

Historic Building Recording of Gladstone House, 11-13 Union Court, Liverpool, Merseyside



View of Gladstone House, 11-13 Union Court, Liverpool

ARS Ltd Report 2021/106

April 2021

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Archaeological Research Services Ltd Report 2021/95

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Prepared on behalf of: Concora Properties Limited

Date of compilation: April 2021

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Planning Reference: 20F/1888

Local Authority: Liverpool City Council

Site central NGR: SJ 34308 90440

EXECUTIVE SUMMARY

In January 2021 Archaeological Research Services Ltd was commissioned by Concora Properties Limited (the Client) to undertake a historic building recording of Gladstone House, 11-13 Union Court, Liverpool, Merseyside. Planning permission has been granted for the proposed development at Gladstone House (Application ref. No. 20F/1888), which would see the conversion of the building for residential purposes. The historic building recording was required to assist in discharging condition 12 of Liverpool City Council's planning policy following the approval of the written scheme of investigation.

Gladstone House dates to the later 19th century and originated as an office building with a bonded wine and spirit store in the basement. The building is first depicted on Goad's 1888 Fire Insurance Plan, which replaced a series of warehouse buildings shown on the 1864 Ordnance Survey map. The exterior of the building had originally been comprised of yellow brick, with the architecture influenced by the classical style, with the symmetrical design of the southern elevation, dominated by rows of sash windows. The extensive range of windows throughout the building were imperative to the design, to allow natural light to enter the building for the clerks to work. There is also a gothic influence within the building, as seen with the main entrance on the southern elevation. The basement of the building had originated as a bonded wine and spirit store, with a cast iron clad ceiling. Little remains of the historic features within this basement, with some evidence of brick vaulted ceilings (rooms B4 & B8), and cast iron support posts present in room B9. These features were an early form of fire prevention, and they would have been implemented as a safety measure to prevent fire from the storage of flammable spirits. From the ground to second floor, the building had originated as offices. A notable feature within these floors are the numerous and large brick secure vaults, featuring heavy-duty cast iron doors and vaulted ceilings. These would have been constructed to support the office functions of the building, likely for the storage and influx of valuable goods or documents.

Developments and the changing of occupants through the 20th and early 21st centuries have resulted in extensive modern modifications to the building, and the substantial loss of original features. The grey stucco render had been added to the building in the later 20th century, with a photograph from c.1966 indicating it had not been present by this date. This period also saw the installation of the western timber entrance portico on the southern elevation. The later 20th and early 21st centuries also saw further internal modifications, with the erection of modern partition walls and their recent demolition.

The historic building recording provides a description and photographic record of Gladstone House, and provides a comprehensive preservation by record of the building prior to development works taking place.

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1 INTRODUCTION

1.1 Archaeological Research Services Ltd (ARS Ltd) was commissioned in April 2021 by Concora Properties Limited (the Client) to undertake a historic building recording of Gladstone House, 11-13 Union Court, Liverpool, Merseyside. The archaeological works were required to assist in discharging condition 12 of the planning permission (Application Ref. No. 20F/1888) by Liverpool City Council for the conversion of the building for residential use.

1.2 Gladstone House dates to the later 19th century and was constructed as an office building with a bonded wine and spirit store in the basement. The building is situated within the secondary street of Union Court, which originated in the early 19th century.

1.3 Guidance was provided by Alison Plummer, the MEAS Planning Archaeologist on behalf Liverpool City Council, that a programme of building recording should be undertaken of Gladstone House to a Level 2 standard as outlined in *Understanding Historic Buildings* (Historic England 2016) to make a permanent record of the building in its current form, which needs to incorporate a full visual record with a written and analytical description of the building and appropriate elements of a drawn record.

1.4 The historic building recording was undertaken in compliance with a Written Scheme of Investigation (WSI; Appendix 5) that was approved by the MEAS Planning Archaeologist on behalf of Liverpool City Council prior to the commencement of work.

2 SITE LOCATION AND GEOLOGY

2.1 The 'red line boundary' of the proposed development area is depicted by a red polygon on Figure 1 (Appendix 1), centred on SJ 34308 90440. The site is located within the north-western part of Liverpool City Centre, within Union Court, which is accessed via Cook Street to the south and Castle Street to the west. Gladstone House is bounded by 14 North John Street to the east, by the Grade II Listed Ventilation Station to the north-east, and the Grade II Listed 9 Union Court abuts the building to the west. The site is location within the Liverpool – Maritime City World Heritage Site buffer zone, within area 4.

2.2 The underlying solid geology of the PDA comprises Wilmslow Sandstone Formation, sedimentary bedrock formed in the Triassic Period. The local environment had previously been dominated by hot deserts. No superficial deposits are recorded (BGS 2021). The soils are recorded as "slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils" (CU 2021).

3 AIMS AND OBJECTIVES

3.1 The proposed archaeological works have the potential to identify the presence of evidence pertinent to research objectives and overarching research themes identified in the North West England Regional Research Framework (2021), for the post-medieval period, as well as the industrial and 20th century period. This includes the following research questions.

- ♦ PM27: How do the industries associated with the North West evolve and develop during this period?
- ♦ Ind29: How can we establish a typology of modern buildings, particularly of the twentieth century, and how does this vary within the region?
- ♦ Ind30: How have buildings changed in response to planning regulations?
- ♦ Ind65: What was the impact of globalization on material culture and trading networks?

3.2 The overarching aim of the project was to carry out a visual, descriptive and photographic record of Gladstone House, 11 Union Court, Liverpool, as outlined in the HE's *Understanding Historic Buildings. A Guide to Good Recording Practice* (2016).

3.3 The objectives of the building recording are as follows.

- ♦ To produce a formal description of the building, including its floor plan, elevations, roof structure, flooring, internal layout and spaces, detailing, form and fabric, and evidence for phasing and development.
- ♦ To produce a full visual photographic record with photographic scales of the exterior and interior of the building with all photographs descriptively captioned and cross referenced to a plan(s) clearly showing the viewing position, direction and photographic image reference.
- ♦ To produce measured and annotated survey drawings showing the location and features of historic interest.
- ♦ To produce an account of the building's origins, development and use.

3.4 A full account of specific objectives is provided within a Written Scheme of Investigation (WSI) prepared by ARS Ltd (Appendix 5).

4 METHODOLOGY

4.1 Information in the *Heritage Statement* (Turley Heritage 2019) has been drawn upon to place the building in its historical context and to produce an overall interpretation and phasing of the building based on documents and historic mapping.

4.2 A historic building recording of Gladstone House following Historic England's Level 2 (HE 2016) was carried out in April 2021 by Joseph Empsall (BA, MA, MRes). The recording was conducted in line with the WSI (Appendix 5). A Level 2 survey provides a visual and descriptive record of the building. The recording consisted of a written, drawn and photographic account comprising the following.

- ♦ The written record provides the precise location of the building together with any statutory and non-statutory designations, the date of the survey, and the location of the archive. It also includes a descriptive account of the building's form, function, and phasing, together with a summary of the names of its architects, builders, patrons and owners, if known.
- ♦ The photographic record included the interior, exterior and setting of the building, and taken using a Nikon L810 (16 megapixels) to capture high resolution digital photographs. A two metre ranging rod was included in a selection of general shots in order that the scale of elements of the buildings can sufficiently be established. The building's external appearance was recorded. This included a series of oblique views showing all external elevations of the structure and providing an overall impression of its size and shape. Where an individual elevation has embodied complex historical information, views at right angles to the plan of the elevation were taken. All photographs contain a graduated photographic scale, where practicable. A photographic register detailing (as a minimum) location and direction of each shot was compiled and this is included as Appendix 2 of this report. The location and direction of each photograph have also been noted on plans of the building to accompany the archival photographs.
- ♦ The building recording drawn record includes a site location plan at a suitable scale indicating the position of the site within the country, within the county and a clear plan of the precise location/outline of the buildings. A plan indicating the position and orientation of photographs/images has been included in the report, along with a set of detailed measured survey drawings by the client. Annotated plans and elevations of the building have been included, detailing significant features of interest, as well as phased plans of the building. These drawings have been appended in Appendix 3.

4.3 The fieldwork was undertaken in accordance with the guidelines in *Understanding Historic Buildings – A Guide to Good Recording Practice* (HE 2016), and *Code of Conduct of the chartered Institute for Archaeologists* (CIfA 2019) and the *Standard and Guidance for archaeological investigation and recording of standing buildings or structures* (CIfA 2020).

5 HISTORICAL BACKGROUND

5.1 Historical background information and mapping was drawn from the *Heritage Statement* (Turley Heritage 2019) produced for the proposed development of the

building. Gladstone House is a non-designated mid-late 19th century office building. The Merseyside Historic Environment Record notes the building (MME18429) as the following.

“Nos. 11 and 13 Union Court Liverpool. Gladstone Buildings, Union Court were built by c.1877. There are rows of sash windows under cast iron lintels. The Goad plan of 1888 labels the buildings as offices, with a bonded store of wine and spirits in the basement with a cast iron ceiling.”

5.2 Union Court is a secondary street within the north-western area of Liverpool City Centre, which had been developed in the early-mid 19th century. The street layout of Liverpool is thought to be medieval in date, originating with seven principal streets: Bank Street (now Water Street), Castle Street, Chapel Street, Dale Street, Juggler Street (now High Street), Moor Street (now Tithebarn Street) and Whiteacre Street. Developing from these principal streets were irregular streets, with Union Court an example of this. The Walker Map of 1823 does not depict Union Court, but shows a series of buildings bounded by the principal Castle Street to the west and the narrower Cook Street to the south. The History, Directory, and Gazetteer of the County of Lancashire of 1824, centering on Liverpool, makes reference to John Gladstone, the father of William Gladstone, as a merchant and ship owner at 3 Union Court and Castle Street. This evidences that Union Court had been implemented by 1824. The first map to depict Union Court was Gage’s 1836 Trigonometrical Plan of Liverpool, and this shows that the area was substantially redeveloped in the early-mid 19th century (Historic Liverpool 2021). The map appears to depict three buildings on the site of Gladstone House, with a large rectangular building to the west, a central recessed building, and a rectangular building to the east. The 1864 Ordnance Survey (OS) map also depicts these buildings, and notes that they are warehouses.

5.3 The area around the site had developed in the mid-late 19th century from the growing commercialization of Liverpool City Centre. The period saw various banking buildings constructed on Castle Street to the west, as well as the installation of Victoria Street to the east in 1868. Victoria Street developed to become the centre of the fruit and provision trade for the warehouses, offices and dealing rooms in the surrounding area. The first map to depict Gladstone House was the 1888 Goad Fire Insurance Plan, which describes the building as offices with an associated wine and spirit store with cast iron clad ceiling in the basement. The building is shown to have replaced the earlier warehouse, depicted on the 1836 Plan and 1864 OS. The 1888 Plan describes the wine and spirit store as “bond 14”, which may refer to the specific legal certification for the importation and sale of liquor. A “bond” can relate to a warehouse in which goods that would normally be subject to import or excise tariffs may be stored, manipulated or undergo further manufacturing, without the payment of duty. The 14 possibly referred to its license for such exemption. The construction of the building may have been associated with John Gladstone & Co, merchants. However, the name Gladstone House could derive in connection with the then Prime Minister William Gladstone, who had served four terms in office between 1868 and 1894, around the time that the building was constructed. Kelly’s Directory of Liverpool &

Birkenhead (1894, 344) states that the building had been occupied by Norris & Sons and Byrne Edward, both solicitors, as well as the Incorporated Law Society of Liverpool and their library and lecture room (Table 1). The surrounding area of Gladstone House continued to develop in the later 19th century, with larger and grander commercial buildings upgraded and constructed. The narrower streets, such as Union Court, were mainly used for storage buildings, offices and warehouses.

Table 1: Kelly's Director of Liverpool & Birkenhead – 11-13 Union Court, Liverpool

Organisation	Associates
Incorporated Law Society of Liverpool	Charles H. Morton, hon. Treasurer; George Norton & Haddon Todd, joint hon. Secretary's; William Abercrombie, assis. Secretary; Henry Allan, librarian
Law Society's Library	Henry Allan, librarian
Law Society's Lecture Room	-
Edward Jenks, barrister	Edward Jenks, M.A., barrister
Knowsley Estate Officers	George C. Hale, agent
Liverpool South West Lancashire Cricket Ground Co.	Herbert H. Gibbons, secretary
Gibbons & Arkle	Solicitors
Langton Charles	Private Office

5.4 Little had changed for the Gladstone House site into the early 20th century. The Grade II Listed Ventilation Station (NHLE 1070585) had been installed to the north-east between 1925 and 1934. Turley Heritage's Heritage Statement (2019, 6-7) noted that Gladstone House was in partial use as a library for the Liverpool Chartered Accountants in the early 20th century up to 1936. Despite the substantial bombing of Liverpool City Centre in the Second World War, Union Court was left relatively unscathed, being a secondary street shielded by surrounding buildings. Historic photographs of Gladstone House from c.1966 indicate that the building had originally been constructed in a light yellow brick, prior to the installation of the *in-situ* stucco render in the later 20th century. The use of this light brick does not appear to be that common to this area of Liverpool, but the building bounded to Gladstone House to the east does also feature this brickwork. The photograph from c.1966 also highlights that the property was occupied by commercial photographers Stewart Bale Limited at the time. Into the late 20th and early 21st centuries, a number of buildings in the area had become vacant and out of use, including Gladstone House in more recent years.

6 BUILDING DESCRIPTION

Gladstone House - Setting

6.1 Gladstone House is situated within the secondary street of Union Court, accessed from Cook Street to the South and Castle Street to the west. The site is bounded by buildings to the north, east and west. Gladstone House is bounded by the Grade II Listed Ventilation Station to the north-east (Plate 1), with its prominent tower looming over the building. The western side of the building is positioned adjacent to the Grade II Listed 9 Union Court (Plate 2) (NHLE 1063281), and the eastern side is bounded to a non-designated 19th century building of yellow brick and decorated bay windows (Plate 3). The southern extent of Gladstone House faces onto Union Court and 1 Union Court, a later 20th century office building (Plate 4). Within the vicinity of Gladstone House, there are a number of significant historic buildings situated on the principal streets surrounding the site. This includes the Grade I Listed Town Hall (NHLE 1360219) and Grade II Listed Liverpool and London Globe Building on Water Street (Plate 5) (NHLE 1356318), and the Grade II* Listed Royal Insurance Building on North John Street (Plate 6) (NHLE 1070582).



Plate 1: View of the Grade II Listed Ventilation Station, which bounds the site to the north-east



Plate 2: View of the Grade II Listed 9 Union Court, which bounds Gladstone House to the west



Plate 3: View of the building bounded to Gladstone House to the east



Plate 4: View of the 20th century office block, with Union Court and Gladstone House pictured left, taken facing north-east



Plate 5: The Grade I Listed Town Hall and the Grade II Listed Globe Building on Water Street



Plate 6: The Grade II Listed Royal Insurance Building on North John Street*

Gladstone House - Exterior

6.2 Gladstone House is three storeys in height with a basement level. The southern elevation and a narrow portion of the western elevation are the only visible elements of the building's exterior (Plates 7-10). The building is constructed of yellow bricks in a Flemish bond, finished in a grey stucco render in the mid-late 20th century as evidenced by historic photographs. The building has an extended parapet with decorative cornice, shielding the roof from view. The centre of the southern elevation features a stone Gothic arch entrance at ground floor level (Plate 11). The arch is decorated with fleurons and is supported by sets of engaged columns with acanthus scrolls and capitals, with chamfered plinths at their base. The entrance features a large six-paneled timber door, with arched fanlight window above. The decorative acanthus scrolls and capitals appear to have been cut into, which may suggest the entrance had been modified (Plate 12). Above the central entrance on the first and second floor, there are two-four light sash windows with horns, built within a decorative and pronounced architrave (Plate 13). These large central windows were constructed to provide as much natural light for the landings and stairwell. They also provide classical symmetry for the building, highlighting the main doorway with its neo-gothic arch.



Plate 7: View of the western extent of Gladstone House, taken facing north with 2m scale



Plate 8: Oblique view of Gladstone House, taken with 2m scale facing north-east



Plate 9: Oblique view of the eastern extent of Gladstone House's southern elevation, taken with 2m scale facing north-east



Plate 10: Oblique view of Gladstone House's southern elevation, taken facing north-west with 2m scale



Plate 11: The gothic arched entrance in the centre of the southern elevation, taken with 2m scale facing north



Plate 12: The decorative acanthus scrolls and columns of the central arch of the southern elevation, taken facing north-west



Plate 13: The larger four-light central windows set within decorative architraves on the southern elevation, taken facing north

6.3 The remainder of the southern elevation is dominated by symmetrical rows of sash windows across the three storeys. The elevation and windows show clearly that this building was constructed as utilitarian and for office space above a bonded wine and spirit store in the basement. The occupants would have required wide, open and regular lighting from the windows in order for the clerks to work. These are four-light timber casement sash windows with horns, narrower in size to the central windows set within architraves. In between the windows there are engaged stone columns with a base and capital, connecting to limestone sills and cast iron lintels, all painted with a light grey finish (Plate 14). The lintels and surrounding bricks feature chamfered edges. The use of cast iron lintels was likely implemented as a fire proofing measure. The sash windows have been set into separate rows, which are identified by the long connected lintels and sills, as well as the rough-tooled ashlar stones with oval bosses, featured in between the sets of rows (Plate 15). The building had originally been

constructed with sets of six sash windows at either end of the elevation over the three floors, then features two sets of two windows flanking the central bay. At the ground floor western end of the southern elevation, an additional entrance with portico was inserted in the later 20th century (Plate 16). This is evidenced by a historic photograph of Union Court c.1966, which shows the original unbroken set of six windows. The entrance portico features square timber pilasters with decorative fluting and chamfered capitals, supporting a cornice above. This features a six-paneled timber door with rectangular fanlight. The doorway is of the same style as the central entrance, suggesting that it was modified at the same time, in the later 20th century. At the eastern end of the ground floor, there are two sets of sash windows of a narrower size than those found elsewhere (Plate 17). One of these may have been a previous narrow entrance, which was blocked with a window at a later date. This opening features straight joints near the base, has a recessed lintel, and the horns of the window are of a different style to the others (Plates 18 & 19). These factors suggest that the *in-situ* feature is not original. At first floor level to the west of the central bay, there are also two two-light sash windows, in contrast to the four-light windows seen throughout. These likely relate to more recent repair work and alterations. There is also an access point to the basement level of the interior, situated down an external staircase barred with metal in the eastern corner of the elevation (Plate 20).



Plate 14: Example of the four-light sash windows with connected sills and chamfered lintels, taken facing north with 2m scale



Plate 15: View of one of the rough-tooled stones with oval boss, demarcating the separate rows of sash windows on the southern elevation, taken facing north



Plate 16: View of the later 20th century installed entrance at the western end of the southern elevation, featuring portico



Plate 17: The narrower four-light window, which may have originally been a doorway on the southern elevation, taken with 2m scale facing north



Plate 18: Example of the curved horns seen on the original sash windows of the building



Plate 19: View of the straight horns seen on the narrower sash window, indicating it was likely a later installation



Plate 20: The barred staircase to the basement level access door on the southern elevation, taken with 1m scale facing east

6.4 A narrow portion of the western elevation is also visible from the exterior (Plate 21). This features a set of two, two-light timber framed sash windows with straight horns on the first and second floors (Plate 22). These feature the connected sills and chamfered lintels, as well as the central engaged column with capital and chamfered base. The first floor windows feature metal bars. The *in-situ* window casements were likely installed as part of later repair work, with the dressings and features original to the building.



Plate 21: View of the western elevation of Gladstone House, taken with 2m scale facing north-east



Plate 22: View of the two-light sash windows on the first and second floor of the western elevation, taken facing east

Gladstone House – Interior

6.5 The interior of Gladstone House is three storeys with a basement level, and is characterized by an 'L' shaped footprint. Gladstone House had originated with an office function, with a bonded wine and spirit store in the basement. On the ground, first and second floor, there are a series of brick built secure vaults, which are a key feature of the building. The main staircase is accessed from the central gothic arched entrance. There is also a western staircase, which may have been a later addition, and installed when the western entrance was implemented. The interior of Gladstone House has seen extensive alterations throughout its history.

Gladstone House – Interior - Basement

6.6 The basement of Gladstone House can be accessed from the western staircase, or from stairs to the north of the main central staircase. This space had originated as a bonded wine and spirit store with a cast iron clad ceiling, as detailed within Goad's Fire Insurance Plan of 1888. There is little evidence of the wine and spirit store function, with some examples of arched entrances and brick vaulted ceilings, which appear to be original. The cast iron framing and brick vaulted ceilings were an early form of fire prevention. The 20th century has seen extensive alterations to the basement, with the use of further office spaces.

6.7 The interior has predominantly been coated with plaster and white paint in the later 20th century, and there are very few original features remaining. For a number of the rooms and cellars, the ceilings feature modern plaster, which would have blocked the former vaulted ceilings from view. The basement is characterized by two central narrow corridors, providing access to rooms to the south (B1-6) and north (B7-12). These corridors have been coated with modern plaster and white paint, and feature modern light fittings. The southern corridor features two opposing niches, which may have been originally used for storage (Plate 23). Room B1 is positioned to the south-east of the basement, and is a large space with a modern partition wall constructed, demarcating a separate space to the south (Plate 24). The ceiling features a modern plaster with later 20th century light fittings. In the south-eastern corner of the room there is a door providing access to the southern exterior (Plate 25). B2 is a rectangular room accessed from the north-western portion of room B1 (Plate 26). These rooms appear to have originally formed one larger space, with the eastern and northern partition walls of B2 of later date. The room features modern plastic flooring and an modern office ceiling tiles. B3 is a narrow room with a timber cupboard in the south-western corner (Plate 27). The ceiling of this room has a modern plaster, and likely features vaulting above. Adjacent to B3 to the west, B4 is a narrow cellar with a vaulted ceiling, with a timber cupboard with circuit boards at the southern end (Plate 28). The layout and ceiling of this space suggest that it originated with the bonded wine and spirit store function. B5 is a narrow rectangular room, with a more recently installed low ceiling (Plate 29). Like B4, this space likely originated with a vaulted ceiling, with the ceilings plasters more recently. To the west, B6 is a large space which had, until recently, featured a series of long rectangular tables (Plate 30). This room links the eastern corridor and provides access to the western corridor via an arched opening with a timber sliding door (Plate 31). The southern wall of the room features three former openings blocked with concrete blocks of unclear function (Plate 32). The room also features metal radiators of 20th century date.



Plate 23: The southern corridor of the basement, with opposing arches niches, taken facing south-west with 2m scale



Plate 24: Room B1, taken facing east with 2m scale

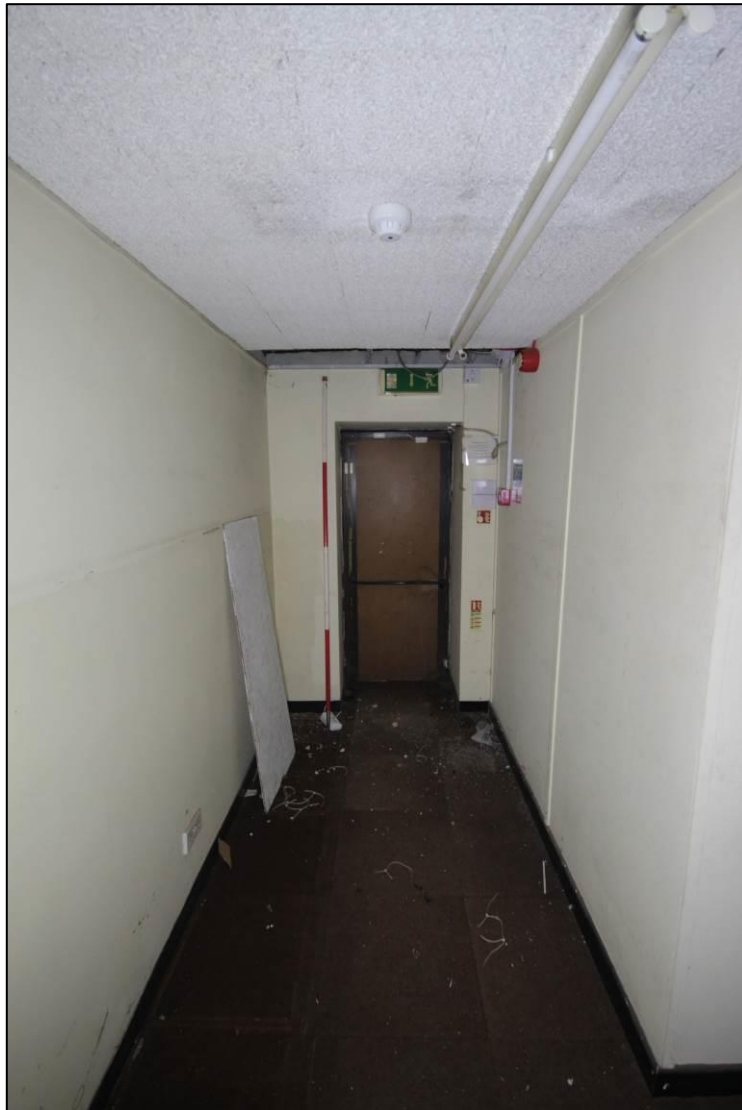


Plate 25: The fire exit in the eastern corner of B1, taken facing south-east with 2m scale



Plate 26: Room B2, taken facing south with 2m scale



Plate 27: View of room B3, taken facing south with 2m scale



Plate 28: View of room B4, with vaulted ceiling, taken facing south with 2m scale



Plate 29: View to the south within room B5, taken with 2m scale



Plate 30: View to the east within room B6, taken with 2m scale



Plate 31: The arched opening with timber sliding door within B6, taken with 2m scale facing north



Plate 32: The three cinder blocked openings on the southern wall of B6, taken with 2m scale facing south

6.8 The remainder of the basement rooms are accessed from the northern portion of the central corridor. B7 is a small toilet block of recent date, demarcated by modern partition walling (Plate 33). This room has disjointed the northern corridor, which had originally continued to the east and connected with the southern portion of the corridor. Room B8 is positioned at the western end of the northern corridor, and is a narrow rectangular room with the eastern portion of the space featuring a brick vaulted ceiling (Plate 34). The room has a number of modern timber shelving brackets which indicate that the space was likely used for storage more recently. Like B4, this space likely originated with a storage function for the wine and spirit store. Room B9 has been used as a kitchen area, with late 20th century finishes and glazed white tiles on the walls (Plate 35). The main features of interest within the room are two cast iron columns supporting the ceiling above, which appear to be original to the building (Plate 36). At the southern end of B9, there is partition walling demarcating an additional space. This area features two arched niches, which appear to have both been used for storage (Plates 37 & 38). The southern niche features timber doors dating to the 20th century, and the eastern niche features timber shelving units. Room B10 can be accessed from a door in the north-eastern corner of B9, or from the northern side of the central corridor via a large arched opening. This is a large space with a modern plastered ceiling, which has been used as a break room in the later 20th and 21st centuries (Plate 39). On the southern wall there is a arched in niche, and the northern wall of B10 is curved, which was likely a feature installed in the later 20th century (Plate 40). The north-eastern corner features a timber unit which was likely used as a kiosk associated with the break room.



Plate 33: The toilet block of room B7, taken facing east with 1m scale



Plate 34: View of room B8, taken with 2m scale facing west



Plate 35: View of room B9 which had been used as a kitchen, taken facing south-west with 2m scale



Plate 36: View of one of the cast iron columns within room B9, taken with 2m scale facing south



Plate 37: View of the arched niche with timber shelving within room B9, taken with 2m scale facing north-east



Plate 38: View of the arched storage space featuring doors with timber panelling, taken facing south-east with 2m scale



Plate 39: View of the southern portion of B10, with large arched opening, taken with 2m scale facing south-east



Plate 40: View to the north within B10, taken with 2m scale

6.9 Rooms B11 & B12 form the north-western corner of the basement space, along with the western staircase. These rooms are accessed via a corridor with a partition door frame of timber and glazing panels (Plate 41). B11 is a small room adjacent to a toilet block, which was likely used for storage (Plate 42). The walls remain bare and are constructed of concrete blocks dating to the 20th century, likely when the toilet block was installed. B12 is of similar size, with the southern walls constructed of concrete blocks and of later date (Plate 43). The western staircase accessed from the central corridor is constructed of metal, and dates to the 20th century (Plate 44). It is unclear whether there had been a western staircase originally, or whether this was installed to provide greater connectivity to the western portion of Gladstone House. If the curved walls of the stairway are original, this would suggest that there had been a staircase in this area when the building was first constructed in the later 19th century.



Plate 41: The corridor with timber partition door frame with glazing within the basement, taken facing north with 2m scale



Plate 42: View to the south within B11, taken with 2m scale



Plate 43: View of room B12, taken facing south-west with 2m scale

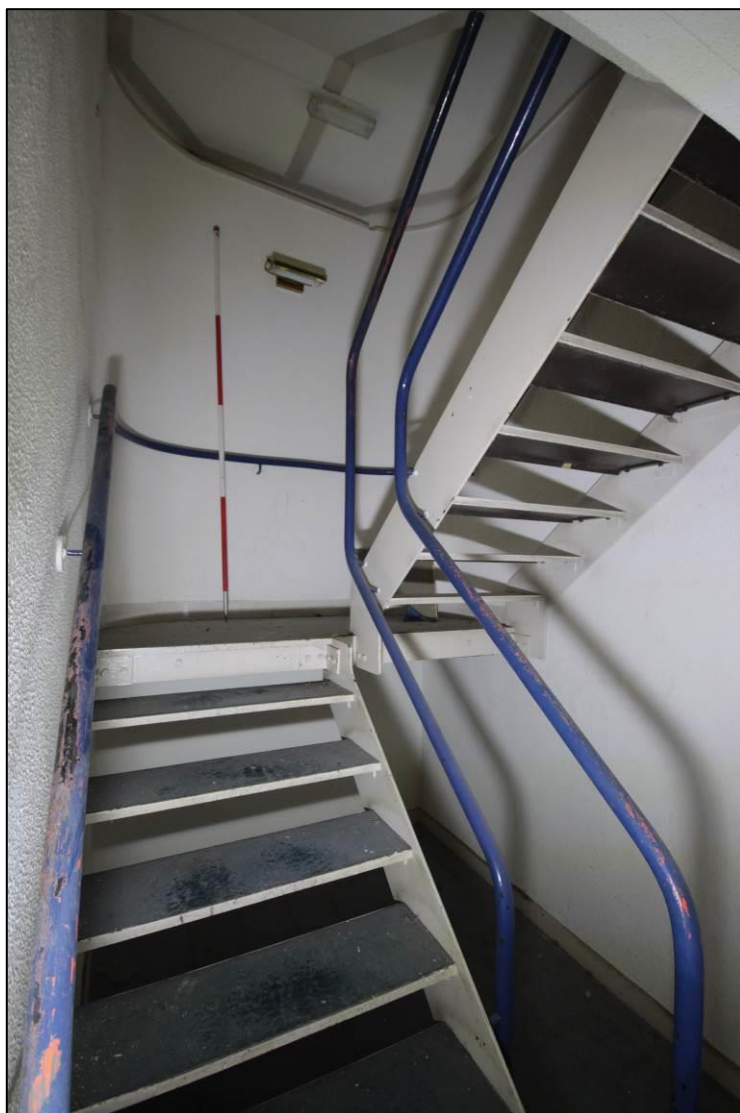


Plate 44: View of the metal western staircase from the basement, taken with 2m scale facing south-west

Gladstone House – Interior – Ground Floor

6.10 The ground floor interior of Gladstone House is characterized by a large space to the north (GF5), with a central corridor orientated east to west, and series of rooms of varying sizes to the south. The interior has been heavily modified throughout its history, with extensive changes in the 20th century. From the central gothic arched entrance, there is a narrow foyer leading to the main corridor to the north, with the central staircase to the first floor to the east (Plate 45). The flooring of this foyer features small square tiles, which likely date to the 20th century. GF1 & GF2 are situated to the west of the central staircase, and are both rectangular spaces used for meetings by the building's last occupants (Plates 46 & 47). Both rooms feature two of the four-light sash windows on their southern interior wall. The western wall of GF1 features a buildout, associated with a former fireplace now blocked and covered with

plaster. Room GF1 features a modern plastered ceiling, while GF2 features a ceiling comprised of office ceiling tiles. GF3 can be accessed externally from the western later 20th century entrance, or from the central corridor to the north. This room has been used as a reception area by its most recent occupants, with later 20th century timber finished glazed openings (Plates 48 & 49). The ceiling of the space features modern plaster. The southern wall also features two of the four-light sash windows. In the north-western corner of GF3 there is a small space which has been used as a security office (Plate 50). GF4 is located further to the west, and has been used as a meeting room (Plate 51). This space features two of the four-light sash windows on its southern wall, and features modern office ceiling tiles and modern furnishings. The partition walls demarcating rooms G2, G3 and G4 all appear to be more recent installations. These rooms were likely reconfigured when the western entrance was installed in the later 20th century.



Plate 45: View of the central foyer with gothic arched entrance and staircase, taken facing south with 2m scale



Plate 46: View to the south within GF1, taken with 2m scale

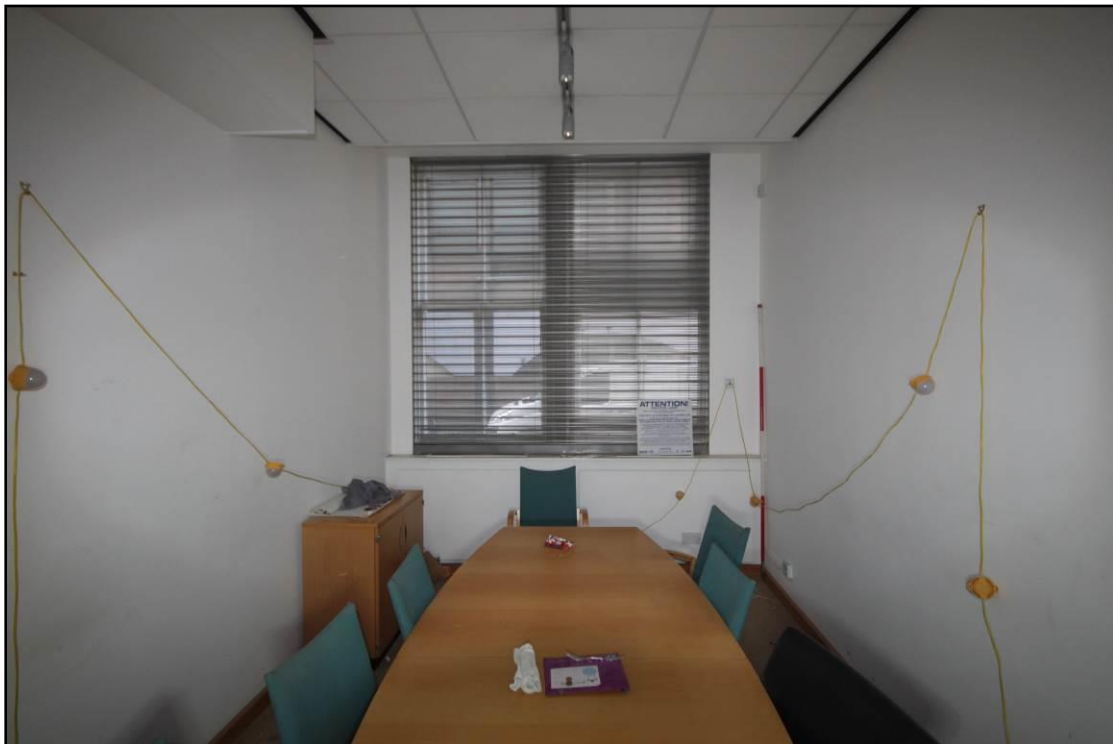


Plate 47: View to the south within GF2, taken with 2m scale



Plate 48: View to the north-west within GF3, taken with 2m scale



Plate 49: View to the south-west within GF3, taken with 2m scale

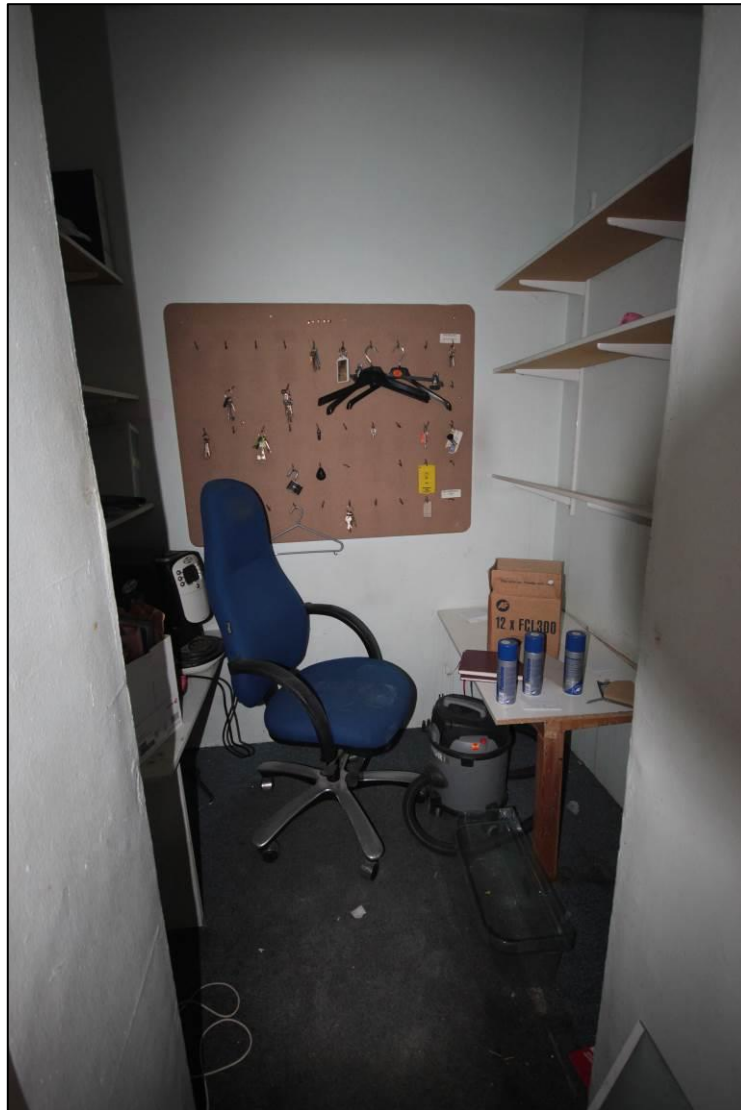


Plate 50: View into the security office in the north-western corner of GF3, taken facing north

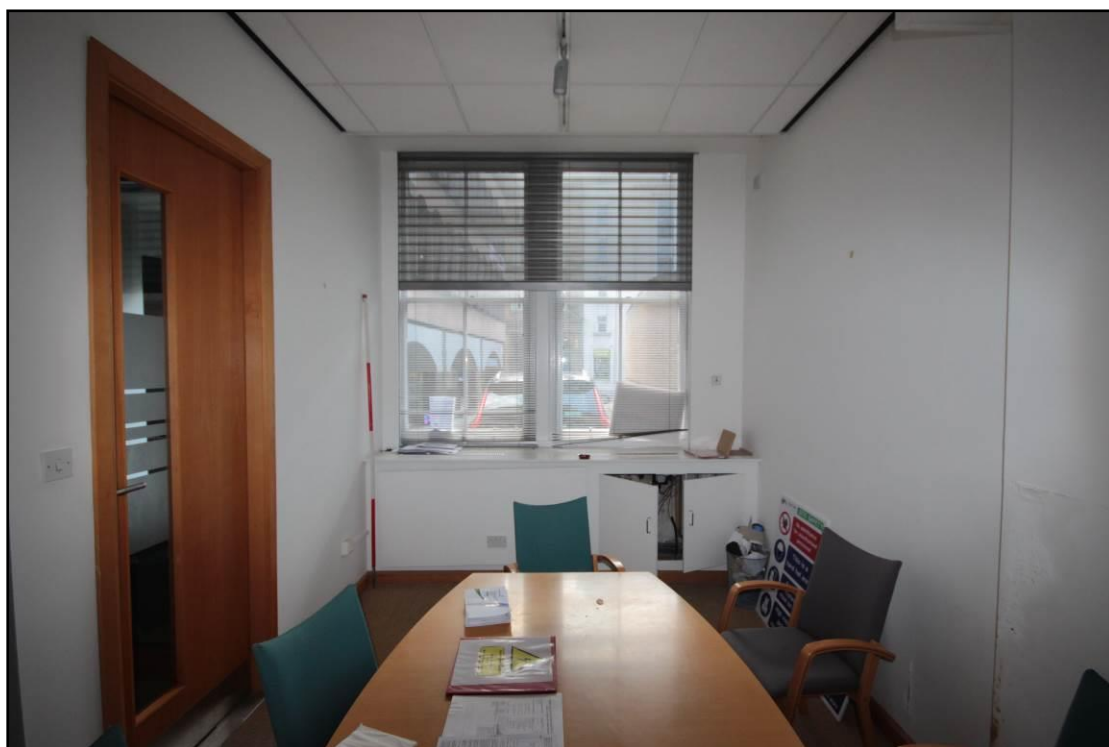


Plate 51: View to the south within GF4, taken with 2m scale

6.11 The large space in the northern portion of the ground floor is accessed from the central corridor via a timber paneled door, which appears to have previously been an arched doorway (Plates 52 & 53). GF5 is a large open space, separated into three clear bays, and features timber flooring. The main feature of the space is a central bay with two sets of brick built columns at either side (Plates 54 & 55). The brick columns feature chamfered edges matching the style found on the openings of the exterior. These have also been repaired in parts with more recent brick and metal girder supports. The central bay comprises a light well, formed of a metal structure with glazing, allowing natural light to enter the ground floor of the building (Plate 56). As this portion of the building is bounded on all sides, it was necessary for the designers to incorporate a light well, to allow natural light into the building for the clerks to work. The northern wall of the central bay is comprised of cinder blocks and has a door providing access to the narrow northern exterior of the building (Plate 57). The southern wall of the central bay appears to have seen a number of phases of development (Plate 58). This was originally two large openings with a central brick-built column, featuring chamfered edges. This would have provided access further to the south of the building, now comprised of GF6 & GF7. These openings have both been blocked, with the eastern portion blocked of brick and previously featured a door now blocked, and the western portion blocked of concrete blocks. Both of these blockings feature fanlights above, but of varying styles.



Plate 52: The central corridor to the north of GF2 & GF3, taken with 2m scale facing west

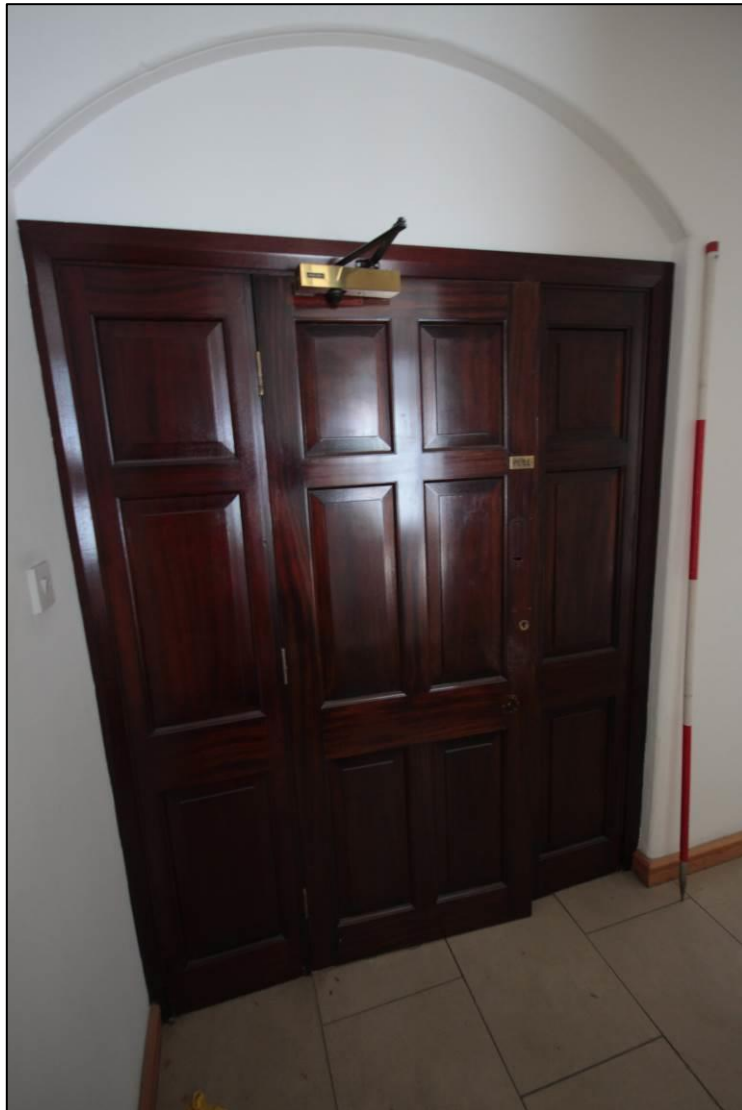


Plate 53: The timber-panelled door providing access to GF5, taken with 2m scale facing north



Plate 54: View of GF5's central bay with brick built columns from the west, taken with 2m scale facing south-east



Plate 55: View of GF5's central bay with brick built columns from the east, taken with 2m scale facing south-west



Plate 56: The light well of GF5's central bay with metal structure and glazing, taken facing north



Plate 57: View of the northern wall of GF5's central bay, taken with 2m scale facing north

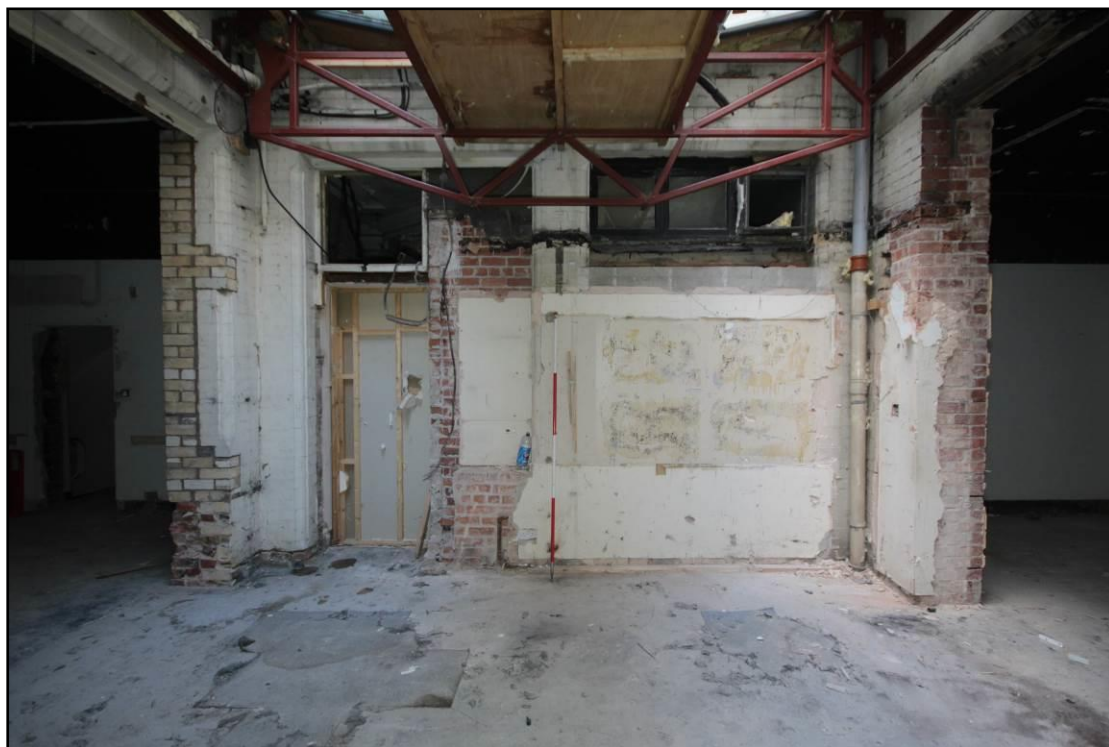


Plate 58: View of the southern wall of GF5's central bay, taken with 2m scale facing south

6.12 The open western and eastern portions of GF5 flank the central bay, and feature a decorative black painted cornice (Plates 59-61). The northern walls of both, as well as the eastern wall feature evidence of a former fireplace now covered in plaster, with straight joints in the flooring evidencing where the hearths had been (Plate 62). On the western and eastern walls of GF5 are brick built secure vaults. For the western portion, this is accessed via a narrow corridor in the south-western corner, leading to the western staircase. It appears likely that the staircase and partition walls separating the corridor from GF5 are later additions, and the western portion of GF5 had originally been a larger space. This vault is a narrow space with a vaulted ceiling, and features a heavy-duty metal door frame, with long bolt holes (Plates 63 & 64). The brick built secure vault in the eastern portion of GF5 is larger in size and features the heavy-duty frame with vaulted ceiling (Plates 60 & 65).



Plate 59: The western portion of GF5 facing south, taken with 2m scale



Plate 60: View of the eastern portion of GF5, taken facing north-east with 2m scale



Plate 61: The cornice in the western and eastern portions of GF5, taken facing south-west



Plate 62: The former fireplace now covered with plaster on the eastern wall of GF5, taken with 1m scale facing east



Plate 63: The heavy duty metal frame of the western vault within GF5, taken facing north-west with 2m scale

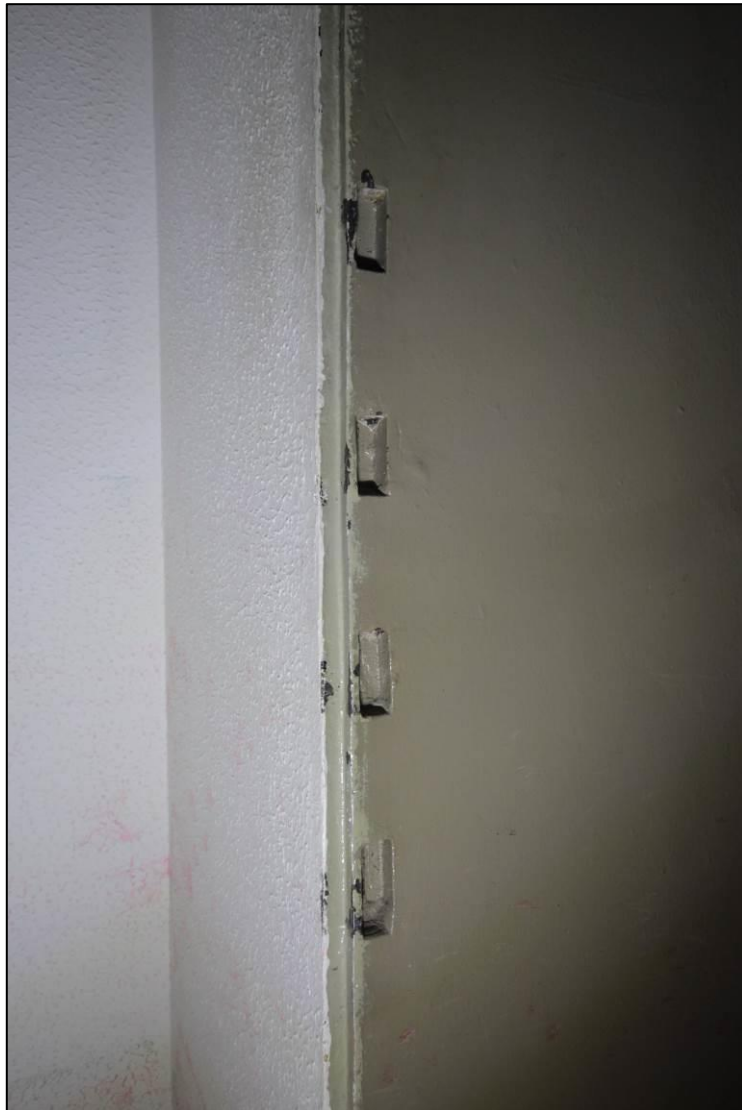


Plate 64: Close view of the bolt holes within the western vault of GF5, taken facing north-west



Plate 65: View into the eastern vault within GF5, taken with 2m scale facing north

6.13 Rooms GF6 & GF7 appear to have originally been accessed from GF5 via the large chamfered openings in the central bay. These are now small spaces accessed from the central corridor. GF6 has been finished with modern fittings, with the walls featuring later 20th century timber panelling, and the eastern wall comprises a large mirror (Plate 66). This may have been used as a small office. GF7 is a narrow space, which features some glazed tiling on the western wall, indicating it may have been used as a shower room by the last occupants (Plates 67 & 68). The ceiling of the room has now plaster, revealing the ceiling structure above comprised of machine cut timber joists. Adjacent to GF7 from the central corridor there is stairway access to the basement level (Plate 68). Rooms GF8 and GF9 are accessed to the east along the central corridor. GF8 comprises a rectangular room with a plastered ceiling and decorative cornice, with a set of two four-light sash windows on the southern wall (Plates 70 & 71). The space appears to have previously featured a fireplace now covered over with plaster, evidenced by the tiling on the floor from the former hearth

(Plate 72). Flanking the former fireplace on the eastern wall, there are two doorways providing access to GF9, with the southernmost door likely a later insert (Plate 73). Room GF9 had previously feature a number of partition walls within the southern portion of the space, which created three additional rooms. These have been removed recently. GF9 is now a large and open space, which features a plastered ceiling with a decorative cornice, and scarring in the plaster evidencing the previous partitions. The southern wall of the room comprises seven sash windows. The western and eastern walls of the room both feature buildouts associated with earlier fireplaces (Plates 74 & 75). GF9's northern wall features a brick built secure vault in the eastern corner, which is separated into two spaces (Plate 76). The easternmost had been repurposed as a toilet, and the western portion features the heavy-duty frame and internal vaulted ceiling. Further to the west on GF9's northern wall, there is also a staircase providing access to the first floor, which represents a later addition, likely in the later 20th century (Plate 76).



Plate 66: View to the north within GF6, taken with 2m scale



Plate 67: View to the north within GF7, taken with 2m scale



Plate 68: The glazed tiling within GF7, taken facing north-west



Plate 69: View of the stairs to the basement from the central corridor, taken facing east



Plate 70: View to the south within GF8, taken with 2m scale



Plate 71: The cornice within GF8, taken facing north-west



Plate 72: The tiling from the hearth of the former fireplace within GF8, taken with 1m scale facing east



Plate 73: View of the two doors that flank the former fireplace within GF8, taken with 2m scale facing north-east



Plate 74: View to the east within GF9, taken with 2m scale



Plate 75: View to the west within GF9, taken with 2m scale



Plate 76: View of the brick built vaults within GF9, taken with 2m scale facing north

Gladstone House – Interior – First Floor

6.14 The first floor interior of Gladstone House is characterized by a series of rooms to the south, and two large rooms to the north. The floor can be accessed via the main central staircase, the western staircase, and the stairs in B9. This interior features a long and wide central corridor orientated west to east. Along with the large rooms to the north, this corridor wraps around a central exterior space (Plate 77). The southern wall of the central corridor features four two-light windows with obscured glazing in the lower lights. This area had until recently had partition walling demarcating a small toilet space. The layout of this corridor is likely to be a closer representation of how the ground floor corridor had originally been laid out, prior to the erection of additional partition walls. Room FF1 can be accessed from the main corridor via a tall semi-circular arched doorway (Plates 78). There had previously been a similar semi-circular arched doorway on the eastern wall, providing access to the central staircase. This is visible on from the central staircase, and features a decorative architrave and three-light semi-circular fanlight glazing (Plate 79). However, this is been covered with plaster from within FF1. This room features a black painted plastered ceiling, with cornice decorated with Greek frets, which is not seen on other elements of the building (Plate 80). The southern interior wall of FF1 features two four-light windows, and the western wall has a buildout from a former fireplace now covered in plaster (Plate 81).



Plate 77: View of the main central corridor within the first floor, taken facing north-east with 2m scale



Plate 78: View of the semi-circular arched doorway on the northern wall of FF1, taken with 2m scale facing north



Plate 79: View of the arch with fanlight now blocked connecting the central staircase to FF1, taken with 2m scale facing south



Plate 80: The cornice with Greek frets in FF1, taken facing north-west



Plate 81: View to the south within FF1, taken with 2m scale

6.15 Room FF2 is positioned to the west of FF1 and is accessed from the main central corridor. The room had until recently been subdivided into two spaces by a central partition wall, which is evident from scarring on the plastered ceiling. The space to the east appears to have originally been a narrow space similar to that of FF1. The eastern wall of room FF2 features a buildout associated with an earlier fireplace (Plate 82). Adjacent to this to the north there is former door now blocked with concrete blocks, which would have provided access to room FF1 (Plate 83). The southern wall of FF2 features a set of two four-light sash windows to the east, and three to the west. This further evidences that this space had originally been subdivided, with a wall separating the sets of windows. The sash windows to the west on the southern wall of FF2 are part of a set of six windows, with an additional three windows within FF3. This suggests that the western wall of FF2 is a later addition, and the western aspect of FF2 and room FF3 originally formed one space (Plate 84). The western wall of FF2 features a timber-paneled door providing access to room FF3. Room FF3 represents one of the more decorated spaces of Gladstone House. The walls feature a cornice and 20th century timber panelling with pilasters, with decorative fluting and rectangular stops (Plate 85). The ceiling features a modern plaster with a tall cornice. Until recently there had been a desk unit in front of the three four-light windows on the southern wall, and the two two-light windows on the western wall (Plate 86). The western wall also features a fireplace with timber surrounds with corbels and engravings. The fireplace features a metal register grate with decorative hood, and has tiled surrounds and a tiled hearth (Plate 87). This represents the only surviving functioning fireplace within Gladstone House, but the fireplace itself likely dates to the 20th century, when the timber panelling was installed.



Plate 82: View to the south-east within room FF2, taken with 2m scale



Plate 83: View of the blocked door on the eastern wall of room FF2, taken facing north-east with 2m scale



Plate 84: View to the west within room FF2, taken with 2m scale



Plate 85: View to the north within FF3, taken with 2m scale



Plate 86: View to the south within FF3, taken with 2m scale



Plate 87: View of the fireplace within room FF3, taken with 1m scale facing west

6.16 Room FF4 is positioned in the north-western aspect of the first floor. There are remnants of a 20th century partition wall at the southern end of the room, demarcating the space from the main corridor (Plate 88). This room is large and open, with a plastered ceiling featuring two ceiling beams orientated west to east demarcating the space into three separate bays. This ceiling also features a simple cornice, and likely dates to 20th century. The eastern wall of FF4 features six two-light sash windows with obscured glazing in the lower lights (Plate 89). Above the windows there is timber panelling surviving, indicating that the room may have been previously fully adorned by this feature in the 20th century (Plate 90). These face out onto the open exterior space, which features yellow painted brick (Plate 91). The northern wall of the room features a timber partition wall, which separates a small corridor to the north with a bathroom. The western wall features timber frames extending from the wall, which likely housed partition walling orientated east to west, creating additional rooms within this larger space. In the wide corridor to the south of room FF4 there is a timber framed door with flanking timber panelling and podium on the western wall (Plate 92). This door provides access to the western staircase. The other large room to the north of the corridor, FF5, can be accessed from two door from the main corridor, and has a black painted plastered ceiling with a cornice. There is a former door now blocked in the corridor of the central staircase, which appears to be original (Plate 93). Surrounding this door there is glazed tiling. The presence of this former door would suggest that the other two may be later additions. The western wall features a wide six-light sash window flanked by a set of two four-light windows on either side (Plate 94). It is unclear whether the six-light window was original to the building. On the northern interior wall there is a buildout for the former fireplace now covered in

plaster (Plate 95). The eastern portion of the room features a large brick built vault, as seen throughout, with heavy duty door frame featuring thick hinges for the former door, and a vaulted ceiling inside (Plates 95-97).



Plate 88: View to the south within room FF4, taken with 2m scale



Plate 89: View to the north within room FF4, taken with 2m scale



Plate 90: View of the windows with obscure glazing and timber panelling above on the eastern wall of room FF4, taken with 2m scale



*Plate 91: View of the central exterior area to the north of Gladstone House.
Photograph taken from the second floor within room SF4*



*Plate 92: The timber door to the western staircase in the corridor of the first floor,
taken with 2m scale facing west*



Plate 93: The former door to room FF5 from the central staircase, taken with 2m scale facing north



Plate 94: View to the north-west within FF5, taken with 2m scale



Plate 95: View to the south-east within room FF5, taken with 2m scale



Plate 96: Example of the thick hinges for the former vault door within room FF5, taken facing north



Plate 97: View into the vault within room FF5, taken with 2m scale facing north

6.17 Room FF6 is a rectangular space, positioned to the east of the central staircase and accessed from the central corridor to the north. This room features a plastered ceiling with a cornice and two four-light sash windows on the southern wall (Plate 98 & 99). On the eastern wall there is a buildout associated with an earlier fireplace. Room FF7 is a large open space situated in the south-western corner of Gladstone House's first floor, and is accessed from the central corridor. This space had been demarcated into two rooms until recently, evidenced by scarring in the modern plastered ceiling from former partition walling. This space was likely originally subdivided into two rooms, with a larger room with six sash windows to the east, and a smaller room similar to FF6 with a set of two sash windows to the west. There are remnants of a cornice within the room, but this has been removed in some areas (Plate 99). The southern wall of room FF7 features eight four-light sash windows (Plate 100). The western and eastern walls of the room both feature buildouts from the former fireplaces, not covered with plaster (Plate 101 & 102). The north-eastern corner of the

room features a brick built vault over two rooms. The plaster has broken away in areas evidencing the brick work of common bond behind (Plate 103). The south-western corner of the brick built vaults is also curved to suit the adjacent staircase (Plate 104). The western space of the vaults is narrow and features the vaulted ceilings seen throughout, and the eastern space has been used as a bathroom more recently, featuring a small two-light window at the eastern end (Plate 105). On the western portion of FF7's northern wall, there is staircase connecting with the ground floor below and room GF9 (Plate 104).



Plate 98: View to the south within room FF6, taken with 2m scale



Plate 99: The cornice within room FF6, taken facing north-west



Plate 100: View to the south-east within room FF7, taken with 2m scale



Plate 101: View to the east within room FF7, taken with 2m scale

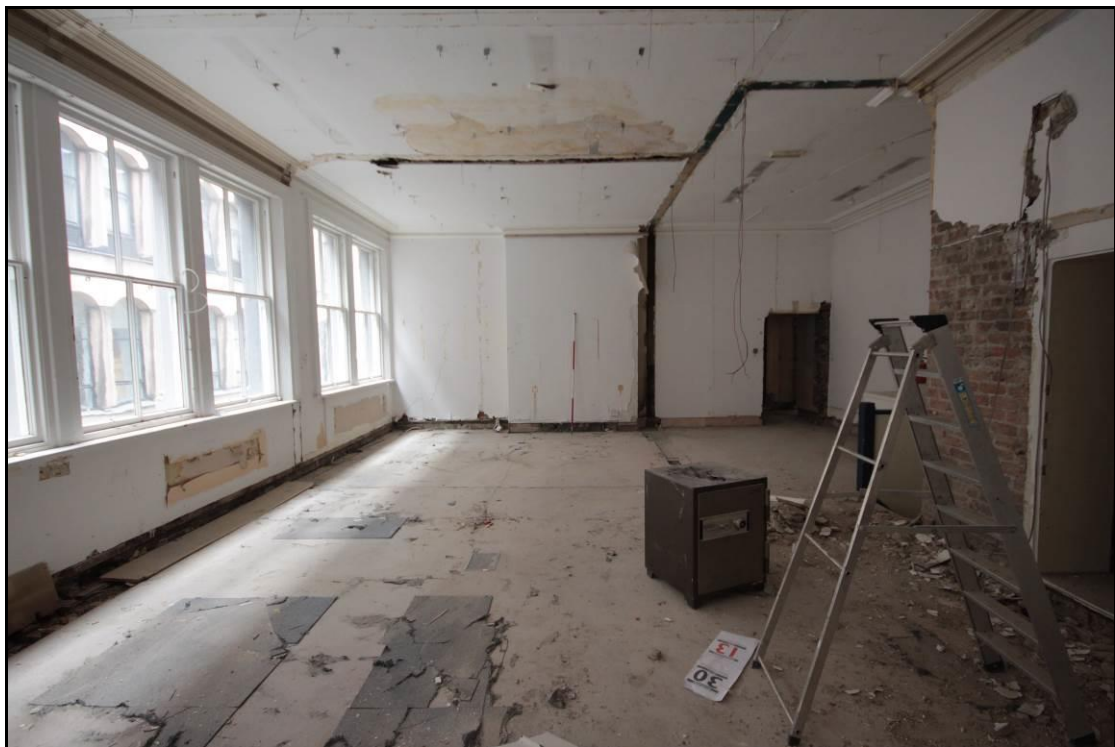


Plate 102: View to the west within room FF7, taken with 2m scale



Plate 103: Close view of the brick in the vaults of room FF7, taken facing north



Plate 104: The curved corner of the brick built vaults and the staircase to GF9 within room FF7, taken with 2m scale facing north-west



Plate 105: View into the eastern portion of the vault within room FF7, taken with 2m scale

6.18 The central staircase comprises the original access to the second floor. The southern end of the corridor for the central staircase features a wide four-light sash window (Plate 106). The central staircase has been heavily modified and boarded over with plaster in the later 20th century. The original stairs are visible through a hole in the plasterboards, and these feature a timber handrail with decorative cast iron balustrade (Plate 107). The timber stairs ascending to the second floor may also be part of this original phase (Plate 108).



Plate 106: View to the south of the first floor corridor of the central staircase, taken with 2m scale



Plate 107: The original central staircase with metal balustrade and timber handrail on the first floor, taken facing north-east



Plate 108: View of the central staircase ascending to the second floor, taken facing north

Gladstone House – Interior – Second Floor

6.19 The second floor of Gladstone House can only be accessed from the main central staircase. The floor is comprised of four rooms to the south and two rooms to the north, accessed from the central corridor. This corridor features a portion of a surviving timber signage board, which features gold text and a hand pointing (Plate 109). This looks to be early in date, but its origins are unclear. Room SF1 is located to the west of the central staircase and accessed from the southern side of the central corridor. The room features a modern plastered ceiling with an earlier decorative cornice with the skirting boards removed. The southern wall of the room features two of the four-light sash windows, as well as a central wide four light window to the east (Plate 110). In the south-eastern corner of the room there is a small space positioned behind the central staircase, with an inserted door connecting to room SF5 to the east (Plate 111). The western wall of the room features a central buildout associated with

a former fireplace, and a doorway in the north-western corner, providing further access to room SF2 (Plate 112). Room SF2 is large and open, and features a black painted plastered ceiling and cornice. The room connects with SF3 to the northwest, SF4 and the central corridor to the north-east, and SF1 to the east. The southern wall of the room features eight four-light sash windows, with two additional sash windows on the southern extent of the western wall (Plate 113). The western and eastern walls both feature a buildout associated with former fireplaces (Plates 114 & 115). In the north-western corner of the room there is a brick built secure vault, with much of the plaster removed (Plate 116). The entrance to this vault features the heavy-duty metal door frame, and has a segmental arch of brick voussoirs, comprised of two rows of headers (Plate 117). Internally the secure vault is narrow and features a vaulted ceiling. The northern wall of room SF2 connects with SF3 and features two wide six-light sash windows (Plate 118).



Plate 109: The timber signage board on the northern wall of the central corridor, taken facing north



Plate 110: View of the southern wall within room SF1, taken with 2m scale facing south-east



Plate 111: View of the doorway to access SF5 in the south-eastern corner of room SF1, taken with 2m scale facing north-east



Plate 112: View to the north-west within room SF1, taken with 2m scale



Plate 113: View to the south-west within room SF2, taken with 2m scale



Plate 114: View to the west within room SF2, taken with 2m scale



Plate 115: View to the north-east within room SF2, taken with 2m scale



Plate 116: The brick built vault in the north-western corner of room SF2, taken with 2m scale

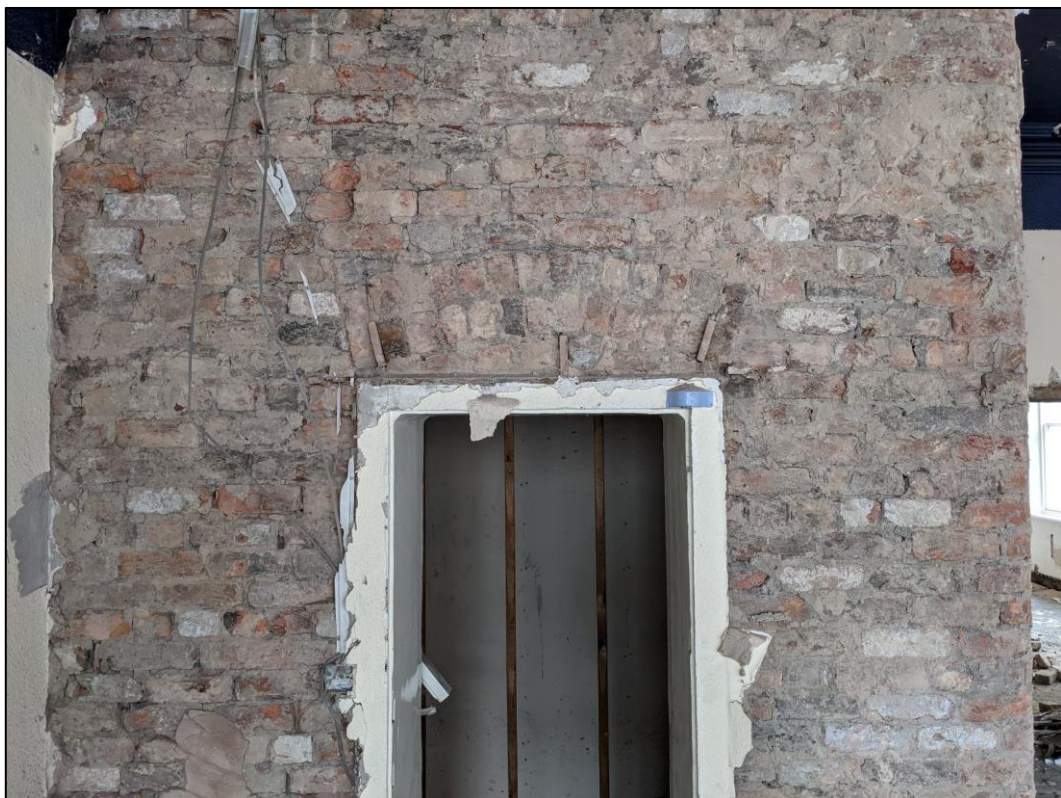


Plate 117: View of the segmental arch with brick voussoirs above the vault doorway in room SF2, taken facing north



Plate 118: View of the two wide six-light sash windows on the northern wall of room SF2, taken facing north with 2m scale

6.20 Room SF3 is situated in the north-western corner of Gladstone House's second floor. This is a large rectangular space with a modern plastered ceiling and a decorative cornice on the walls. The eastern wall features three of the wide six-light timber framed sash windows, overlooking the central exterior space (Plate 119). The northern wall and the western wall both feature buildouts associated with the previous fireplaces now blocked (Plates 119 & 120). In the north-western corner of the room, there had until recently been a brick built secure vault (Plate 120). The heavy-duty metal doorframe of the vault is still present, which highlights the thick width of the secure vaults (Plate 121). Within the area of the former vault, it was possible to view the roof space, which features two machine cut king post trusses, as well as machine cut purlins and rafter beams (Plates 122 & 123). Room SF4 is situated in the north-eastern corner of the second floor, and is access from the main central corridor. This is a long rectangular room with a plastered ceiling featuring a central ceiling beam orientated west to east, and a decorative cornice. The northern wall features a buildout associated with a former fireplace (Plate 124). The western wall comprises three of the six-light timber framed sash windows, mirroring those found within room SF3 (Plate 125). The eastern wall of the room represents a later partition wall, which has created a narrow passage and toilet blocks within the space to the east. This space was not accessible due to storage obstructions.



Plate 119: View to the north within room SF3



Plate 120: View to the west within room SF3



Plate 121: View of the surviving heavy duty metal doorframe of the former vault within room SF3, taken facing south-west



Plate 122: View to the south-east within the roof space



Plate 123: View to the north-east within the roof space



Plate 124: View to the north within room SF4, taken with 2m scale



Plate 125: View of the three six-light sash windows on the western wall of room SF4, taken with 2m scale facing south-west

6.21 Room SF5 is positioned to the east of the central staircase, and can be accessed from the central corridor to the north. The room connects with SF1 via an inserted door in the south-western corner, and with SF6 via two inserted doors on the eastern wall, which flank a buildout for the former fireplace (Plate 126). The ceiling is plastered with a cornice present, and has been painted black. The southern wall of the room features two four-light timber framed sash windows (Plate 127). Room SF6 is a large rectangular space, which can be accessed from the central corridor or from SF5. The ceiling is plastered with a cornice, and features scarring associated with modern partition walls now removed. The eastern and western walls of the room both feature buildouts associated with earlier fireplaces (Plates 128 & 129). In the north-eastern corner of the room there is a secure vault, which has had its exterior plaster removed (Plate 130). There are three doorways demarcating three small spaces within the vaults. The eastern end had until recently featured modern partition walls adjacent, creating a small toilet block. The heavy-duty doorframe is present at the western end, and this features the segmental arch with brick voussoirs above (Plate 131). It seems likely that room SF6 has originally been subdivided into two spaces, with a narrow room similar to SF5 with a set of two sash windows to the west, and a larger space with a set of six sash windows to the east.



Plate 126: View of the central buildout flanked by two inserted doors on the eastern wall of SF5, taken with 2m scale facing north-east



Plate 127: View to the south within room SF5, taken with 2m scale



Plate 128: View to the east within room SF6, taken with 2m scale



Plate 129: View to the west within room SF6, taken with 2m scale



Plate 130: View to the north-east within room SF6, taken with 2m scale



Plate 131: The heavy-duty door frame with segmental arch above within the vault of room SF6, taken with 2m scale facing north

7 DISCUSSION AND CONCLUSIONS

7.1 Gladstone House dates to the later 19th century and originated as an office building with a bonded wine and spirit store in the basement. The building is first depicted on Goad's 1888 Fire Insurance Plan, which replaced a series of warehouse buildings shown on the 1864 Ordnance Survey map. The exterior of the building had originally been comprised a yellow brick, with the architecture influenced by the classical style, with the symmetrical design of the southern elevation, dominated by rows of sash windows. The extensive range of windows throughout the building and the light well within room GF5 were imperative to the design, to allow natural light to enter the building for the clerks to work. There is also a gothic influence within the building, as seen with the main entrance on the southern elevation. This is infused with both the classical and Gothic style, with engaged columns with acanthus scrolls and a Gothic arch with fleurons.

7.2 The basement of the building had originated as a bonded wine and spirit store, with a cast iron clad ceiling. Little remains of the historic features within this basement, with some evidence of brick vaulted ceilings (rooms B4 & B8), and cast iron support posts present in room B9. These features were an early form of fire prevention, and they would have been implemented as a safety measure to prevent fire from the storage of flammable spirits. From the ground to second floor, the building had originated as offices. A notable feature within these floors are the numerous and large brick secure vaults, featuring heavy-duty cast iron doors and vaulted ceilings. These would have been constructed to support the office functions of the building, likely for the storage and influx of valuable goods or documents. The central staircase features original fabric beneath a later alteration, including a cast iron balustrade and timber handrail.

7.3 Whether the building had originated for use with a single company or as multi-office use is unclear. The name Gladstone House may have been associated with John Gladstone & Co, merchants, who had residence at 3 Union Court and nearby Castle Street, as noted within the 1824 *History, Directory and Gazetteer of the Count of Palatine of Lancaster*. However, the name could have derived from William Gladstone, John Gladstone's son, who had served four terms in office between 1868 and 1894, around the time that the building was constructed. Furthermore, Kelly's *Directory* of 1894 indicates that the building had been occupied by the Incorporated Law Society of Liverpool at this time, as well as a barrister, a solicitor, and other office uses. This indicates that the building may have been constructed with the intention for multi-office use.

7.4 Developments and the changing of occupants through the 20th and early 21st centuries have resulted in extensive modern modifications to the building, and the substantial loss of original features. The mid-late 20th century saw the building's use by Stewart Bale Ltd, commercial photographers, and by Mason Owen & Partners, solicitors. The timber panelling of the first floor, and the fireplace within room FF3, likely date to mid-20th century. The grey stucco render had been added to the building in the later 20th century, with a photograph from c.1966 indicating it had not been present by this date. This period also saw the installation of the western timber entrance portico on the southern elevation, and the installation of the western metal staircase. The later 20th and early 21st centuries also saw further internal modifications, with the erection of modern partition stud walls and their recent demolition.

7.5 The historic building recording provides a description and photographic record of Gladstone House, and provides a comprehensive preservation by record of the building prior to development works taking place.

8 PUBLICITY, CONFIDENTIALITY AND COPYRIGHT

8.1 Any publicity will be handled by the client.

8.2 Archaeological Research Services Ltd will retain the copyright of all documentary and photographic material under the Copyright, Designs and Patent Act (1988).

9 STATEMENT OF INDEMNITY

9.1 All statements and opinions contained within this report arising from the works undertaken are offered in good faith and compiled according to professional standards. No responsibility can be accepted by the author/s of the report for any errors of fact or opinion resulting from data supplied by any third party, or for loss or other consequence arising from decisions or actions made upon the basis of facts or opinions expressed in any such report(s), howsoever such facts and opinions may have been derived.

10 ARCHIVES

10.1 A digital archive has been prepared by ARS Ltd and will be submitted to the Archaeology Data Service (Appendix 4). The digital archive will be prepared in line with current best practice outlined in *Archaeology Data Service/Digital Antiquity Guides to Good Practice* (ADS/Digital Antiquity 2011), and will be deposited with the Archaeology Data Service. A digital copy of the report in PDF/A format on disk will also be deposited with the Merseyside Historic Environment Record. An Oasis form has been completed and is included in Appendix 5 of this report. A digital copy of the final report will also be uploaded as part of the OASIS record for online access via the Archaeology Data Service.

11 ACKNOWLEDGEMENTS

11.1 Archaeological Research Services Ltd would like to thank Concora Properties Limited for commissioning the archaeological works and for providing access to the site; and Alison Plummer, the MEAS Planning Archaeologist, for her advice and assistance.

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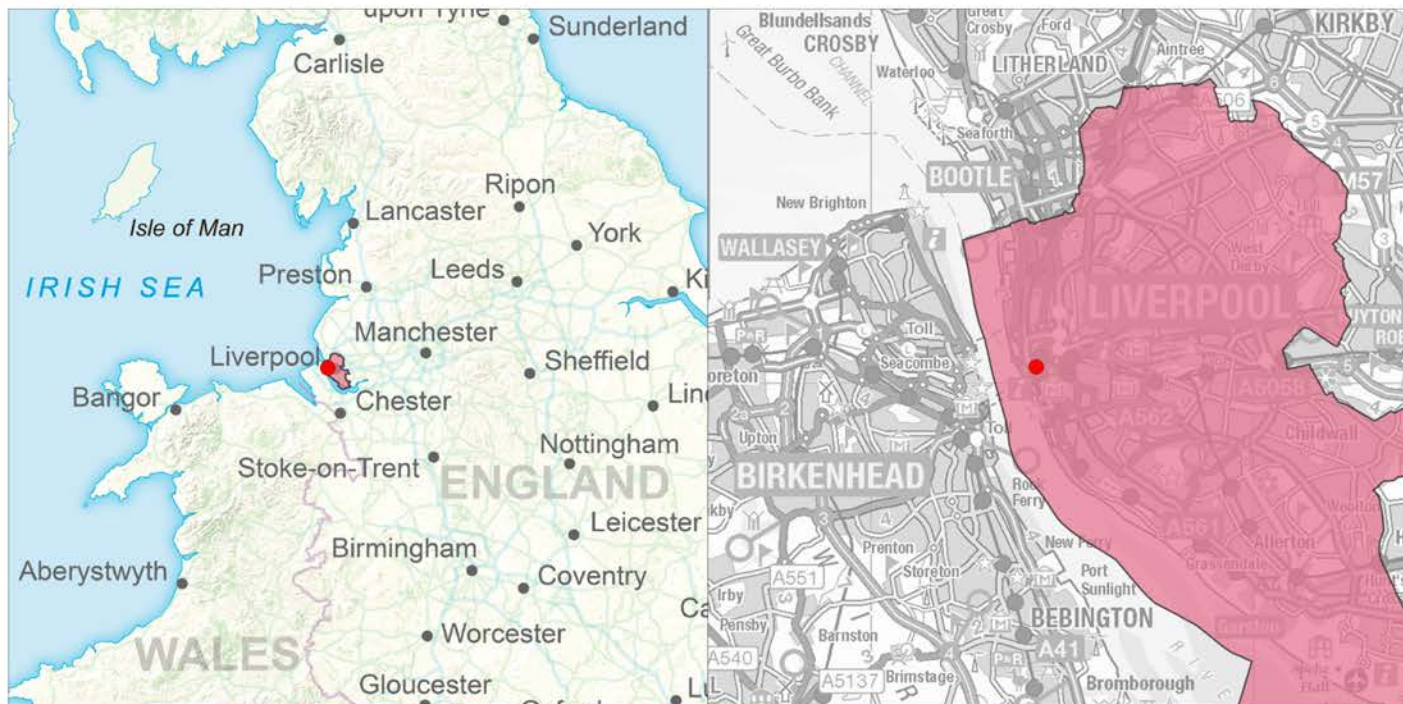
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APPENDIX 1: FIGURES



Site name: Gladstone House
Date: March 2021
Drawn by: JE
Scale: Varies

This drawing: © ARS Ltd

Contains Ordnance Survey data.
© Crown copyright and database right 2020

- Site Location
- Red Line Boundary
- Liverpool City Council Planning Authority

Figure 1:
Site Location



Archaeological Research Services Ltd

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Sale
M33 7HH

Tel: 01629 814540

www.archaeologicalresearchservices.com



ARCHAEOLOGICAL
RESEARCH SERVICES LTD
Digging with Purpose

APPENDIX 2: PHOTOGRAPHIC REGISTER

SITE NAME: Gladstone House, 11-13 Union Court, Liverpool					NGR: SJ 34308 90440	
Format	Digital	Photographer	JE	Date	16-04-2021	
Plate	Description					Direction
1	View of the Grade II Listed Ventilation Station, which bounds the site to the north-east					SW
2	View of the Grade II Listed 9 Union Court, which bounds Gladstone House to the west					N
3	View of the building bounded to Gladstone House to the east					E
4	View of the 20th century office block, with Union Court and Gladstone House pictured left, taken facing north-east					NE
5	The Grade I Listed Town Hall and the Grade II Listed Globe Building on Water Street					NW
6	The Grade II* Listed Royal Insurance Building on North John Street					NE
7	View of the western extent of Gladstone House, taken facing north with 2m scale					N
8	Oblique view of Gladstone House, taken with 2m scale facing north-east					NE
9	Oblique view of the eastern extent of Gladstone House's southern elevation, taken with 2m scale facing north-east					NE
10	Oblique view of Gladstone House's southern elevation, taken facing north-west with 2m scale					NW
11	The gothic arched entrance in the centre of the southern elevation, taken with 2m scale facing north					N
12	The decorative acanthus scrolls and columns of the central arch of the southern elevation, taken facing north-west					NW
13	The larger four-light central windows set within decorative architraves on the southern elevation, taken facing north					N
14	Example of the four-light sash windows with connected sills and chamfered lintels, taken facing north with 2m scale					N
15	View of one of the rough-tooled stones with oval boss, demarcating the separate rows of sash windows on the southern elevation, taken facing north					N
16	View of the later 20th century installed entrance at the western end of the southern elevation, featuring portico					N
17	The narrower four-light window, which may have originally been a doorway on the southern elevation, taken with 2m scale facing north					N
18	Example of the curved horns seen on the original sash windows of the building					NW
19	View of the straight horns seen on the narrower sash window, indicating it was likely a later installation					NW
20	The barred staircase to the basement level access door on the southern elevation, taken with 1m scale facing east					E
21	View of the western elevation of Gladstone House, taken with 2m scale facing north-east					NE
22	View of the two-light sash windows on the first and second floor of the western elevation, taken facing east					E
23	The southern corridor of the basement, with opposing arches niches, taken facing south-west with 2m scale					SW
24	Room B1, taken facing east with 2m scale					E

SITE NAME: Gladstone House, 11-13 Union Court, Liverpool				NGR: SJ 34308 90440	
Format	Digital	Photographer	JE	Date	16-04-2021
Plate	Description				Direction
25	The fire exit in the eastern corner of B1, taken facing south-east with 2m scale				SE
26	Room B2, taken facing south with 2m scale				S
27	View of room B3, taken facing south with 2m scale				S
28	View of room B4, with vaulted ceiling, taken facing south with 2m scale				S
29	View to the east within room B6, taken with 2m scale				E
30	The arched opening with timber sliding door within B6, taken with 2m scale facing north				N
31	The three cinder blocked openings on the southern wall of B6, taken with 2m scale facing south				S
32	The toilet block of room B7, taken facing east with 1m scale				E
33	View of room B8, taken with 2m scale facing west				W
34	View of room B9 which had been used as a kitchen, taken facing south-west with 2m scale				SW
35	View of one of the cast iron columns within room B9, taken with 2m scale facing south				S
36	View of the arched niche with timber shelving within room B9, taken with 2m scale facing north-east				NE
37	View of the arched storage space featuring doors with timber panelling, taken facing south-east with 2m scale				SE
38	View of the southern portion of B10, with large arched opening, taken with 2m scale facing south-east				SE
39	View to the north within B10, taken with 2m scale				N
40	The corridor with timber partition door frame with glazing within the basement, taken facing north with 2m scale				N
41	View to the south within B11, taken with 2m scale				S
42	View of room B12, taken facing south-west with 2m scale				SW
43	View of the metal western staircase from the basement, taken with 2m scale facing south-west				SW
44	View of the central foyer with gothic arched entrance and staircase, taken facing south with 2m scale				S
45	View to the south within GF1, taken with 2m scale				S
46	View to the south within GF2, taken with 2m scale				S
47	View to the north-west within GF3, taken with 2m scale				NW
48	View to the south-west within GF3, taken with 2m scale				SW
49	View into the security office in the north-western corner of GF3, taken facing north				N
50	View to the south within GF4, taken with 2m scale				S
51	The central corridor to the north of GF2 & GF3, taken with 2m scale facing west				W
52	The timber panelled door providing access to GF5, taken with 2m scale facing north				N
53	View of GF5's central bay with brick built columns from the west, taken with 2m scale facing south-east				SE
54	View of GF5's central bay with brick built columns from the east, taken with 2m scale facing south-west				SW
55	The roof of GF5's central bay with metal structure and glazing, taken facing north				N

SITE NAME: Gladstone House, 11-13 Union Court, Liverpool					NGR: SJ 34308 90440	
Format	Digital	Photographer	JE	Date	16-04-2021	
Plate	Description					Direction
56	View of the northern wall of GF5's central bay, taken with 2m scale facing north					N
57	View of the southern wall of GF5's central bay, taken with 2m scale facing south					S
58	The western portion of GF5 facing south, taken with 2m scale					S
59	View of the eastern portion of GF5, taken facing north-east with 2m scale					NE
60	The cornice in the western and eastern portions of GF5, taken facing south-west					SW
61	The former fireplace now covered with plaster on the eastern wall of GF5, taken with 1m scale facing east					E
62	The heavy duty metal frame of the western vault within GF5, taken facing north-west with 2m scale					NW
63	Close view of the bolt holes within the western vault of GF5, taken facing north-west					NW
64	View into the eastern vault within GF5, taken with 2m scale facing north					N
65	View to the north within GF6, taken with 2m scale					N
66	View to the north within GF7, taken with 2m scale					N
67	The glazed tiling within GF7, taken facing north-west					NW
68	View of the stairs to the basement from the central corridor, taken facing east					E
69	View to the south within GF8, taken with 2m scale					S
70	The cornice within GF8, taken facing north-west					NW
71	The tiling from the hearth of the former fireplace within GF8, taken with 1m scale facing east					E
72	View of the two doors that flank the former fireplace within GF8, taken with 2m scale facing north-east					NE
73	View to the east within GF9, taken with 2m scale					E
74	View to the west within GF9, taken with 2m scale					W
75	View of the brick built vaults within GF9, taken with 2m scale facing north					N
76	View of the main central corridor within the first floor, taken facing north-east with 2m scale					NE
77	View of the semi-circular arched doorway on the northern wall of FF1, taken with 2m scale facing north					N
78	View of the arch with fanlight now blocked connecting the central staircase to FF1, taken with 2m scale facing south					S
79	The cornice with Greek frets in FF1, taken facing north-west					NW
80	View to the south within FF1, taken with 2m scale					S
81	View to the south-east within room FF2, taken with 2m scale					SE
82	View of the blocked door on the eastern wall of room FF2, taken facing north-east with 2m scale					NE
83	View to the west within room FF2, taken with 2m scale					W
84	View to the north within FF3, taken with 2m scale					N
85	View to the south within FF3, taken with 2m scale					S
86	View of the fireplace within room FF3, taken with 1m scale facing west					W
87	View to the south within room FF4, taken with 2m scale					S
88	View to the north within room FF4, taken with 2m scale					N
89	View of the windows with obscure glazing and timber panelling above on the eastern wall of room FF4, taken with 2m scale					E
90	View of the central exterior area to the north of Gladstone House. Photograph taken from the second floor within room SF4					NW

SITE NAME: Gladstone House, 11-13 Union Court, Liverpool				NGR: SJ 34308 90440	
Format	Digital	Photographer	JE	Date	16-04-2021
Plate	Description				Direction
91	The timber door to the western staircase in the corridor of the first floor, taken with 2m scale facing west				W
92	The former door to room FF5 from the central staircase, taken with 2m scale facing north				N
93	View to the north-west within FF5, taken with 2m scale				NW
94	View to the south-east within room FF5, taken with 2m scale				SE
95	Example of the thick hinges for the former vault door within room FF5, taken facing north				N
96	View into the vault within room FF5, taken with 2m scale facing north				N
97	View to the south within room FF6, taken with 2m scale				S
98	The cornice within room FF6, taken facing north-west				NW
99	View to the south-east within room FF7, taken with 2m scale				SE
100	View to the east within room FF7, taken with 2m scale				E
101	View to the west within room FF7, taken with 2m scale				W
102	Close view of the brick in the vaults of room FF7, taken facing north				N
103	The curved corner of the brick built vaults and the staircase to GF9 within room FF7, taken with 2m scale facing north-west				NW
104	View into the eastern portion of the vault within room FF7, taken with 2m scale				E
105	View to the south of the first floor corridor of the central staircase, taken with 2m scale				S
106	The original central staircase with metal balustrade and timber handrail on the first floor, taken facing north-east				NE
107	View of the central staircase ascending to the second floor, taken facing north				N
108	The timber signage board on the northern wall of the central corridor, taken facing north				N
109	View of the southern wall within room SF1, taken with 2m scale facing south-east				SE
110	View of the doorway to access SF5 in the south-eastern corner of room SF1, taken with 2m scale facing north-east				NE
111	View to the north-west within room SF1, taken with 2m scale				NW
112	View to the south-west within room SF2, taken with 2m scale				SW
113	View to the west within room SF2, taken with 2m scale				W
114	View to the north-east within room SF2, taken with 2m scale				NE
115	The brick built vault in the north-western corner of room SF2, taken with 2m scale				NW
116	View of the segmental arch with brick voussoirs above the vault doorway in room SF2, taken facing north				N
117	View of the two wide six-light sash windows on the northern wall of room SF2, taken facing north with 2m scale				N
118	View to the north within room SF3				N
119	View to the west within room SF3				W
120	View of the surviving heavy duty metal doorframe of the former vault within room SF3, taken facing south-west				SW
121	View to the south-east within the roof space				SE
122	View to the north-east within the roof space				NE
123	View to the north within room SF4, taken with 2m scale				N
124	View of the three six-light sash windows on the western wall of room SF4, taken with 2m scale facing south-west				SW

SITE NAME: Gladstone House, 11-13 Union Court, Liverpool				NGR: SJ 34308 90440	
Format	Digital	Photographer	JE	Date	16-04-2021
Plate	Description				Direction
125	View of the central buildout flanked by two inserted doors on the eastern wall of SF5, taken with 2m scale facing north-east				NE
126	View to the south within room SF5, taken with 2m scale				S
127	View to the east within room SF6, taken with 2m scale				E
128	View to the west within room SF6, taken with 2m scale				W
129	View to the north-east within room SF6, taken with 2m scale				NE
130	The heavy duty door frame with segmental arch above within the vault of room SF6, taken with 2m scale facing north				N

APPENDIX 3: PLANS

Western Elevation

Southern Elevation



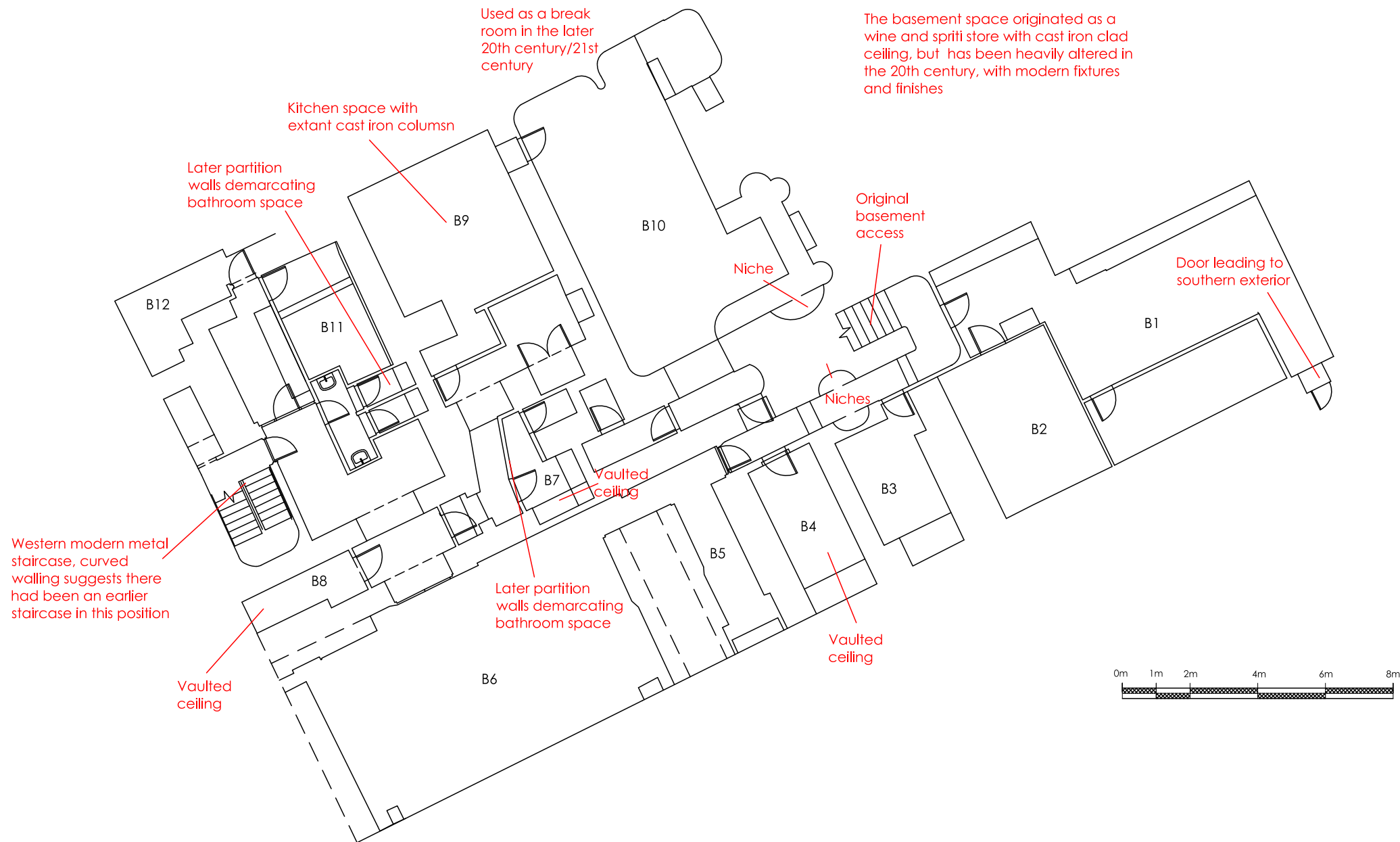
Site name: Gladstone H
Date: 29.04.2021
Drawn by: JE

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Basement



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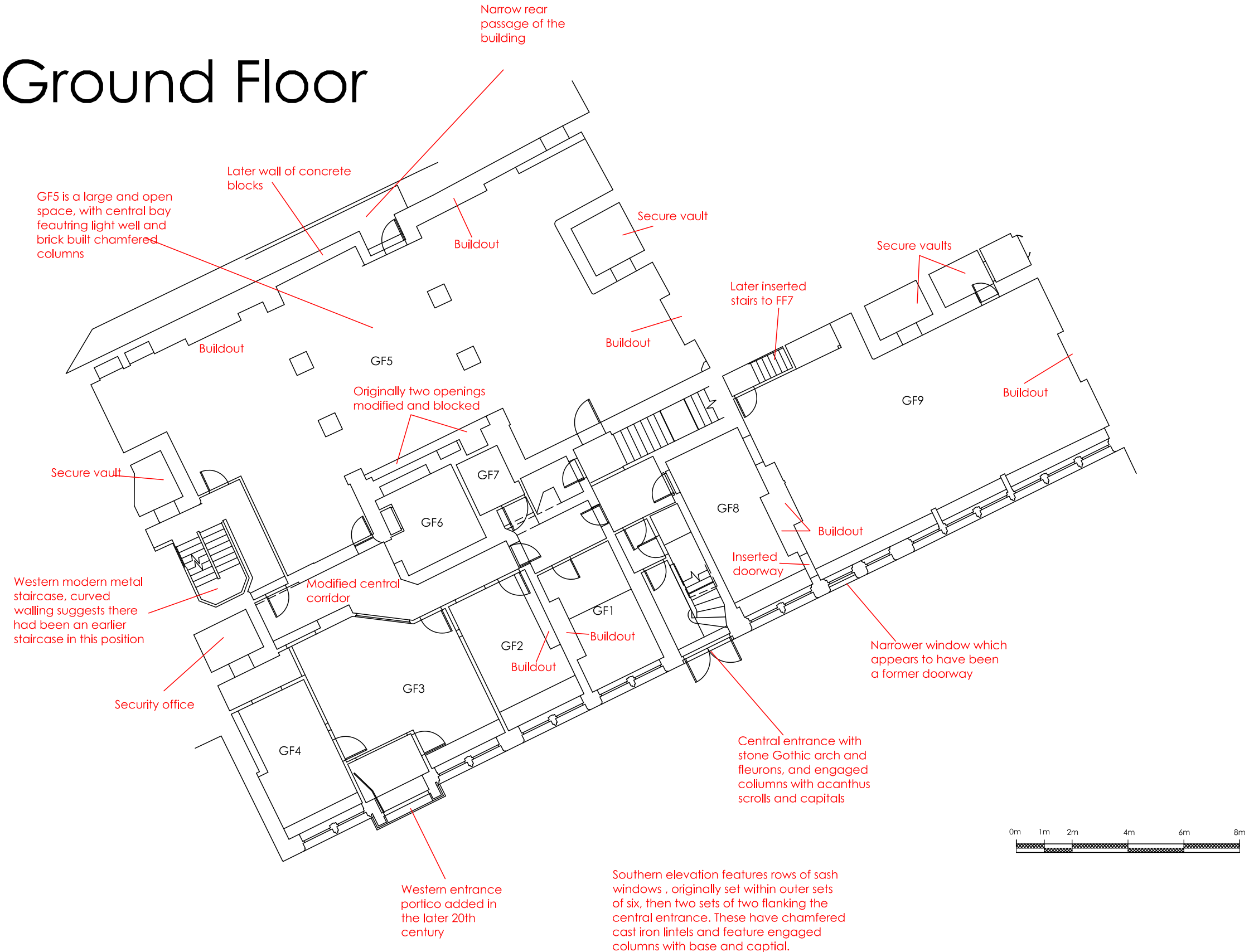
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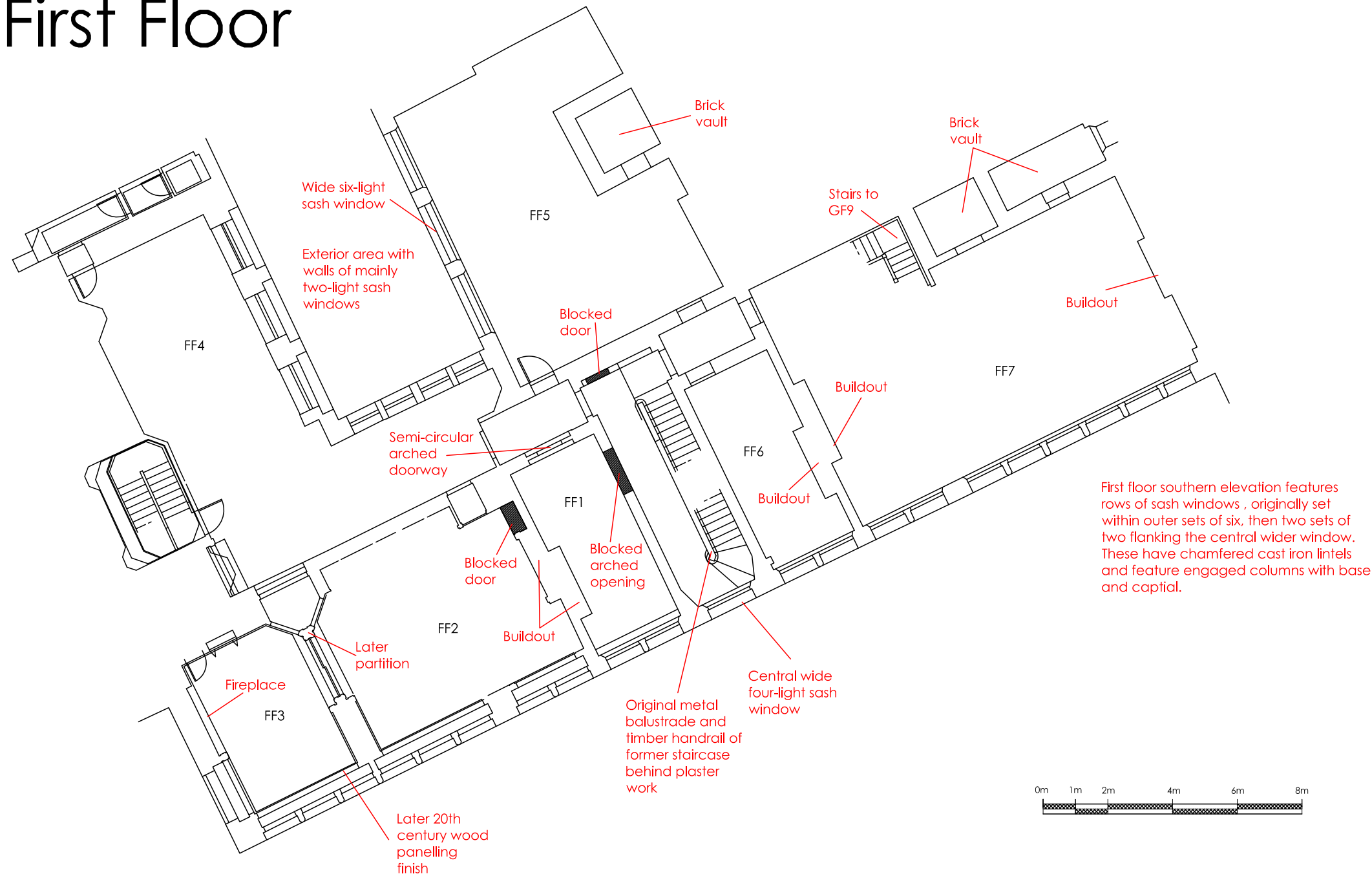


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Ground Floor



First Floor



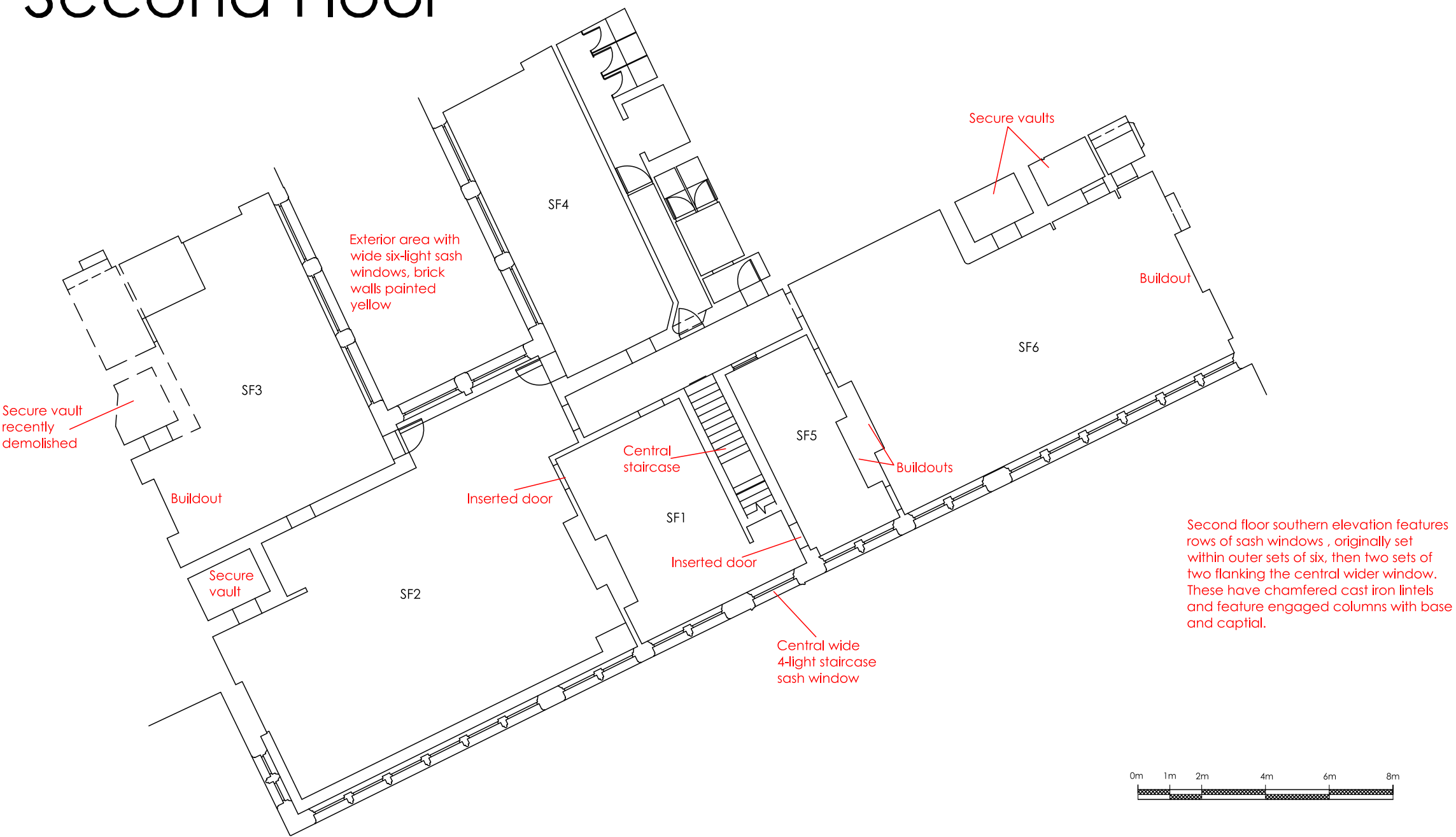
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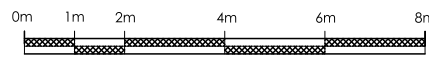
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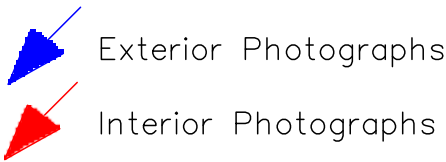


Second Floor



Second floor southern elevation features rows of sash windows , originally set within outer sets of six, then two sets of two flanking the central wider window. These have chamfered cast iron lintels and feature engaged columns with base and capital.

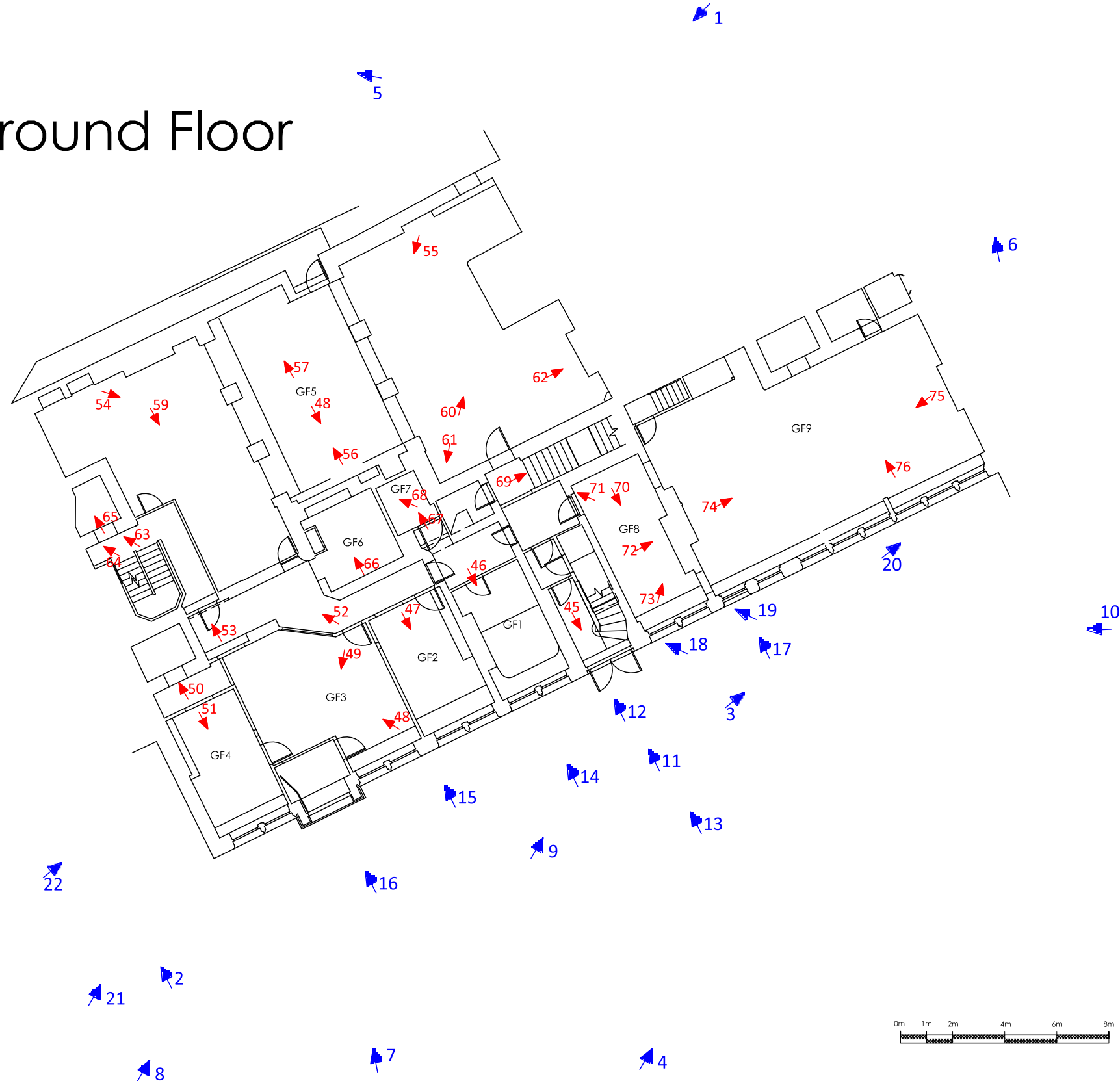




Basement



Ground Floor



Appendix 3: Photographic Location Plan,
Ground Floor, Gladstone House

-  Exterior Photographs
-  Interior Photographs



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



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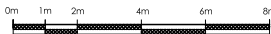
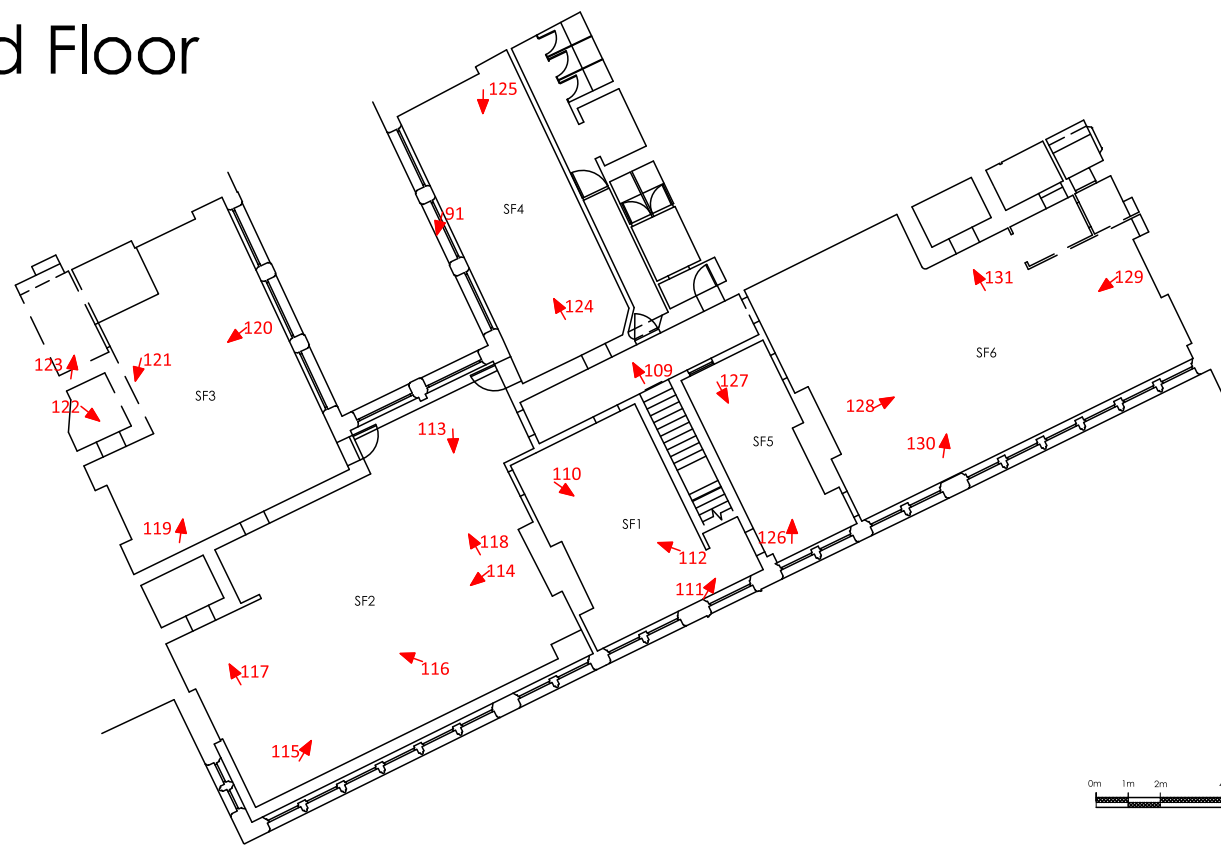
Appendix 3: Photographic Location Plans,
First and Second Floors, Gladstone House

First Floor



-  Exterior Photographs
-  Interior Photographs

Second Floor



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Date: 23.04.2021
Drawn by: JE

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APPENDIX 4: ARCHIVE INDEX TABLE

Gladstone House,
11-13 Union Court,
Liverpool
Archive Index

Record type	Quantification
Context Register	0
Evaluation Trench Register	0
Drawings Register	0
Drawing Sheet Register	0
Drawing Sheet	0
Drawing	*
Digital Photograph Register	1
Environmental Sample Register	0
Context Sheets	0
Evaluation Trench Recording Sheet	0
Written Report	1
WSI	1
Digital Photographs	131

APPENDIX 5: WRITTEN SCHEME OF INVESTIGATION AND OASIS FORM

Gladstone House, 11 Union Court, Liverpool

Written Scheme of Investigation for Historic Building Recording

March 2021



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First Floor, Dunham House, Cross Street, Sale, M33 7HH

www.archaeologicalresearchservices.com

Prepared on behalf of: Concora Properties Limited

Date of compilation: March 2021

Compiled by: Joseph Empsall

Planning References: 20F/1888

Local Authority: Liverpool City Council

Site central NGR: SJ 34308 90440

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1 INTRODUCTION

1.1 Project Background

1.1.1 This Written Scheme of Investigation (WSI) has been prepared by Archaeological Research Service Ltd (ARS Ltd) for Concora Properties Limited (the Client). It details a scheme of historic building recording of Gladstone House, 11 Union Court, Liverpool, Merseyside, L2 4UQ, prior to its conversion for residential purposes.

1.1.2 Planning permission (20F/1888) has been granted subject to condition 12 follows.

“No development shall take place until the applicant has submitted a written programme of archaeological building investigation and recording for approval by the local planning authority. The work shall be carried out strictly in accordance with the approved programme.”

1.1.3 This document comprises a WSI confirming the nature of the historic building recording to be undertaken by ARS Ltd to Historic England’s Level 2 standard in accordance with Historic England’s *Understanding Historic Buildings*.

1.1.4 The aim of the programme of works is, in line with the *National Planning Policy Framework (NPPF)* paragraph 199 (MHCLG 2019, 56) to record and enhance understanding of the significance of any heritage assets to be lost during the proposed development in a manner proportionate to their importance, and to make this evidence (and any archived generated) publically accessible.

1.2 Site Description and Location

1.2.1 The ‘red line boundary’ of the proposed development area (hereafter ‘PDA’) is depicted by a red polygon on Figure 1 and is centred on SJ 34308 90440.

1.2.2 The site is located within the north-western part of Liverpool City Centre, within Union Court, which is accessed via Cook Street to the south and Castle Street to the west. Gladstone House is bounded by 14 North John Street to the east, by the Grade II Listed ventilation Station to the north-east, and the Grade II Listed 9 Union Court abuts the building to the west. The site is located within Liverpool – Maritime Mercantile City World Heritage Site buffer zone, within area 4.

1.3 Geology and Soils

1.3.1 The underlying solid geology of the PDA comprises Wilmslow Sandstone Formation, sedimentary bedrock formed in the Triassic Period. The local environment had previously been dominated by hot deserts. No superficial deposits are recorded (BGS 2021),

1.3.2 The soils are recorded as “slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils” (CU 2021).

2 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

2.1 The archaeological and historical background has been drawn from the *Heritage Statement* (Turley Heritage 2019) produced for the proposed development. Gladstone House is a non-designated mid-late 19th century office building. The Merseyside Historic Environment Record notes the building (MME18429) as the following.

"Nos. 11 and 13 Union Court Liverpool. Gladstone Buildings, Union Court were built in c.1877. There are rows of sash windows under cast iron lintels. The Goad plan of 1888 labels the buildings as offices, with a bonded store of wine and spirits in the basement with a cast iron ceiling."

2.2 Union Court is a secondary street within the north-western area of Liverpool City Centre, which had been developed in the early-mid 19th century. The street layout of Liverpool is thought to be medieval in date, originating with seven principal streets Bank Street (now Water Street), Castle Street, Chapel Street, Dale Street, Juggler Street (now High Street), Moor Street (no Tithebarn Street) and Whiteacre Street. Developing from these principal streets were irregular streets, with Union Court an example of this. The Walker Map of 1823 does not depict Union Court, but shows a series of buildings bounded by the principal Castle Street to the west and the narrower Cook Street to the south. The first map to depict Union Court was the 1851 Ordnance Survey Map, and this shows that the area was substantially redeveloped in the early-mid 19th century. A building is depicted on the site of Gladstone House with a varying footprint to the *in-situ* building, and is noted on the 1864 OS as being warehouses.

2.3 The area around site had developed in the mid-late 19th century from the growing commercialisation of Liverpool City Centre. The period saw various banking building constructed on Castle Street to the west, as well as the installation of Victoria Street to the east in 1868. Victoria Street developed to become the centre of the fruit and provision trade for the warehouses, offices and dealing rooms in the surrounding area. The first map to depict Gladstone House was the 1888 Goad Fire Insurance Plan, which describes the building as offices with a wine and spirit store. The surrounding area of Gladstone House continued to develop in the later 19th century, with larger and grander commercial buildings upgraded and constructed. The narrower streets, such as Union Court, were mainly used for storage buildings, offices and warehouses.

2.4 Little had changed for the Gladstone House site into the early 20th century. The Grade II Listed Ventilation Station had been installed to the north-east between 1925 and 1934. Gladstone House was noted as being in partial use as a library for the Liverpool Chartered Accountants in the early 20th century up to 1936. Despite the substantial bombing of Liverpool City Centre in the Second World War, Union Court was left relatively unscathed, being a back street shielded by surrounding buildings. Historic photographs of Gladstone House from c.1966 indicate that the building had originally been constructed in a light yellow brick, prior to its covering with plaster in the later 20th century. This photo also indicates the property was occupied by commercial photographers Stewart Bale Limited at the time. Into the late 20th and

early 21st centuries, a number of buildings in the area had become vacant and out of use, including Gladstone House in more recent years.

3 AIMS AND OBJECTIVES

3.1 Regional Research Aims and Objectives

3.1.1 Research topics identified in the *Research and Archaeology of North West England. An Archaeological Research Framework for North West England* for the industrial and modern period include studying the new, non-domestic, building types that appear in the 19th and early 20th centuries (Newman and McNeil 2007, 138). Initiatives arising from this include carrying out more buildings surveys and regional surveys of new building types not already covered by national surveys (Newman and McNeil 2007, 139 and 195).

3.1.2 It may be that other research themes come to the fore during the process of archaeological works, therefore these aims and objectives will be revisited both during and after fieldwork in order that they may be updated as necessary

3.2 Historic Building Recording Aim and Objectives

3.2.1 The aim of the building recording is to provide a descriptive and visual photographic record of the building which will provide an account of their origins, development and use.

3.2.2 The objectives of the building recording are as follows.

- ♦ To produce a formal description of the building, including their floor plans, elevations, roof structures, flooring, internal layouts and spaces, detailing, form and fabric, and evidence for phasing and development.
- ♦ To produce a full visual photographic record with photographic scales of the exteriors and interiors of the building with all photographs descriptively captioned and cross referenced to a plan(s) clearly showing the viewing position, direction and photographic image reference.
- ♦ To produce an account of each building's origins, development and use.

4 PROFESSIONAL STANDARDS

4.1 ARS Ltd is a Registered Organisation with the Chartered Institute for Archaeologists (CIfA). Registered Organisations are continuously assessed to ensure that the highest standards of work are carried out, in line with CIfA's *Code of Conduct* (2019a). In addition to key management staff, who have achieved the highest grade of corporate CIfA membership, many of our field staff also hold corporate grade membership.

4.2 All aspects of the building recording will be conducted according to the guidelines in *Understanding Historic Buildings –A guide to good recording practice* by Historic England (English Heritage 2016) and the CIfA's *Code of Conduct* (2019a) and *The Standards and Guidance for Archaeological Investigation and Recording of Standing Buildings or Structures* (2020).

4.3 All staff employed on the project will be suitably qualified for their respective project roles and have substantial experience of building recording. All staff will be made aware of the circumstances and potential archaeological importance of the work and will be fully briefed on the requirements of this specification.

4.4 All site operations will be carried out in a safe manner in accordance with ARS Ltd's health and safety policy. A risk assessment will be prepared before commencement on site.

5 HISTORIC BUILDING RECORDING METHOD STATEMENT

5.1 Coverage

5.1.1 A descriptive (drawn and written) record supplemented by a photographic survey of the exterior and interior of Gladstone House (Figure 1) will be undertaken to the equivalent of Historic England's (2016) *Understanding Historic Buildings – A guide to good recording practice* Level 2 building survey standard before conversion works commence.

5.1.2 A methodology for undertaking all elements of the historic building recording is presented below.

5.2 Methodology

5.2.1 Information in the *Heritage Statement* (Turley Heritage 2019) will be drawn on to place the building in their historical context and to assist in providing an overall interpretation and phasing of the building.

5.2.2 Any stored materials will be emptied from inside the building, and all vegetation and other obstructions to the exterior elevations will be cleared away prior to the building recording being undertaken. Adequate lighting for internal record photographs will be provided, including the use of portable lighting powered by a battery or generator if required.

5.2.3 The archaeologist on-site will carefully examine all parts of the building prior to the commencement of the photographic and drawn recording, to identify all features relevant to original and later use. As part of this exercise, the archaeologist on site will produce written observations (e.g. on phasing; on detailing, on building function), sufficient to permit the preparation of a report on the structures identified. Each external wall or internal space should be examined individually, and the results of that examination noted in a systematic fashion. These site records will be adequate to allow a full architectural and archaeological description of the building to be included in the subsequent report, as a walk around and through each building, starting with setting, then progressing to all sides of the structure in sequence, and finally to the interior from the ground floor up.

5.2.3 The photographic record will cover the following as a minimum:

- ♦ Photographs of the interior (including all internal rooms), exterior and setting of the building. A two-metre ranging rod will be included in a selection of general shots in order that the scale of all elements of the building can be

sufficiently established.

- ♦ The building's external appearance is to be recorded. Typically, a series of oblique views will show all external elevations of the structures and give an overall impression of their size and shape. Where an individual elevation embodies complex historical information or have been conceived as formal compositions, views at right angles to the plane of the elevation may also be appropriate.
- ♦ Photographs of any internal or external detail, structural or decorative, which is relevant to the building's design, development or use over time and which does not show adequately on general views.
- ♦ Photographs of any internal or external fixtures, fittings or machinery or evidence of its former existence relevant to the building's use or development.
- ♦ Copies of any dates, decorative detail, masons' marks, historic graffiti or inscriptions present in the building and illustrating its development/use.

5.2.4 High resolution digital photographs will be taken using a Nikon L810 (16 megapixels). Where possible, photographs will include a graduated scale and cameras will be mounted on tripods for extra stability. Details of the photographs will be recorded on pro-forma index sheets, which include location, subject and orientation.

5.2.5 The building recording will make use of the architectural drawings and survey produced as part of the planning application for the site. The drawn record will include the following.

- ♦ Site location plan at a suitable scale (preferably indicating the position of the site within the country, within the county and a clear plan of the precise location/outline of the building e.g. 1:50).
- ♦ A plan indicating the position and orientation of photographs/images included in the report.
- ♦ Phased plan(s) showing the development of the building.

5.3 Report

5.3.1 Within two months of the completion of the building recording, ARS Ltd will produce a report which will include the following as a minimum.

- ♦ Non-technical executive summary.
- ♦ Introductory statement.
- ♦ Aims and purpose of the project.
- ♦ Methodology.
- ♦ Precise location of the building, by name or street number, civil parish, town and National Grid reference.

- ♦ The date when the record was made, the names of the recorders and the archive content/character and location.
- ♦ A note of any relevant statutory designations.
- ♦ A discussion of the building's form, function, date, and sequence of development and significance, together with a discussion of the names of architects, builders, patrons, and owners if known. This will include a note of any evidence for demolished structures or removed plant associated with the building.
- ♦ An architectural and archaeological description of the building will be produced.
- ♦ Discussion and conclusions.
- ♦ References.
- ♦ Statement of intent regarding publication.
- ♦ Supporting data – tabulated or in appendices.
- ♦ A register of photographs taken.
- ♦ Confirmation of archive transfer arrangements.
- ♦ A copy of the WSI and OASIS form.

5.3.2 The report illustrations will contain the following as a minimum.

- ♦ A location map at not less than 1:2500.
- ♦ A site plan at not less than 1:500.
- ♦ Photographs used to illustrate all key points and a complete set of site drawings, at an appropriate scale, executed to publication standard.
- ♦ The photographic record plan(s) will also be included.
- ♦ In addition to those photographs used as illustrations, a complete set of all photographs, excluding duplications, will be included with the digital copy of the report and referenced as necessary.

5.3.3 A digital copy of the report in PDF/A format will be deposited with the Merseyside HER. A copy of the report will be uploaded as part of the OASIS record (see section 10.1.4 below) for online access via the Archaeology Data Service.

6 STAFFING AND TIMETABLE

6.1 The Project Manager for the historic building recording will be Tony Hanna MCIfA, Heritage Consultancy Manager at ARS Ltd. The historic building recording will be carried out by Joseph Empsall BA MA MRes of ARS Ltd.

6.2 The outline timetable for the works is as follows. This will be updated by email as the project progresses.

Task	Task	Start Date	Duration
------	------	------------	----------

No			
1	Historical building recording	Early-mid April 2021	1 week
2	Historical building report and archive	Late April 2021	2 weeks

7 MONITORING ARRANGEMENTS

7.1 The MEAS's Planning Archaeologist will be responsible for monitoring the historic building recording. Ideally, seven days' notice of the commencement of fieldwork will be given by ARS Ltd to the MEAS Planning Archaeologist in order that arrangements for monitoring the work may be made.

Alison Plummer
Archaeologist (Planning)
Merseyside Environmental Advisory Service
1st Floor, Merton House
Stanley Road
Bootle
Liverpool L20 3DL
Tel. No.: 0151 934 2282
Email: Alison.Plummer@sefton.gov.uk

7.2 The client will afford reasonable access to the MEAS's Planning Archaeologist, or their representative, for the purpose of monitoring the archaeological works. ARS Ltd will liaise with the MEAS's Planning Archaeologist at regular intervals throughout the course of the work.

8 ARCHIVE SELECTION STRATEGY

8.1 Selection of the working project archive will be guided by the aims and objectives as set out in this WSI (section 3 above), the *Toolkit for Selecting Archaeological Archives* (ClfA 2019b) the *Research and Archaeology of North West England. An Archaeological Research Framework for North West England* (Newman and McNeil 2007) and Museum of Liverpool and/or the Archaeology Data Service.

Documentary Archive

8.2. All original documentary material created and collected during the archaeological works will be selected for inclusion in the final archive. Any duplicates (including photocopies) of original documents will not be included in the final archive, in line with the Museum of Liverpool Record Office and/or the Archaeology Data Service.

8.3 The deselected documents will be recycled, subject to final checks by ARS Ltd's Post-Excavation and Archives Officer.

Digital Archive

8.4 All digital data created over the course of this project will be collected, stored, and selected for final deposition in line with the project's Data Management Plan. The key types of digital data produced will include the following.

Type	Data
Text	Digital copies of the Written Scheme of Investigation and final report
Images	Site photography, scans of site drawings, graphics for reports, digitised drawings

8.5 Only final copies of any born digital data will be selected and deposited in the final project archive.

8.6 Digital data to be included in the final archive will be reviewed during the archiving phase of works.

8.7 The project manager and digital archive repository will be consulted on the fate of any deselected material. Deselected material is expected to include duplicates and any non-final versions of data. Digital photographs will be assessed during post-excavation works and selected in line with Historic England's *Digital Image Capture and File Storage* (2015). The deselected material will be stored on the ARS Ltd server for a period before reviewed and deleted.

9 ARCHIVE DEPOSITION

9.1 A paper archive, which will consist of all primary written documents, plans, sections and photographs will, if appropriate, be prepared by ARS Ltd and submitted to the suitable repository, in this instance the Museum of Liverpool, in a format agreed in discussion with the MEAS's Planning Archaeologist and the Archivist.

9.2 High resolution digital photographs would, in discussion with the MEAS's Planning Archaeologist, be submitted to the Archaeology Data Service (ADS) digital archive repository with the associated photographic registers and metadata. The digital archive will be prepared in line with current best practice outlined in *Archaeology Data Service/Digital Antiquity Guides to Good Practice* (ADS/Digital Antiquity 2011).

9.3 Copyright on the deposited material will either be assigned to the archive, or the archive will be licensed to use the material, in perpetuity; this licence would allow the archive to reproduce material, including for use by third parties, with the copyright owner suitably acknowledged.

9.4 At the start of work (immediately before fieldwork commences) an OASIS online record <http://ads.ahds.ac.uk/project/oasis/> will be initiated and key fields completed on Details, Location and Creators forms. All parts of the OASIS online form will be completed for submission to the HER. This will include an uploaded .pdf version of the entire report (a paper copy will also be included within the archive).

9.5 Written confirmation of the archive transfer arrangements, including a date (confirmed or projected) for the transfer, will be included as part of the final report.

9.6 The MEAS's Planning Archaeologist will be notified of the final deposition of the archive.

10 GENERAL ITEMS

10.1 Health and Safety

10.1.1 All work will be carried out in accordance with The Health and Safety at Work Act 1974. Specific health and safety policies exist for all our workplaces and all staff employed will be made aware of the policy and any relevant issues. The particular risks involved with this project will be assessed, recorded and relevant mitigation measures put in place as part of a full risk assessment, which will be compiled in advance of fieldwork and will be read and signed by all on-site operatives. ARS Ltd retains Citation as its expert health and safety consultants and the appointed Health and Safety Officer for the company is Mark Potter.

10.2 Insurance Cover

10.2.1 ARS Ltd holds full Employer's Liability (£10 million), Public Liability (£10 million) and Professional Indemnity (£10 million) insurance, which also cover community groups and volunteers working under the supervision of ARS Ltd staff.

10.3 Community Engagement and Outreach

10.3.1 Any opportunities for engaging the local community in any archaeological findings should be sought, for example a guided site tour and/or dissemination of information via ARS Ltd's website, social media and local media.

10.4 Changes to the Written Scheme of Investigation

10.4.1 Changes to the approved methodology or programme of works will only be made with prior written approval of the MEAS Planning Archaeologist.

10.5 Publication and dissemination

10.5.1 In the event of significant remains being encountered, there may be the need for a more formal publication than in the summary form. The requirement for, and the final form of, any publication arising from the project will be agreed with the MEAS's Planning Archaeologist and the client dependent on the results of the fieldwork. Provision will be made for publicising the results of the work locally, e.g. via ARS Ltd's website, social media and local media (at the client's discretion) and talking to local societies.

10.6 Publicity and Copyright

10.6.1 Any publicity will be handled by the client. ARS Ltd will retain the copyright of all documentary and photographic material under the Copyright, Designs and Patent Act (1988).

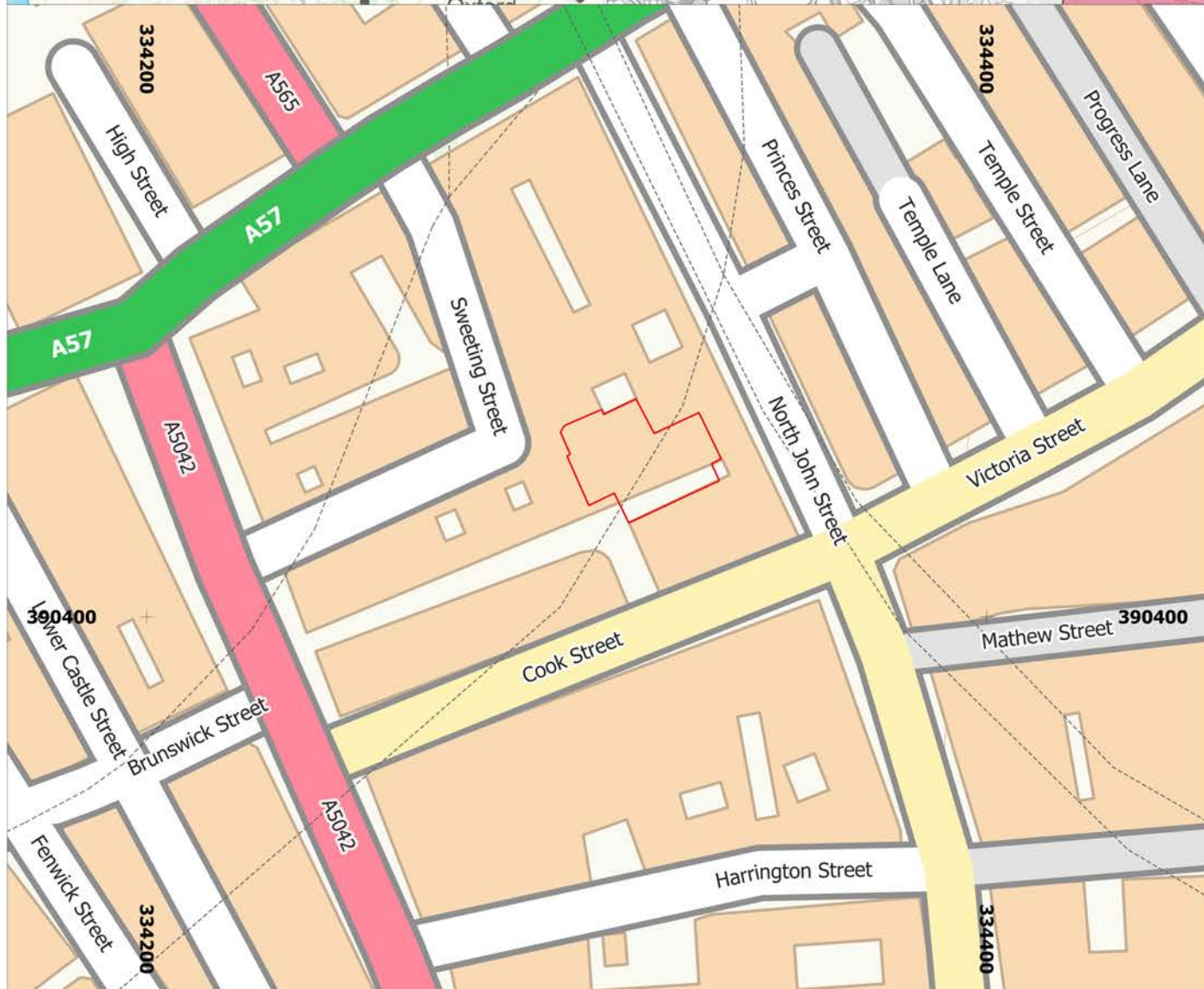
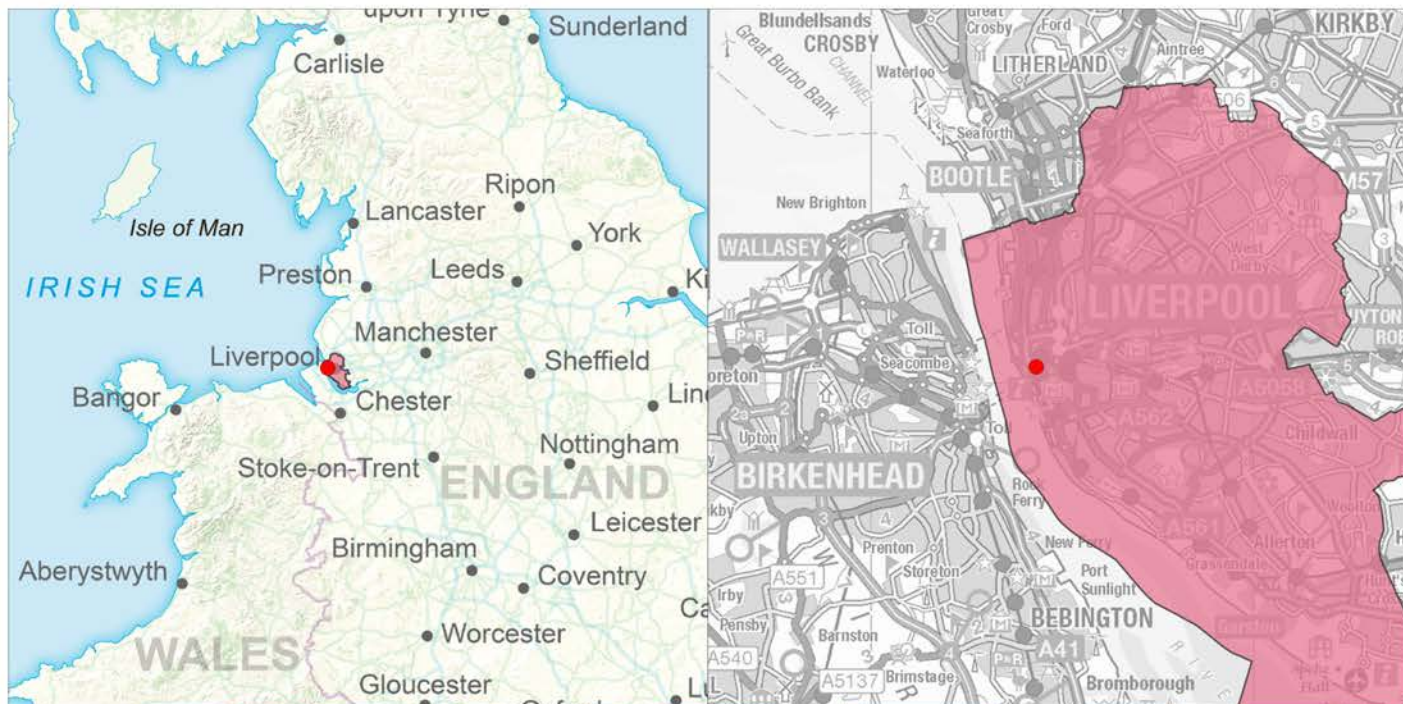
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FIGURE





Site name: Gladstone House
 Date: March 2021
 Drawn by: JE
 Scale: Varies

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- Site Location
- Red Line Boundary
- Liverpool City Council Planning Authority

Figure 1:
Site Location



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Printable version

OASIS ID: archaeol5-419448

Project details

Project name	Historic Building Recording: Gladstone House, Union Court, Liverpool
Short description of the project	Historic building recording of Gladstone House, 11-13 Union Court, Liverpool
Project dates	Start: 14-04-2021
Any associated project reference codes	20F/1888 - Planning Application No.
Type of project	Building Recording
Site status (other)	Non-designated heritage asset
Current Land use	Industry and Commerce 2 - Offices
Monument type	OFFICE BUILDING Post Medieval
Significant Finds	NONE None
Significant Finds	NONE None
Methods & techniques	"Photographic Survey", "Survey/Recording Of Fabric/Structure"
Prompt	Planning condition

Project location

Country	England
Site location	MERSEYSIDE LIVERPOOL LIVERPOOL Gladstone House, 11-13 Union Court, Liverpool
Postcode	L2 4UQ
Study area	0 Square metres
Site coordinates	SJ 3422 9047 53.406659 -2.98958 53 24 23 N 002 59 22 W Point

Project creators

Name of Organisation	Archaeological Research Services Ltd
Project brief originator	Merseyside Environmental Advisory Service
Project design originator	Archaeological Research Services Ltd
Project director/manager	Tony Hanna
Project supervisor	Tony Hanna
Type of sponsor/funding body	Client
Name of sponsor/funding body	Concora Properties Limited

Project archives

Physical Archive Exists?	No
Digital Archive recipient	Archaeology Data Service
Digital Contents	"other"
Digital Media available	"Images raster / digital photography", "Text"
Paper Archive Exists?	No
Entered by	Joseph Empsall (joseph@archaeologicalresearchservices.com)
Entered on	15 April 2021

OASIS:

Please e-mail [Historic England](#) for OASIS help and advice

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