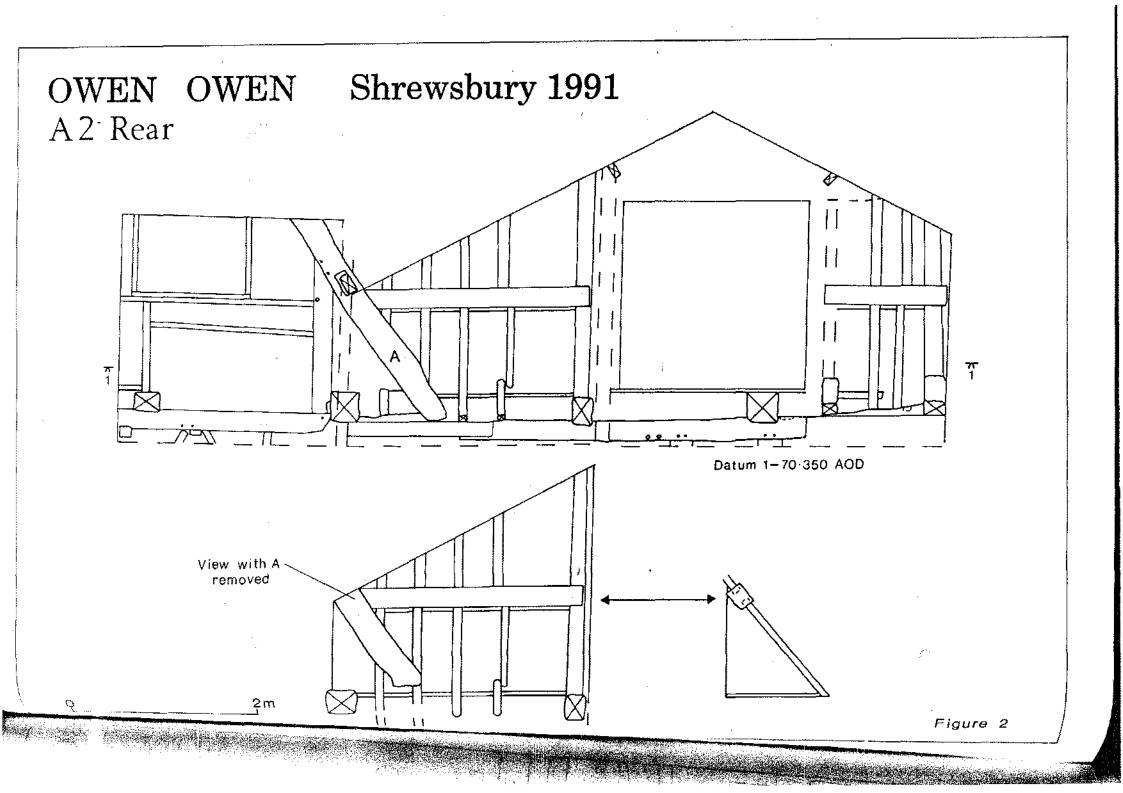
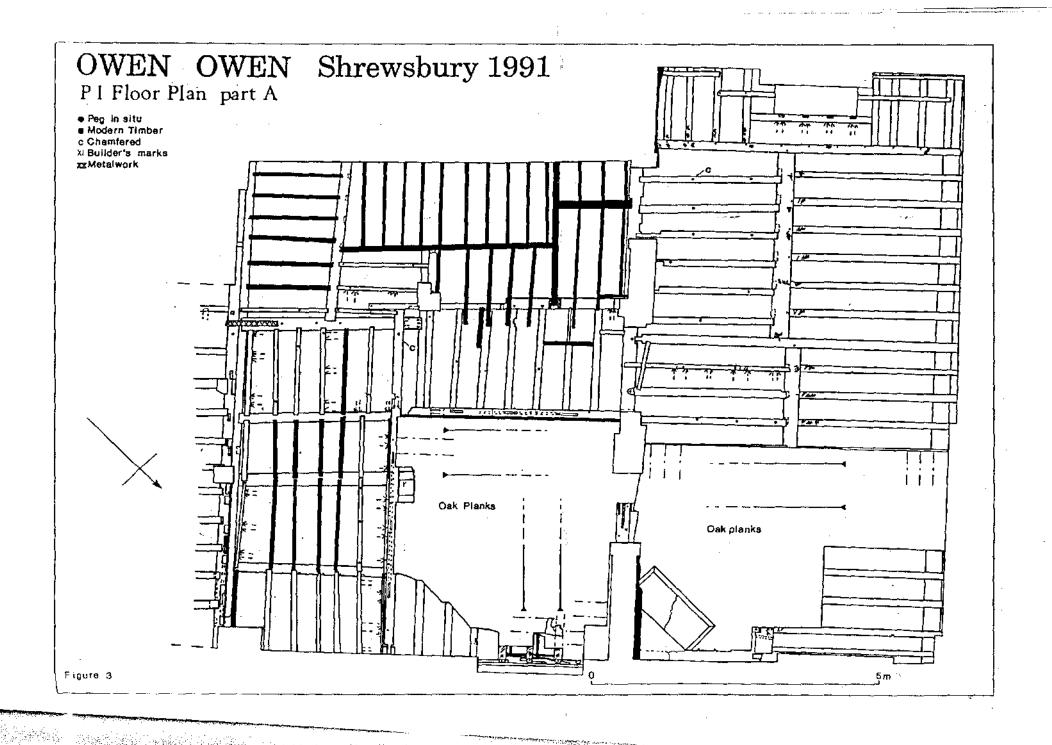


Figure 1





EN OWEN Shrewsbury 1991 Floor Plan Part B

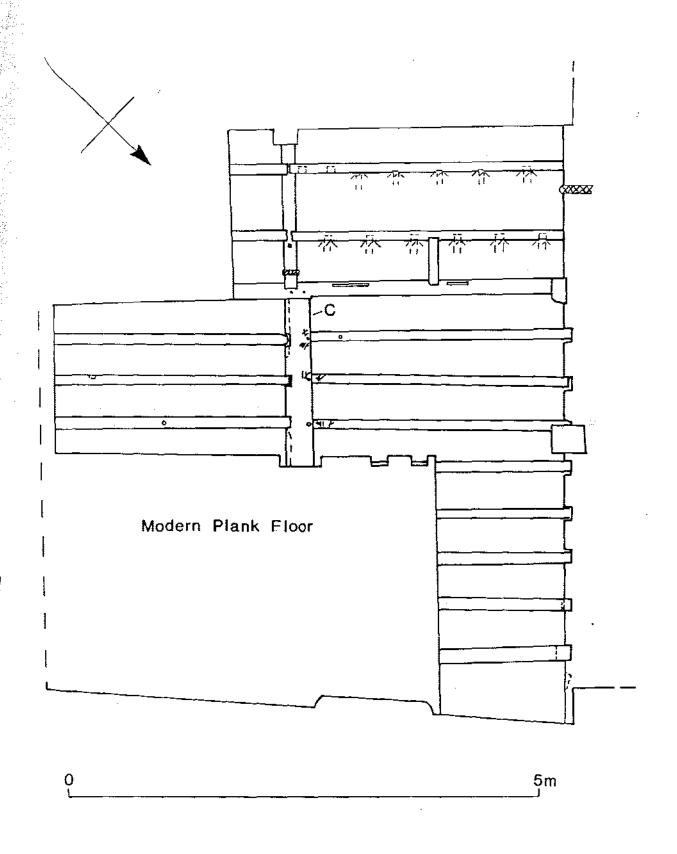
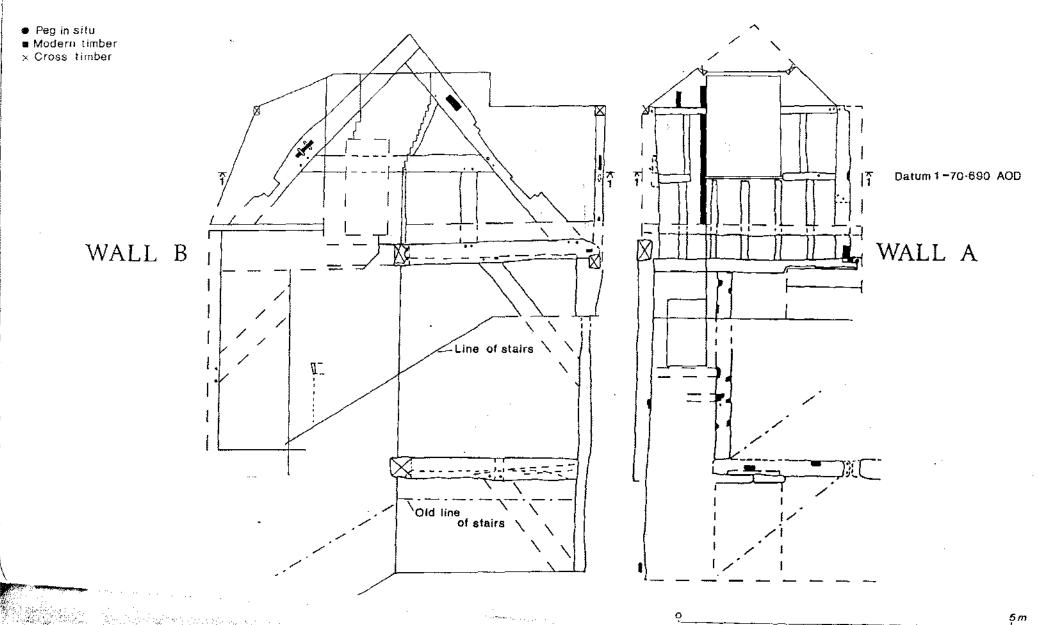
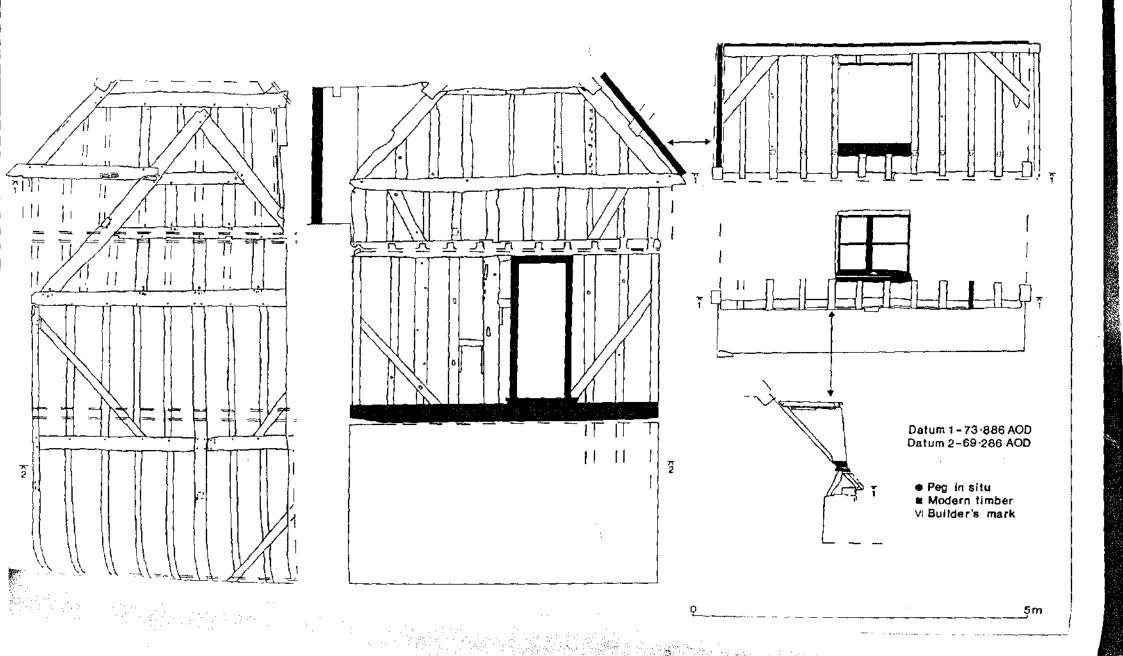


Figure 4

Pp 1-2 Stairwell

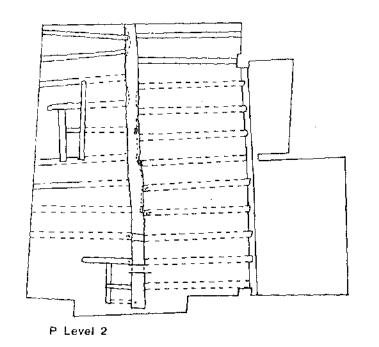


J 1-3 with roof in section

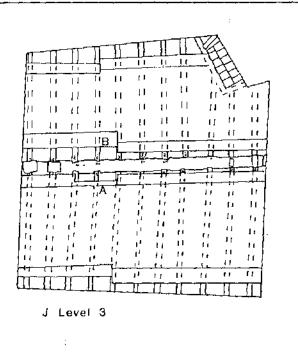


J 2-3 P2 Floor Plans

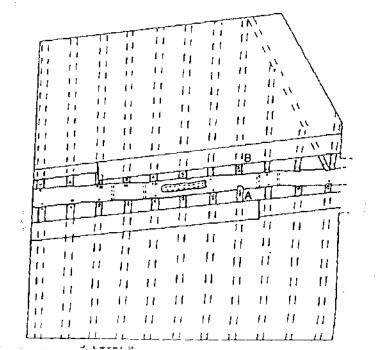
● Peg in situ ∨ Builder's marks

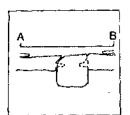


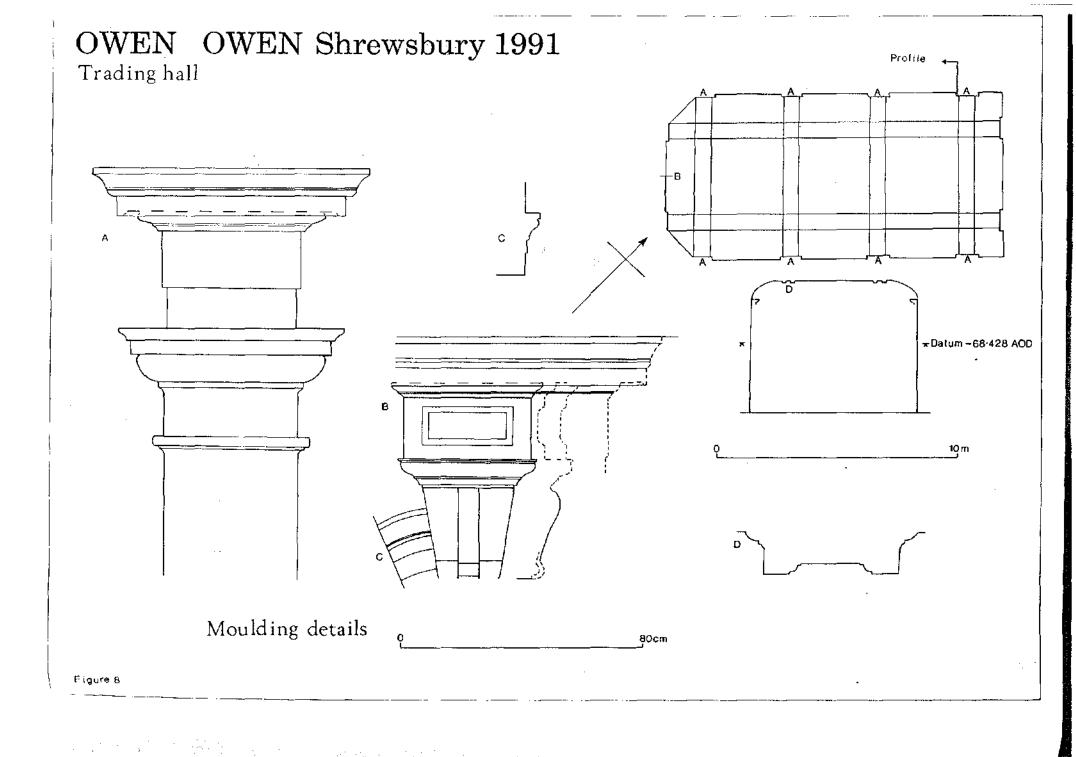






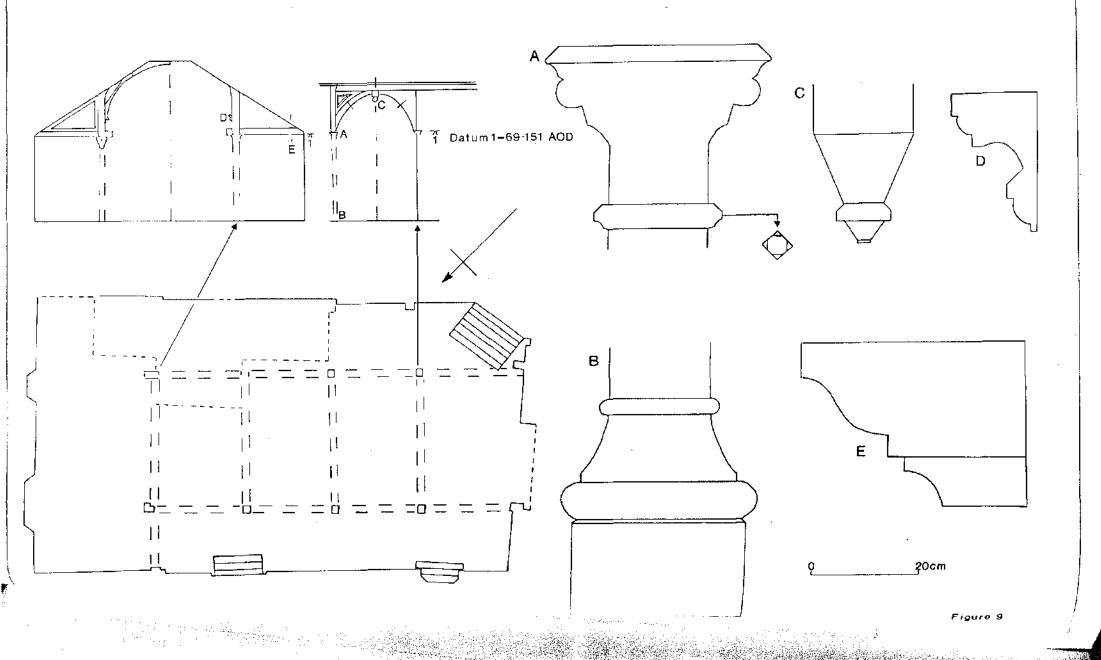




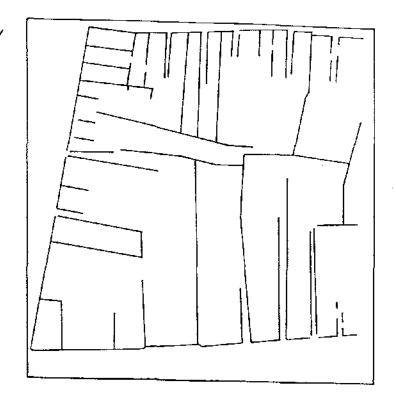


Victorian Arcaded Hall

Moulding details



WARRE TO BE DUNDARY DIVISIONS 3AKER, FORTHCOMING)





PLAN 1st EDITION 1882

Key

Backline of Front Buildings

Significant Terraced Wailing

Stone Boundary or Structural Wall Footing

Open Yard Areas c.1870 (approx)

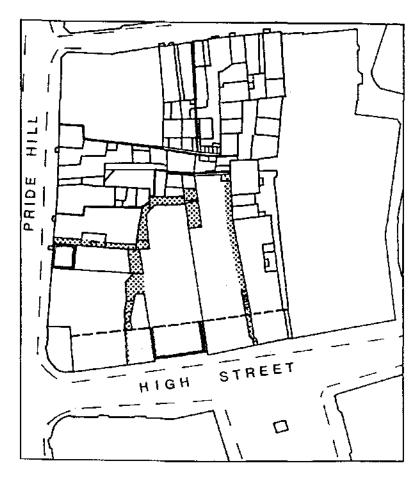


Figure 10

30m