

2 LOVE LANE/64 WEST STREET, 57 WEST STREET/ 64-66 BRIDGE STREET AND ASSOCIATED BUILDINGS, BERWICK-UPON-TWEED, NORTHUMBERLAND HISTORY, INVESTIGATION, ANALYSIS AND ASSESSMENT OF SIGNIFICANCE

Adam Menuge



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Research Report Series 007-2015

**2 Love Lane/64 West Street,
57 West Street/64-66 Bridge Street,
and associated buildings on West Street,
Berwick-upon-Tweed,
Northumberland**

History, investigation, analysis and assessment of significance

Dr Adam Menuge

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SUMMARY

This report presents the findings of an investigation of a group of historic buildings, listed at Grade II, which form two historically distinct properties located at the junction of Bridge St, West St, Love Lane and Bridge End, Berwick-upon-Tweed. Vacant for a considerable amount of time, they are now subject to extensive plans for redevelopment. The report was commissioned by Catherine Dewar, Principal Inspector of Historic Place, Buildings and Areas, National Conservation and Planning Department North East, English Heritage.

The buildings considered here were at the time of investigation under single ownership. They are 2 Love Lane/64 West Street (and the granary building, 60 West Street, which adjoins it to the north) and 57 West Street/64-66 Bridge Street (with 51 West Street, which lies within the northern boundary of the property). Both substantial houses, they were built in the third quarter of the 18th century and both contain significant joinery and other features of the period. Later additions and improvements have left their mark, particularly to the commercial spaces made out of their ground floors; 57 West Street/64-66 Bridge Street was latterly where the Berwick Cackle sweets were manufactured and sold.

CONTRIBUTORS

The survey on which this report is based was undertaken by the author with assistance at different times from Allison Borden, Garry Corbett, Lucy Jessop and Matthew Whitfield. Lucy Jessop, Allison Borden, Matthew Whitfield and the author prepared the plans of 2 Love Lane and 60 West St, while the author produced the cross-section drawings. Professional photography was undertaken by Bob Skingle, supplemented by the author's photographs. Allan Adams redrew the architects' plans of 57 West St/64-66 Bridge Street to illustrate this report and Lucy Jessop brought it to publication.

The supporting research was also conducted principally by the author, but parts of the report are indebted to Francis Cowe's research into the topography of medieval Berwick. Lucy Jessop traced the properties through successive census returns, as well as identifying, in research for an earlier project, a number of important maps in The National Archives. Treve Rosoman, wallpaper historian (inter alia), lately of English Heritage, provided valuable insights into wallpapers and various other features of the interior. Robert Howard and Alison Arnold of the Nottingham Tree-ring Dating Laboratory helpfully discussed matters relating to the structural timbers, and their conclusions, published in a separate report (see Bibliography), are of importance in confirming a number of primary building phases.

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NOTE

Note: for the purposes of the report Bridge Street and Love Lane will be taken as extending from east to west on the north side of the River Tweed.

ABBREVIATIONS USED IN THE TEXT AND NOTES

BL British Library
BRO Berwick-upon-Tweed Record Office
OS Ordnance Survey
TNA The National Archives, Kew

ARCHIVE LOCATION

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PREFACE

This report (which supersedes a brief interim account) presents the findings of an investigation of a group of historic buildings, forming two historically distinct properties recently in the ownership of the Cowe family, located at the junction of Bridge St, West St, Love Lane and Bridge End within the walled town of Berwick-upon-Tweed. These buildings, one of which housed until recently the locally celebrated confectionery business known as the Berwick Cockle Shop, are a familiar and much-loved component of Berwick's townscape, but since the closure of the wholesale and retail concerns latterly occupying parts of them there has been a need to address the long-term future of the buildings. They have recently been sold by the Cowe family and are now subject to extensive plans for redevelopment.

This has prompted questions as to whether the full historical and architectural significance of the buildings was adequately understood. The purpose of this report is to set out the origins, form, evolution and significance of the various buildings and the sites they occupy to assist with developing plans for their refurbishment and re-use. Readers of the report are asked to note that whilst every assistance was provided by the then owners, a number of internal and external spaces were inaccessible at the time of survey. Additionally, some features of the buildings may not have been apparent owing to the use of various rooms in 2 Love Lane for storage.



KEY

- A 2 Love Lane / 64 West Street
- B 60 West Street (former coach house and stables, then granary)
- C 64-66 Bridge Street (shop) / 57 West Street (house)
- D 51 West Street

Fig. 1: Modern Ordnance Survey map showing the location of the four principal buildings discussed in this report. Scale 1:864. © Crown Copyright and database right 2015. All rights reserved. Ordnance Survey Licence number 100024900. © English Heritage.

SUMMARY OF OWNERSHIP AND DEVELOPMENT

This report assesses a group of domestic, industrial and commercial buildings in Berwick-upon-Tweed, situated at the intersection of Bridge St, West St and Love Lane, close to the northern end of Berwick Bridge [Fig. 1]. Their prominent sites make them a key part of Berwick's townscape.¹ Their position on two corner plots has added considerable complexity to their names, but this is clarified in the section 'The properties and their addresses'.

2 Love Lane and 64 West St form a single building of the late 1750s, built for Thomas Watson, a Berwick merchant. The front range has eight window bays and two-storeys (the low proportions of which may hint at earlier origins) over a low cellar; to the rear projects a five window-bay, three-storey rear range, forming a 'T' on plan. The house was served by a stable and coach-house, now encapsulated within the later granary, 60 West St. Shortly after it was built, the house was acquired by another merchant, Ralph Forster. He raised and extended the stable and coach house to form a large granary; he also traded in timber from the site and held the office of Post Master, becoming by about 1800 one of the wealthiest merchants in Berwick. His descendants continued to live there into the 1840s, and may have been responsible for widening the rear range, probably shortly before 1850. In or before 1887 John Wilson took over the premises, renaming the Victoria Buildings and running an extensive ironmongery business. He created a shop at the east end of the front range, built a new rear range adjacent to West St, in which he incorporated a billiard room, and adapted the granary in 60 West St to serve as an additional shop, warehouse and office.

60 West St originated as the two-storey stable and coach house of 2 Love Lane, probably in the late 1750s or early 1760s, but was raised to three storeys and an attic, and lengthened considerably to the west, probably in the late 1760s. The enlarged building served primarily as a granary or grain warehouse, but also incorporated shades for seasoning timber. In the late 19th century the building was adapted to serve as the shop, warehouse and office of John Wilson's ironmongery business, and in the early to mid-20th century it served as a printing works. The portion of the building west of the original stable and coach house was demolished in the late 20th century.

57 West St (house) and 64-66 Bridge St (shop) form a single building which has been tree-ring dated to c. 1770. It has a T-plan, consisting of a three-storey front range incorporating a rear outshot, and a part-domestic, part-ancillary two-storey rear range; a narrow yard occupies the re-entrant next to West St. The buildings are partly of stone and partly of brick construction, but a number of inconspicuous elevations are of timber. Early in the 19th century the building was acquired by Richard Weatherhead, a grocer and confectioner. His business passed to William Cowe, whose firm became famous for the production of the sweets known as Berwick Cockles, extending its operations to 2 Love Lane and 60 West St during the 20th century. William Cowe probably added the present shop front in or about 1886.

51 West St is probably of late 18th-century date and consists of two storeys over a non-domestic basement.

SUMMARY OF SIGNIFICANCE

The buildings examined in this report all date substantially from the mid-18th to the late 19th century. A number of earlier fragments are re-set and more early fabric may be concealed in situ; there are also some 20th-century features deserving of note. Part of the significance of sites exhibiting a prolonged evolution is the accumulation of layers illustrating changing domestic and working practices, technologies and ideas. The principal building elements of the two sites described here survive with an unusual degree of integrity given their date and status, and exhibit an exceptional survival of fixtures, fittings and finishes ranging from the 1750s to the 1960s.

The key significances of the two sites may be summarised as follows:

- The occupation history of the 2 Love Lane and 60 West St site prior to the erection of the present buildings suggests the likelihood of significant archaeological deposits associated with the 13th to 16th-century friary site known as Ravensdale, and with the evolution of Berwick's waterfront;
- Taken as a group the buildings survive with a high degree of integrity and exhibit an exceptional survival of historic features, most of the buildings having been altered only superficially since the late 19th century, and hardly at all since the Second World War;
- By the same token the buildings embody two-and-a-half centuries of Berwick's commercial life, illuminating the town's merchant and shopkeeping elite, some of their trades, and their architectural and domestic culture;
- The buildings occupy a prominent bridgehead and crossroads site at what was, until the 1920s, the only approach to Berwick from the south, and straddle the break of slope where the flat riverside meets the valley side rising abruptly towards the rear of the plots; the buildings form irreplaceable components in the building line, roofscape and wider architectural character of several streets and of the lower town in general; views from the north end of Berwick Bridge are of special importance;
- All three houses retain their original massing, external walls, traditional roof coverings and chimneys; the survival of plastered timber external walls in parts of 51 and 57 West St is unusual (though once much more common);
- Domestic and commercial plan arrangements, in some cases as altered in the 19th century, are also intact, and reveal much about room use and the segregation of polite, service and commercial activities in relatively confined surroundings; the following are particularly worthy of mention:
 - vestigial evidence for circulation at the 'inside yard' entrance to the rear range of 2 Love Lane;
 - the essentially unaltered circulation on the upper floors of the rear range of 2 Love Lane;
 - complex arrangements, including some alterations, on the upper floors of the outshot to the rear of 57 West St;
- All the buildings retain 18th-century softwood roofs (the roof structure of 51 West St was not seen, but appears to be undisturbed), reflecting Berwick's Baltic

timber trade and illustrating distinctive craft practices; the latter is true also of the joists exposed in 60 West St;

- The main houses (2 Love Lane and 57 West St) have an unusually high survival of fixtures and fitting of 18th, 19th and 20th-century date, among which the following deserve special mention:
 - two important, high-quality stairs (one in each house), an unaltered second stair in the rear range of 2 Love Lane;
 - chimneypieces, grates and chimney boards, especially of the mid-18th to early 19th centuries;
 - door and window joinery of the late 18th to late 19th centuries, to which the dwarf blinds in 57 West St should be added as a particularly unusual survival;
 - panelled wainscot ranging from an early 17th-century re-set fragment, through a re-set full-height scheme to panelled dados of the late 18th or early 19th century;
 - fragments of 18th-century and later wallpaper and surviving schemes from the mid-19th century to the 1930s; the potential for further survivals, currently concealed, is large;
 - two high-quality late 19th-century stained glass windows in 2 Love Lane, probably reflecting a strand of John Wilson's business;
 - plaster and timber cornices of the mid-18th to mid-19th centuries;
 - gas-light fittings of the late 19th century; also (in 57 West St) Art Deco electric light fittings;
- 64-66 Bridge St retains a substantially unaltered late 19th-century shopfront and an associated shop interior; in the roof-space a winch survives in association with a loading doorway;
- There are substantially intact late 19th-century commercial office interiors in 2 Love Lane and (damaged) in 60 West St;
- 2 Love Lane and 64 West St contain a billiard room interior of *circa* 1887 in the added rear range;
- 60 West St retains a number of stone-framed doorway and window openings dating from the original two-storey stable and coach house;
- 60 West St also retains both an evolution and a hierarchy of timber window types, the earliest windows surviving from granary use, and the late 19th-century windows ranging from office sashes to rudimentary workshop lights with lapped panes;
- The local topography produces a visually striking relationship between the rear of 60 West St, a narrow roofed-over lane behind it and the high revetment on the line of the putative Cat Well Wall.

THE PROPERTIES AND THEIR ADDRESSES

This report examines a series of buildings in Berwick-upon-Tweed occupying two plots separated by West Street:

- 2 Love Lane and 64 West St (domestic and commercial addresses respectively; NGR NT 99754 52828) stand on the north side of Love Lane and the west side of West Street;
- 64-66 Bridge St and 57 West St (commercial and domestic addresses respectively; NGR NT 99770 52815) stand on the north side of Bridge Street and the east side of West Street.

Additional buildings face West Street on the rear of the two plots:

- 51 West St (NGR NT 99775 52826) behind 64-66 Bridge St and 57 West St;
- 60 West St (NGR NT 99759 52846) behind 2 Love Lane and 64 West St.

Four addresses belonging to the plots – 53, 55, and 62 West St, and 4 Love Lane, appear to have been assigned originally to yard entrances rather than separately occupied premises (though 4 Love Lane may at one time or another have referred to a subdivision of No. 2). All four addresses are encountered infrequently in historic sources.

For convenience the principal frontage buildings on each plot will be referred to as 2 Love Lane and 64-66 Bridge St respectively in describing the general arrangement of the plots. Historic usage is more variable, with West St and Love Lane becoming the normal forms only in the second half of the 19th century. West St was formerly Wester Lane or Western Lane, while Love Lane may be rendered in earlier sources as Bridge St, Bridge End and Bank Alley (as on the 1852 Ordnance Survey map). There is also evidence that the numbering of the various streets has changed over time: 64-66 Bridge St appears as 56 Bridge St in a directory of 1834, and the same source implies that the present 60 West St adjoined No. 52.² A further difficulty in disentangling the history of the sites is that it cannot necessarily be assumed that the occupants of the houses were invariably the operators of the associated business premises, nor that the two properties were always in the occupancy of a single household. 51 West St seems generally, if not always, to have been separately occupied; 2 Love Lane and 64 West St, though forming a single building, were separately occupied in the early 20th century.

64-66 Bridge St and 2 Love Lane are both listed Grade II and are within the large Berwick-upon-Tweed Conservation Area. All the buildings on the associated plots, though bearing different addresses, are listed by virtue of being within the curtilage of one or the other listed building.

In the ensuing discussion the modern street names will be employed except when quoting from historic sources, and certain terms of convenience will be used to denote parts of the two sites. 2 Love Lane has a long rear range, and encloses with the former granary, 60 West St, a yard next to, and sunk below the level of, West St. This will be termed the 'inside yard' (as described on a drainage plan of 1914)³ to distinguish it clearly from the 'timber yard' (so named on 19th-century Ordnance Survey maps) which opens off Love Lane on the opposite side of the rear range and was primarily associated with

industrial and commercial uses, including the adjoining granaries. 64-66 Bridge St and 57 West St also incorporate a rear range. Between this and West St is a narrow 'yard' onto which the mostly blind-backed rear range faces. On the opposite (east) side of the rear range there is a yard so small that it will be referred to, for clarity, as the 'light well'.



Fig. 2: View north-eastwards from the Berwick end of the bridge, showing West Street with the corners of 2 Love Lane / 64 West Street (painted green and cream) and 57 West Street / 64-66 Bridge Street (painted blue). DPI36050 © English Heritage

THE SETTING

Parts of both 2 Love Lane and 64-66 Bridge St overlook Bridge End and the early 17th-century Berwick Bridge which formed the only road approach to Berwick from the south until the opening of the Royal Tweed Bridge in 1928.⁴ The two frontage houses therefore occupy a prominent position in Berwick's townscape, memorialised in countless photographs and in a well-known painting by L S Lowry.⁵

The area surrounding the junction of Bridge St, West St, Love Lane and Bridge End is important to an understanding of both the medieval and the modern town of Berwick-upon-Tweed. The four roads meet at a crossroads just to the north of the early 17th-century Berwick Bridge, completed in 1634 [Fig. 2], of which Bridge End forms a short continuation [see Fig. 1]. Berwick Bridge is the earliest of the bridges currently spanning the River Tweed at Berwick, and until 1928 it was the town's only road bridge, across which passed all the traffic of the Great North Road, local as well as long-distance. At an earlier date the medieval Briggate followed the line of what are now Bridge St and Love Lane, roughly parallel to the river bank, terminating at an earlier bridge (or successive bridges) crossing the Tweed slightly upstream (west) of the present Berwick Bridge. The street is thought to have been built up on the landward (north) side, where the two frontage buildings stand, before the river side was developed. Briggate was linked circuitously via Hide Hill with the route northwards via Marygate and Castlegate, and with the likely earlier route by way of Church St, Wallace Green and Low Greens.

Bridge End probably originates as the way leading from Briggate to the town quay, via Quay Gate – a way through the defensive walls – but it acquired added importance once Berwick Bridge was opened to traffic in the early 17th century. From this time onwards the stretch of the former Briggate extending west of the new bridge dwindled in importance. Eventually it ceased to be regarded as part of the main thoroughfare now known as Bridge St, and on many early maps it is unnamed. In 1806 James Good called it Bank Alley⁶ – the alley leading to Bank Hill – but during the 19th century Love Lane (the name implies a lane quiet or dark enough to encourage amorous activities)⁷ became the standard name, having perhaps been an informal name for rather longer. West St, formerly Wester or Western Lane, continues the line of Berwick Bridge and Bridge End and provided a shortcut between the bridge and Marygate (also known as the High Street), Berwick's main market street. Although using West St considerably shortened the distance between Berwick Bridge and Marygate it necessitated a steep ascent or descent of the 'brae' or valley side confining the Tweed at this point. Bridge St, 'along which all carriages pass' (as an 1823 map observed),⁸ therefore remained the principal road connecting the upper town with the bridge.

This convergence of road and waterborne traffic inevitably made this part of the town an important area both commercially and symbolically, and attracted a number of buildings and institutions of importance. It was provided for in the town defences, the Bridge Gate or English Gate (counterpart of the Scotch Gate at the upper end of Marygate) acting as a barrier at the Berwick end of the bridge. Just inside the gate on the east side of Bridge End stood the Maison Dieu, a hospital or almshouse the duties of which included caring for travellers as well as the sick. The site of the medieval friary, dating from 1267

and known by the 16th century as Ravensdale, was on the north side of Love Lane.⁹ Here it is likely to have been much more prominent when approached across the bridge than is its successor today, screened as it is by premises standing between Love Lane and the river. The house originally belonged to the Friars of the Sack, but was home to Dominican friars from *circa* 1289 to the Dissolution, after which the buildings became ruinous.¹⁰ Depositions recorded in the early 19th century in an attempt to establish title to part of the site shed light on fragmentary traces of the buildings which survived as late as the mid-18th century.¹¹

Berwick's strategic importance, both as a border stronghold and a sea-port, meant that it was mapped early and well in the interests of national security. The primary focus of the earliest maps is on the fortifications, and sometimes this is nearly all the maps show, but most provide considerable detail about the town's street pattern, buildings and plot boundaries, and they can therefore be used to build up a picture of how a particular area has evolved. The following examination seeks to illuminate significant aspects of the site and setting of the buildings under discussion.

The earliest map to include such detail is that at Hatfield House, dated to *circa* 1561.¹² It is an ichnographic or plan view of the town and shows the street pattern with some precision, though most buildings are denoted by conventional symbols. Bridge St, Love Lane and West St are shown built up more or less continuously on both sides, and a broad lane answering to the present Bridge End is shown similarly, although there was as yet no bridge at this point. The Hatfield House map also shows the line of the Cat Well Wall, linking Meg's Mount and King's Mount, and exploiting the defensive potential of the brae, or steep bank, rising on the north side of Bank Hill, Love Lane, Bridge St and Silver St. The effect of the Cat Well Wall (so named because its line passed close by the Cat Well, one of Berwick's public wells, on Hide Hill) would have been to complete the circuit of the Elizabethan ramparts, which were otherwise linked only by the medieval walls on the riverward side, improving the security of the town's core while potentially surrendering the valuable riverside plots where the town's merchants and their business premises were clustered. There is some doubt as to the extent to which the Cat Well Wall was ever completed, but it is shown clearly on the Hatfield House map, with flankers sweeping the front from a point on the north side of Love Lane, and also at the junction of Hide Hill and Silver St. The lower part of Hide Hill seems still to have functioned as a thoroughfare in this scheme though in the event of attack it would have been swept by gunfire, and what looks like a defensible gate is shown at the top end of Sandgate rather than the bottom, where it now is. The steep defensible slope – straightened and perhaps steepened by military engineers – lay immediately behind the Love Lane and Bridge St plots. It is unclear how entry to the fortified town was to have been gained from the bridge over the Tweed, then still positioned at the western end of Love Lane, unless it was perhaps via a gate at the foot of West St.

The 'True Description' of Berwick, another large map but this time a bird's-eye view, is dated on internal evidence to *circa* 1580.¹³ It gives a much more detailed impression of the town's buildings, with buildings differentiated by size, aspect, form and materials. It appears to confirm that the Cat Well Wall was never completed, as the brae is shown irregularly in a brown wash reminiscent of shading, but it cannot be said to prove that

work on the Cat Well Wall never began. Meanwhile the medieval walls following the water's edge appear prominently and apparently in good repair. The map differs from the Hatfield House map in its depiction of buildings around the junction of Bridge St, West St and Love Lane, and its greater specificity builds confidence, suggesting a higher degree of precision. Bridge St is shown fully built up along its northern side, but along its southern side the buildings terminate just short of the junction with West St, and although there is a suggestion of what may be the lane coinciding with the modern Bridge End it is placed a little east of the present alignment. Love Lane is barely acknowledged, if one bases it on the distance between West St and the bridge, and no buildings are shown on it except for a single building on the corner of West St.

Speed's map, incorporated in the margin of his 1610 map of Northumberland, is the last to show the old bridge, and it differs from the 'True Description' in showing Love Lane built up more or less continuously along both sides.¹⁴ It also concurs with the Hatfield House map in showing a broad way opposite the bottom of West St where Bridge End now runs, and it indicates the reason for it in the form of a gateway corresponding to the Maison Dieu ('V') opening on to the quay.

A 1682 map of Berwick's defences shows the present Berwick Bridge, completed in 1634, and gives what appears to be an accurate representation of the street pattern in its vicinity, confirming among other things the generous width of Bridge End.¹⁵ But its depiction of buildings is schematic, with whole blocks represented by an even pink wash. Much the same information is provided by maps of 1725 and 1747, though these also name the English Gate guarding the end of Berwick Bridge, and the 1747 map additionally gives the name Moor's Bank to what is now Bank Hill.¹⁶ Armstrong's engraved map of Berwick, an inset to his 1769 map of Northumberland,¹⁷ is cruder than its 18th-century precursors, but it clarifies one relationship, showing not only the Bridge Gate (i.e. English Gate) but also the Quay Gate, close by on its east side. This appears to explain not only the apparent width of Bridge End but its form, broadening out towards the riverside in order to make space for two gates. Armstrong's is the earliest map to indicate street names, but it leaves Love Lane and Bridge End unnamed. Terrot's 1788 map confirms the arrangement (noting also the presence of a powder magazine on the west side of the English Gate), but like its precursors it presents undifferentiated blocks in areas of denser development.¹⁸

The Bucks' well-known engraved view of Berwick seen from the Tweedmouth shore was engraved around 1743-5, and supplies elevational and other details absent from the 18th-century maps.¹⁹ Because Bridge St and Love Lane are sheltered behind the Quay Walls it is difficult to interpret the view with precision, but a road ascending the brae can be made out corresponding in position to West St, albeit shown with exaggerated width. Using this as a reference point, it can be seen that buildings plausibly representing Love Lane nowhere extend to as much as eight bays, which is perhaps an indication that the present 2 Love Lane is the successor to smaller properties on the site. More dependably, perhaps, it is clear that building in Love Lane did not extend very far before a large open area of the brae, traversed slantwise by Bank Alley, was reached. This can be corroborated from the map of Berwick printed in Fuller's *History of Berwick-upon-*



Fig. 3: Map of the Town of Berwick, between the bridge and Palace Green, 1816. TNA MPH 1/951/5 © The National Archives

Tweed, published in 1799, which seems to indicate that little more than 2 Love Lane existed on the north side.²⁰

A map of the area between the Bridge and Palace Green, made in 1816 in connection with the development of what became Wellington Row, is on a larger scale than any hitherto mentioned [Fig. 3].²¹ It indicates some property divisions, but only on the south side of Bridge St and Love Lane. It is, however, the first map to show the kink in the alignment of the north side of Love Lane where the Cowe property adjoins that now forming Tintagel House, and corresponding to the position of a gateway or yard entrance that survived into the 20th century. Love Lane itself is denominated 'Street to Bank hill'.

Another large-scale map, dated 1823, records the progress of street widening in Bridge End [Fig. 4].²² The present curved corner with Bridge St had recently been created, and now the demolition of properties on the opposite side of Bridge End was proposed, so that the road could be widened to a new building line. The old properties on both sides of the road included jettied timber-framed houses, as recalled by Frederick Sheldon in 1849: 'low built houses they were, with the upper stories projecting over the ground floors, with immense beams of black oak, quaintly carved, with high gable ends, and crowned with steep roofs'.²³ Detail on the northern side of Love Lane and Bridge St is again sparse on the 1823 map, but the kink in Love Lane is repeated and 'Post Office' is marked against the West St frontage of what is now 2 Love Lane, together with what



Fig. 4: Map of 1823, showing the relationship between Berwick bridge and the new curved corner between Bridge End and Bridge Street. TNA MPH 1/983/2 © The National Archives

appears to be an entrance – probably the yard entrance (via a passage) confirmed on the 1852 Ordnance Survey map.

Before reviewing two more early-19th-century maps of Berwick it will be helpful to examine this Ordnance Survey 1:528 map surveyed in 1852, the first on the accuracy of which a high degree of dependence can be placed [Fig. 5].²⁴ This is at a scale large enough to show the steps down to the cellar of 2 Love Lane, and the remains of the building formerly attached to its western end, as well as a series of features which no longer survive. In particular, it shows a covered passage leading (presumably via a flight of steps) from West St to the yard enclosed by the rear range of 2 Love Lane. This passage, together with the adjacent structures to north and south, was swept away around 1887 when the present range along West St was built.

On Wood's 1822 map of Berwick, 2 Love Lane is shown as a single linear range divided into three units, the one at the corner of West St being identified in the key as a Post Office [Fig. 6].²⁵ To the rear what appears to be a lane separates the front range of the house from what appear to be two detached buildings between the 'lane' and the granary, one roughly corresponding to the original rear range of the house, the other forming a narrow range against West St. The space between them corresponds to the present inside yard. The granary is shown as a long range, projecting northwards

for part of its length where it extends beyond the frontage building adjoining on West St, and extending west far enough to overlap a large range fronting Love Lane; there is access to the western end of the granary passing by the western end of what is now Tintagel House. Wood's 'lane' running west of West St through the property is clearly a representation, in part at least, of the passage shown descending to yard level on the 1852 OS map. He implies that it continues all the way through to the timber yard, but this cannot be reconciled with the physical evidence of the 18th-century house and its rear range.

The last pre-Ordnance Survey map which demands attention is Lowrey's map of 1844 [Fig. 7].²⁶ This illustrates the effects of the 1823 road widening scheme and the demolition (in 1825) of the English Gate that stood at the north end of Berwick Bridge. It gives what appears to be a detailed representation of individual buildings on the 2 Love Lane site, though the appearance of both this and 64-66 Bridge St looks simplified. However, Lowrey confirms Wood's depiction of a narrow range dividing the inside yard of 2 Love Lane from West St.



Fig. 5: Ordnance Survey map of Berwick-upon-Tweed, 10 feet to the mile; sheet 8, surveyed 1852 and published 1855. © Berwick-upon-Tweed Record Office



Fig. 6: Detail of Wood's map of Berwick, 1822, reproduced from John Wood, Plan of the Town of Berwick-upon-Tweed From Actual Survey, Engd by T. Clerk, Edinburgh, 1822; rpt, Ellon, Aberdeenshire: Caledonian Books, 1992. In the collection of Berwick-upon-Tweed Record Office. © Berwick-upon-Tweed Record Office



Fig. 7: Detail of Lowrey's map of Berwick, 1844. BRO U.9/6 © Berwick-upon-Tweed Record Office.

The post-1852 maps record relatively little change to the footprint of the buildings and will be discussed where necessary in the main body of the text. Today Bridge St and remains a busy thoroughfare for both motorised and pedestrian traffic. Berwick Bridge has had its pavements widened and cars are consequently restricted to southbound crossings, so that only pedestrians can now approach the town in the same way as countless northbound travellers once did on the Great North Road. West St is a narrow but popular cut-through, which has the attraction for motorists of avoiding the congested junction where Marygate, Church St, Hide Hill and Woolmarket meet. Love Lane remains a quiet backwater.

THE LOVE LANE AND WEST STREET PLOT

Owners and occupiers

The Friars of the Sack, the Dominican Friars and the Chapel of Ravensdale

In 1888 the Berwick historian John Scott identified the site of the Chapel of Ravensdale, previously the House of the Friars of the Sack, as 'where the house and granaries now are, between West Street and Bank Hill'.²⁷ Roughly half of this area is occupied by 2 Love Lane and 60-64 West St, and subsequent scholarship and excavation of the site has endorsed the identification.²⁸ The Friars of the Sack emerged in the mid-13th century but new recruits to this and other fledgling Orders of Friars were prohibited by the Second Council of Lyons in 1274,²⁹ the Berwick house being sold a few years later to the Dominican Friars (Friars Minor), whose principal site was in the vicinity of Low Greens. At the Dissolution, in a list of property compiled in 1539/40, the Dominicans held 'four burgages belonging to the chapel of Ravensdale near the gate at the bridge of Berwick',³⁰ suggesting that the Dominicans retained or rebuilt a chapel on the site as well as receiving income from other property there.

During Queen Elizabeth's reign a building at Ravensdale was described as 'late a chappell and now a storehouse, containing in length 30 yardes and in bredth 26 yardes. It is in the Queenes Majesty's possession, and occupied as a storehouse for her Majesty's provisions, and not rented'.³¹ Remains of a chapel seem still to have been recognisable as late as the mid-18th century (see Appendix).

Thomas Watson and his descendants

At a meeting of the Berwick Guild on 17 December 1647 William Anderson agreed to lease (for 99 years from 2 February) 'the old Chappel in Ravensdale wth the Grounds bounding [sic] on the Backside therof with the old Waist Tenement and ground thereunto belonging upp and untill the hight or Topp of the Hill on the Backside therof being neere the old Shoare Gate'. When called on for the down payment, however, Anderson backed out, and instead the plot ('Called by the name of Ravensdale with the Waste thereunto belonging situate neere the old Bridge Gate') was leased to Thomas Watson for a payment to Berwick Corporation of £12 and an annual charge of 13d.³² Presumably the lease was not sealed immediately, as it appears to have remained in force until 1749. Watson was one of the leading townsmen of his day, and served as Mayor for three consecutive years in 1649-51, and several times thereafter.³³

At a subsequent Guild, on 26 September 1651, Thomas Watson

complained that the Neighbours who have Houses & Gardens above his House & the old Chappel called Ravensdown Chappel do cast Ashes & Dung & Rubbish down the Hill which is very prejudicial to him & therefore he desires that they would grant him that piece of waiste Ground from the verge of the Bank to the Gate or dyke of M^r Andrew Moors Garden, upon Consideration thereof it is Ordered that the said piece of Ground from the Lane on the South side of M^r Burgess

House which formerly led to Meggs Mount is granted to him during the term of his lease to come of Ravensdown [dale?].

This may suggest the origin of the roofed-over passage running along the north side of the granary, 60 West St.

In 1740 another Thomas Watson, grandson of the above and also a mayor at various times, took out a further 99-year lease of the ground behind his house, to commence on the expiry of the earlier lease in 1749. The nature of the property soon after the commencement of the new lease is described in depositions by a series of elderly witnesses before a committee of the Guild in 1810-11.³⁴ Two witnesses deposed that Watson was still occupying an earlier house in 1746 and another confirmed that this was the situation *circa* 1750,³⁵ and that at this period the back lot was waste except for a coach (or chaise) house and stables (Guild Books, testament of Robert Martin & John Laws). There is also a clear implication first that it was Watson who rebuilt 2 Love Lane shortly before 1760 – evidence that is consistent with the dendrochronological results – and second that it was Ralph Forster rather than Watson who subsequently built the granary.³⁶

Ralph and James Forster

Ralph Forster was a seaman who rose to prominence as a timber merchant in the 1760s and 1770s. In 1770 he married Mary Grieve, a niece of Benjamin Grieve of East Ord, another leading merchant.³⁷ In the ensuing years he acquired a variety of other business interests, including a ropeyard in Tweedmouth. He appears to have been involved in banking, as was common among greater merchants in the period, and assumed the role of Post Master in the early 1770s. The latter is likely to be the origin of the Post Office documented as occupying the eastern end of 2 Love Lane in the early 19th century.³⁸

The further descent of the property can be assembled with varying degrees of precision from rate books, maps and trade directories. Poor Rate assessments survive for Berwick for the years 1780 to 1805 and from 1821 to 1833 (with the exception of the years 1824 and 1828).³⁹ Ralph Forster's principal property had a rateable value of £40 in June 1780, rising to £50 in December 1794, £65 in July 1795, £80 in December 1798 and £100 in August 1799. Only the last rise seems to be part of a general increase in rateable values, and even so it exceeds the trend. This sequence of valuations therefore suggests either a substantial building campaign or an augmentation of the property during the 1790s. Since no substantial work can be dated to the 1790s in the buildings under discussion it is possible that this decade saw the building of the granaries later rebuilt as Tintagel House.

With a rateable value of £100 Forster's Love Lane property belonged with the pinnacle of Berwick's merchant elite at the end of the eighteenth century. It was by a substantial margin the most valuable property in the Bridge St Quarter (a division of the town used for assessment purposes); its value was exceeded in the town only by the properties of Berwick's two brewers, Burnet Roger Grieve Esq. (Hide Hill Quarter) and the firm of Gregson & Pratt (Palace St Quarter), both assessed at £120, and equalled only by Berwick's wealthiest publican William Denovan (Marygate Quarter).⁴⁰

The rate books indicate that James Forster had taken over liability for the rates by June 1804, following Ralph Forster's death on 5 May that year;⁴¹ though he may have been running the business for some time beforehand.⁴² The rateable value remained £100 in July 1805. A plan of the Love Lane properties dating from 1810 is believed to exist in which the occupiers of property including a granary and a timber yard are given as the heirs of Ralph Forster.⁴³ James Forster's business interests were diverse. He is noted in an 1811 directory as a manager for the Berwick Greenland Co. – a whaling enterprise;⁴⁴ he also continued the role of Post Master and was noted as such under Western Lane in 1806;⁴⁵ both Wood's map of 1820 and the 1823 map referred to above mark a Post Office at the eastern end of 2 Love Lane. Meanwhile the long-standing business interests continued: 'Messrs Forster, Timber, Iron, and Slate merchants' of Bridge St, as the 1806 directory noted.⁴⁶

When the surviving rate books resume in 1821 James Forster's property appears divided for purposes of assessment between his house (£40) and his granary and shades (£93). Whether this indicates a rise in value following renewed building, or a general revaluation, is unclear. The 'shades' were doubtless open-sided structures for the storage of timber. They are not mentioned specifically from 1826, and from 1831 the property is referred to as 'granary and yard', but the valuation and occupancy remain constant until the last rate book, covering 1832-3. In 1828-9 James Forster, described as a corn, iron, timber & slate merchant was listed under Bridge St.⁴⁷

Mid-nineteenth-century occupants

At some time between 1833 and 1841 the corn and timber businesses appear to have been separated though the ownership may have remained intact as successive occupants seem to have been involved with first one, then the other trade. In the 1841 census the occupier of 2 Love Lane was Thomas Fo[r]ster, timber merchant, his family (consisting of Sarah Mary Forster, widow of James, and their three children), a clerk named M. Gibson, a male servant and four female servants.⁴⁸ By 1851 George Kerr Nicholson, 57-year-old Mayor of Berwick, appears to have been in residence. He was probably of Nicholson & Innes, corn merchants, Bridge St, which was listed in Bridge St in 1855.⁴⁹

In 1858 an Alexander Crossman is given under Bridge St, and the firm of Crossman and Paulin, described in the same source as corn and commission agents, dealers in Scotch barley, oatmeal, groats, manures, and agricultural seeds, of Bridge St, appear to have taken over the premises.⁵⁰ But Crossman may not have lived at 2 Love Lane for long, as he cannot be identified there in the 1861 census; instead the likeliest occupants (given under Bridge End) are Thomas and James Allen, timber merchants;⁵¹ Thomas Allen appeared previously at Bridge End in 1858.⁵² In 1871 the occupant was given as Matthew G. Cropman (apparently a mistake for Crossman), corn merchant and manure manufacturer, aged 36. In 1881 the address 2 Love Lane appears for the first time as the residence of the Crossman family, including Crossman's brother-in-law John S. L. Paulin, 49, also a corn merchant and manure manufacturer, while 4 Love Lane was home to Elizabeth Rutherford, widow and annuitant.

John Wilson & Son and James R Black & Co.

John Wilson appears to have moved into 2 Love Lane and 60 West St in or before 1887, the apparent date of extensive alterations to the premises, commemorated on the painted sign above the shop entrance at the junction of West St and Love Lane. In 1891 the census recorded him as a Berwick-born ironmonger and plumber, aged 44, and his household consisted of his wife Charlotte (34), his sister-in-law Lucy Turner (28), three daughters aged between 2 months and 12 years, one son (3) and one general servant. The census also notes that Nos. 4 and 6 Love Lane were then unoccupied.

An early 20th-century pictorial letterhead [Fig. 8] for John Wilson & Son gives a more extensive list of the firm's sphere of operations, advertising their trade as ironmongers, registered plumbers, gasfitters, bellhangers, glaziers, general hardware merchants and wholesale and retail glass warehouse.⁵³ Yet the 1901 census lists Margaret Wilson (22) as the head of the household.

Forster's business passed to James R. Black & Co. towards the end of the 19th century, perhaps at the same time that Wilson acquired the house and granary. In 1894 Black's firm were described as manure manufacturers with a bone mill and manufactory at Spittal, and corn, seed and oilcake merchants with offices and granaries, described as being at Bridge End, but pictured in Love Lane adjoining No. 2 [Fig. 9].⁵⁴ A 1914 directory further specifies the addresses, locating the mills and manure factories at North Greenwich Rd, Spittal, and the offices and 'stores' at 4 Love Lane.⁵⁵ It is likely that this included the west end of the ground floor at 2 Love Lane, which retains an office interior of about the same date as Wilson's office in the granary.

The division of Forster's property between Wilson and Black meant that the timber yard, which had continued to provide access to the granary and the rear of Love Lane, had to be divided. A cast-iron boundary marker, with the alignment of the division indicated and the initials 'B' and 'W' on the respective sides, was incorporated in the setted yard surface, where it remains today [Fig. 10].



Fig. 8: Printed letterhead of John Wilson & Son, early 20th century. © Berwick-upon-Tweed Record Office



Fig. 9: View of James R Black & Co's timber yard at the west side of 2 Love Lane in the late 19th century. Photograph reproduced from Pike 1894, 17, reprinted 1995. © Berwick-upon-Tweed Record Office



Fig. 10: The setted yard to the west of 2 Love Lane, showing the cast-iron boundary marker denoting the line of division between Wilson and Black. © English Heritage

The 1911 census shows a significant change in the status of 2 Love Lane: 'Victoria Buildings', as it is called at this date, was subdivided. One small part called Victoria Buildings House consisted of two rooms occupied by the Revd John Wilson Smyth (48), clergyman, and his wife Myfanwy. The larger, 14-roomed part (2A, Victoria Buildings) was a boarding house run by Miss Jemima Macnab, with the head of the household being her sister Elizabeth Millet Macnab, dressmaker, who worked at home. Alongside their nephew Alexander, there were six other boarders in residence.

George Martin, printer, and Dr Taylor

Dr John Cleasby Taylor was the principal occupant of the house by 1914.⁵⁶ He is believed to have used the central ground-floor room as a consulting room. By this time George Martin, 'stationer, printer, fancy goods dealer & publisher of the *Berwick Mercury, Gazette, Times and Warder*, had taken the granary as industrial premises and the shop with the rear range behind it. Martin's residential address was a newly built house at 1 Lovaine Terrace.⁵⁷ Martins' were still in occupation in 1936, when plans for the conversion of the neighbouring granary to form the Tintagel House Flats were submitted.⁵⁸ The Cowe family, already living at 57 West St and operating a confectionery and grocery business at 64-66 Bridge St, moved into 2 Love Lane in 1938 and established the wholesale branch of their business in the shop there.⁵⁹ Eventually, following the departure of Martin's, the business extended into the former granary, the lower floors of which were used as a warehouse.



Fig. 11: 2 Love Lane / 64 West Street from the corner with Bridge Street. The slate-roofed building to the rear, running parallel to the house, is 60 West Street. DP065320 © English Heritage

2 Love Lane and 64 West Street (Victoria Buildings)

This is the earliest of the buildings and dates from the mid-18th century, though the possibility of some earlier wall fabric cannot be ruled out. There are attached remains of an adjoining structure at the western end, which appears to have been demolished in order to create the present timber yard entrance.⁶⁰ Dendrochronology has yielded felling dates of 1753 and 1756 for two roof timbers, suggesting that construction took place in 1756 or shortly afterwards.⁶¹ The earliest fabric of the granary (60 West St) is nearly contemporary and originally formed the stable and coach house to 2 Love Lane.

As originally built 2 Love Lane [Fig. 11] had a T-shaped plan, with the elongated horizontal stroke of the T (forming the Love Lane frontage) consisting of two storeys and attic over a low cellar and forming the street range, and the shorter stem of the T consisting of three storeys and attic forming a cellar-less rear range [Fig. 12]. This awkward-sounding



Fig. 12: Plans of the ground and first floor of 2 Love Lane / 64 West Street. The principal mid-18th-century building phase is shaded pink. The original form of the stair compartment's eastern end is uncertain. The south wall of the granary (60 West Street) forms the northern boundary of the yard and the wing of the house. © English Heritage

conjunction of storeys is accomplished by continuing the front roof slope of the street range upwards to form the hipped end of the rear range roof. The attics are wholly within the roof spaces of each range. A small projection occupying the re-entrant on the east side of the rear range accommodates one end of the stair hall on the ground floor. The evidence for its date is relatively complex and will be discussed in detail below.

The ground floor of the street range was extensively remodelled in the early 19th century and, in 1887, at its eastern end in conjunction with the building of a second rear range. The original rear range, which overlooks the 'inside yard' to the east, preserves, despite a series of alterations, much of its 18th-century character and retains, at the junction with the street range, a generously proportioned open-well stair rising to the first floor. On the ground floor there was a large dining room adjacent to the street range, then a narrow compartment containing an original yard entrance and the second stair, and finally a relatively cramped kitchen. The same pattern of one large and one small room is repeated on the first floor, but on the second floor the larger room was originally larger still, extending above the main stair; the second stair serves all three floors.

The eighteenth-century house

Exterior

In its mid-18th-century form 2 Love Lane consisted of a two-storey street range of eight window bays (but seven roof bays) fronting Love Lane to the south, and a three-storey rear range with five east-facing window bays overlooking the inside yard bounded by West St. In the rear range the window and roof bays coincide but the place of the southernmost window on the ground and first floors is taken by a projection housing one end of the stair hall, which occupies the re-entrant of the two ranges. The street range is raised over a low, unlit cellar which may have been used for storage, though its primary purpose may be security against flooding; the present external doorway in the west gable wall is a later insertion. The external walls are of rubble construction, rendered and scribed to simulate ashlar on all elevations, their thickness (about 0.80m) raising the possibility of earlier origins.

The front (south) elevation is topped by a moulded eaves cornice with short returns at each end [Fig. 13]. Cyma reversa moulded window architraves rise proud of the render on both floors, and are lugged on the first floor; they are painted but appear to be of stone. The form of the original entrance from Love Lane has been lost, but the absence of evidence for altered windows suggests that it occupied the same position as the present early 19th-century doorway. The window immediately to the east has had its sill dropped; the presence of plinth blocks beneath the extended architrave suggests that it was converted to a doorway, probably for separate commercial access and possibly in connection with the Post Office established here before 1800, but since at least 1894 [Fig. 14]⁶² it has functioned as a display window with a low riser set between the plinth blocks and incorporating a ventilator for the cellar.

At both ends of the front elevation there are chamfered quoins, which return on the east gable (facing West St), but not on the west gable, where a stub of walling continues



Fig. 13: 2 Love Lane and yard from the south west. DP065324 © English Heritage



Fig. 14: The corner of 2 Love Lane / 64 West Street transformed into Victoria Buildings. Late 19th-century photograph reproduced from Pike 1894, 26, reprinted 1995. © Berwick-upon-Tweed Record Office

the line of the south front and suggests that another building originally abutted 2 Love Lane.⁶³ The fact that the cornice returns at this end, and that the only original opening in the west gable is at gable level, implies that the adjoining building had a lower eaves. At both ends of the range the gables are marked by a scrolled and moulded kneeler of a characteristic Berwick pattern projecting above the cornice. On the east gable a similar kneeler is found on the rear roof slope as well, but in the corresponding position on the west gable the scrolled termination to the kneeler is omitted, probably because the formerly adjoining building shielded it from view. The east gable is blind above the late 19th-century shop window and appears always to have been so. Little of the rear elevation of the street range is visible owing to the adjoining ranges.

The rear range is concealed along the whole of its west elevation by the addition of a parallel range beneath an outshot roof in the 19th century. The west elevation appears



Fig. 15: The eastern elevation of the wing of 2 Love Lane / 64 West Street, facing onto the 'inside yard'. © English Heritage

to have been largely blind when first built, and incorporated one of the two chimneys (the other was on the blind north gable). The main stair, however, required a window in the southernmost bay. This now serves as a tall internal doorway, but retains deep splays which are diagnostic of its origins. The round head was perhaps added in the 19th century when a new and similarly round-headed window was incorporated in the outshot. Another window, no longer visible, may have lit the service stair, which would otherwise have been lit only by the east-facing window on the second-floor landing. Other windows were concentrated on the east front overlooking the 'inside yard' [Fig. 15]. There is a moulded eaves cornice on this elevation but the windows are plain but for a scribed surround in the render. The original narrow, unadorned service entrance is placed slightly irregularly in the second bay from the north, and retains the original six-panelled door (flush-beaded to the yard, plain sunk to the entrance lobby). The southernmost ground-floor window was removed in the 19th century to create a pantry projecting through the front wall beneath a shallow pent roof.

Interior: ground floor

The interior of the front range was considerably altered in at least two 19th-century phases and the original arrangements are not always clear. The entrance position and passage appear to be original,⁶⁴ and doorways off the passage to left and right have a characteristically bold mid-18th-century ovolo-and-bead architrave without fascia, which seems to mark original openings and which also occurs in the corresponding position in the eastern room (latterly the wholesale shop), and on the two windows of the middle room. An essentially threefold division of the range is likely but the cross-wall dividing the middle and western rooms appears to be of 19th-century date. The eastern room, latterly the shop, was heated originally by a fireplace on the east gable wall, where a hearth survives in the floor and cracking to the ceiling plaster indicates the removal of a chimney breast. The position of the fireplace to the central room is indicated by a substantial masonry base in the cellar, though the present chimneypiece and many of the fixtures are of 19th-century date. The western room was heated by a fireplace on the west gable wall. The chimney breast survives on the floor above and piers project in the cellar to support a similar structure on the ground floor, now removed. This room retains one mid-18th-century architrave (on the more easterly of the two windows), consisting of a cyma reversa, fascia and bead.

An aspect of the circulation calling for special mention is the comparative isolation of the western room. The present external doorway is an insertion, as is the doorway linking it to the later outshot. The original access may have been where a doorway opens off the western end of the main stair hall, but the opening (currently giving onto a narrow stair) is cramped, and necessitates descending to the timber yard level then re-ascending. These circumstances suggest that the western room was set apart from the domestic functions of the house, perhaps as a counting house for Watson's (and later Forster's) business. The westernmost window on the front elevation has a letter-box in place of one window pane – a circumstance which may lend weight to this interpretation.⁶⁵

The rear range, in contrast to the front range, retains a wealth of mid-18th-century detail, including two stairs, a series of chimneypieces and a considerable quantity of early joinery. The bay adjacent to the front range, the internal north and south walls of which are of

brick, houses the principal stair. This is of open-well form, rising via a half-landing against the west wall before returning eastwards to the first-floor landing. The stair currently occupies a generous compartment extending eastwards outside the main masonry envelope of the rear range, where a flat lead-roofed turret occupies the re-entrant [Fig. 16]. The turret is not essential to make the stair itself usable, but it greatly eases the present circulation on both floors. The ground-floor decoration of the compartment, which has a substantial plaster modillion cornice and a raised-and-fielded panelled dado, is consistent throughout, though there are distortions, possibly from settlement, at the junction of the turret. Given the extent of early 19th-century alterations at this end of the compartment, including the form of the arch where the main compartment opens into the turret, it is possible that the turret represents an addition of this date, and there is some support for this view in the plasterwork on the south side of the stair at first-floor level; but if so, it is difficult to reconcile a smaller original stair compartment with the requirements for circulation on both floors.

The open-well stair [Fig. 17] provides a broad and gentle ascent to the first floor only. It is characterised by a handrail of toad's-back profile, wreathed at the curtail step and



Fig. 16: The northern elevation of the stair turret of 2 Love Lane / 64 West Street, seen from the 'inside yard'. © English Heritage



Fig. 17: The principal staircase of 2 Love Lane / 64 West Street with curtail, ramped handrail and three column balusters per step. DP065331 © English Heritage

ramped at the landings; fluted column newels with egg-and-dart enrichment to the caps; slender turned column balusters, arranged three per tread; an open string with silhouette tread ends; a cavetto moulding beneath the nosing of each tread; and a dado of raised-and-fielded panelling mirroring the ramping of the handrail. A roughly contemporary 'Chinese Chippendale' dog-gate allows passage past the stair on the ground floor, including access to the westernmost room of the front range, to be closed off [Fig. 18]. Although conventionally termed a dog-gate, this is perhaps intended to reinforce the distinction between the commercial and domestic zones of the house.

North of the stair a doorway at the stair-foot leads into a large two-bay room, roughly square on plan, with a chimney-breast on the west wall. Latterly this room served as a kitchen, but originally it was the dining room. Its status as a reception room is implied by the original provision of a substantial moulded plaster cornice, respecting the chimney-breast [Fig. 19], and its specific function is indicated by its proximity to the original kitchen to the north and details of the circulation (see below). A panelled dado may have been removed. The surviving window (the other was sacrificed to create a pantry



Fig. 18: The 18th-century dog-gate in the stair hall of 2 Love Lane / 64 West Street. © English Heritage

at a later date) has ovolo-moulded sunk panelled splays and a quirked ogee, fascia and bead architrave.⁶⁶ The doorway towards the east end of the north wall has a re-hung mid-18th-century six-panelled softwood door (plain sunk panels to the room and flush-beaded panels to the lobby) hung on I-L hinges. Another door at the west end of this wall has three horizontal panels, flush-beaded to the dining room and plain sunk to the other face; this too has been altered.⁶⁷

The next bay north of the dining room was occupied by the second stair to the west and a service entrance and lobbies to the east. Beyond these lay the original kitchen. The two lobbies have been thrown into one, but evidence survives to show that the yard entrance gave onto a small lobby, from which direct access could be gained only to the kitchen. The second lobby linked the kitchen with the dining room, passing the foot of the second stair. Since the second stair served all the rooms on the upper floors of the rear range, this duplication of lobbies ensured that the circulation of polite and service functions was segregated as far as possible. Where the doorways retain architraves, they are of the same form as on the dining room window.



Fig. 19: The original dining room, complete with high-status cornice, later used as a kitchen at 2 Love Lane / 64 West Street. The chimney breast projects to the right. © English Heritage

The kitchen was a single-bay room with a fireplace on the north wall, backing on to the adjoining granary (60 West St). The kitchen was plainly fitted out without a cornice but has the same architrave as the surviving dining room window (quirked ogee, fascia and bead) and raised-and-fielded panelled shutters to the window [Fig. 20]. Both doors to the kitchen are hung on I-L hinges and have three horizontal panels: the door from the kitchen to the entrance lobby is flush-beaded to the room and plain sunk to the lobby; that to the stair-foot lobby has the plain sunk face to the kitchen and the flush-beaded face to the lobby. The plain fireplace, of tooled sandstone, has been blocked with brick.

The second stair [Fig. 21], which rises from ground level to the second floor, is of dog-leg form and is set back on the western side of the rear range in order to allow for the two lobbies separating the dining room and kitchen. It is characteristic of plainer mid-18th-century work, with a saddle-profile handrail, square newels with moulded caps, a close string and diamond-set balusters. A dog-gate has been removed from the second-floor landing. There is a contemporary plaster cornice to the stair compartment on the second floor, where the landing is open to a window in the east wall. With just this window to light it the stair is poorly lit at ground level, and it is therefore possible that a west-facing window or skylight has been lost.



Fig. 20: The original kitchen of 2 Love Lane / 64 West Street., looking east towards the 'inside yard'. The two doorways to the right relate to originally separate lobbies, one opening off the 'inside yard', the other leading to the dining room and stair. © English Heritage



*Fig. 21: The second stair of 2 Love Lane / 64 West Street, from the first-floor landing. DP065330
© English Heritage*

Interior: first floor

On the first floor there is a greater level of survival of original and early details in the front range and very extensive survival in the rear range. Most rooms retain original sashes (with or without their glazing bars) and panelled shutters on a mixture of butterfly and H-hinges. In the front range the shutter panels have a superior raised-and-fielded finish whereas in the rear range they are simply sunk within the same ovolo-moulded border. The sashes in the front range have had their glazing bars removed to fit plate glass but in the rear range the glazing bars have survived.

The main stair rose to a landing on the east side of the rear range, off which now opens an elongated compartment, partly within the re-entrant and partly intruding into the front range [Fig. 22]. Doorways opening off both areas are characterised by slender ovolo-and-bead architraves of mid-18th-century date. This includes one opening eastwards towards the bedrooms over the c. 1887 billiard room.⁶⁸ The main stair compartment has a heavy modillion cornice similar to that on the ground floor, but the smaller compartment in the re-entrant has a simpler moulded cornice which looks 19th- rather than 18th-century, and it is lit by a round-headed window similar to that in the west wall of the 19th-century outshot. The east wall of the rear range, which divides the two compartments, is carried on a semi-elliptical arch with a panelled intrados springing



Fig. 22: The main stair compartment and landing, 2 Love Lane / 64 West Street. DP065342 © English Heritage

from moulded impostes incorporating an echinus moulding characteristic of the early to mid-19th century. The clearest indication of change in this area is a vertical break in the panelled wainscot in line with the inside wall of the rear range, where it meets the front range. This suggests that part of the wainscot (there is also a detached section on the east side of the re-entrant) has been repositioned in conjunction with the creation of the arched opening. Taken together there is very strong evidence that the present re-entrant 'turret' is substantially of later date, but what preceded it is less clear.

In the front range the eastern room formed, at least from the early 19th century, a large three-bay drawing room [Fig. 23]. It retains its original skirting, raised-and-fielded dado and slender ovolo-and-bead architraves to the windows. The plaster cornice as well as the six-panelled doors and their architraves are early 19th-century, however, and the chimneypiece is 20th-century. The eastern and middle rooms both enjoyed access to a small unheated dressing room between them, and this suggests that the eastern room may have been intended as a bedroom initially. The dressing room was also accessible from the lobby opening off the stair compartment. All three doorways have ovolo-and-bead architraves.

The middle bedroom has the same skirting but the door and window architraves are of slender cavetto-and-bead form. The chimneypiece has a mid-18th-century stone



Fig. 23: The first-floor drawing room of 2 Love Lane / 64 West Street, DP065319 © English Heritage

architrave surround; the cornice has had a later mantel shelf applied but may in other respects be original. The six-panelled door from the landing is 19th-century.

The western bedroom is reached from the half-landing of the main stair, off which a doorway with a mid-18th-century cavetto-and-bead architrave opens onto a narrow straight flight of steps. A plaster scar west of and above this doorway suggests the possibility of an earlier position for an opening, but such an opening is not respected by the panelling of the stair dado, which continues uninterrupted across it. Such an opening would have been at a similar mezzanine level to the present doorway.

In the rear range the bedroom over the dining room was entered principally from the main stair on the south; service access from the north could be gained from the second stair via a small dressing room opening off the north side. On the blind west wall the bedroom retains its original chimneypiece which has a lugged timber cyma reversa and bead moulding applied to the outer fascia of a stone surround, a pulvinated frieze and a moulded cornice [Fig. 24]. The decoration of the room is otherwise restricted to a simple moulded plaster cornice, a moulded dado-rail and a moulded skirting which is simpler in form than the skirtings in the front range. Door and window architraves are of the ovolo-and-bead form. The cupboard doors flanking the chimney breast appear to be of 19th-century date, as is the cast-iron grate. The small dressing room beyond was provided with a cornice in the early 19th-century but is otherwise little changed. The window has a slender cavetto-and-bead architrave.



Fig. 24: The bedroom over the original dining room, 2 Love Lane / 64 West Street. © English Heritage

The narrow bedroom above the kitchen has an original moulded plaster cornice and a moulded skirting of the same kind as in the front range bedrooms. There is no sign of a fireplace and the two-flue stack on the ridge above suggests that fireplaces were provided in the kitchen and on the second floor only at this end of the range. This would suggest that the room was intended for occupation by a servant. The window has the same cavetto-and-bead architrave as the dressing room adjoining, whilst two wall cupboards (in the north and west walls) have a slightly flattened variant of the same moulding.

Interior: second floor

The second floor is confined to the rear range and has been little used since the first half of the 20th century. As originally built, the second stair and its landing occupied the whole of one bay, opening onto a narrow bedroom to the north and a larger three-bay bedroom to the south, off which a doorway gave access to the roof-space over the front range. The larger bedroom was later subdivided but its original extent, encompassing the bay above the principal stair, can be demonstrated from the fact that the plaster cornice which survives in the larger of the two resulting rooms butts up against the partition. Both bedrooms had a moulded dado-rail, but this feature was absent from the stair compartment. Throughout the second floor doorways uniformly retain narrow cavetto-and-bead architraves without fascias, though the six-panelled doors appear to be later [Fig. 25]. The sashes have also been renewed with the exception of the southernmost example, now lighting the partitioned-off portion of the larger room.

The narrow room at the north end of the rear range has a moulded plaster cornice and a stone fireplace with a simple cyma reversa and bead timber architrave applied to the outer fascia of the stone surround. The cast-iron hob-grate is a later insertion.



Fig. 25: Doors, doorways and shutters on the second floor of 2 Love Lane / 64 West Street. DP065313 © English Heritage



Fig. 26: The larger second-floor bedroom with stone chimneypiece, 2 Love Lane / 64 West Street. © English Heritage

The large bedroom was heated by an asymmetrically placed stone chimneypiece on the west wall (its position determined by the smaller dimensions of the kitchen and the corresponding first-floor room) with a surround and architrave similar to those in the previous room, beneath a frieze with shaped ends and a moulded cornice, both in timber [Fig. 26]. It is similar to the chimneypiece in the corresponding first-floor room but without the lugs. Once again the hob-grate is later. There is a moulded plaster cornice and moulded timber dado-rail and skirting. The cornice survives only in the larger part of the now sub-divided room. To a large extent this is true also of the dado-rail, but small fragments remain on the east wall, with short returns to the adjacent doorways; elsewhere in the smaller room plaster scars point to the removal of the rail on the west and south walls (but not the inserted partition).

The attics and roofs

An original doorway⁶⁹ off the south end of the larger second-floor bedroom opened directly into the front range attics, which were boarded for use. A ladder stair ascended from the front range attics to give access to the rear range attic, which was later linked to the attic of the granary at 60 West St. Both ranges have sprockets diminishing the roof slope at the eaves.



Fig. 27: The roof of the front range of 2 Love Lane / 64 West Street. The boxed-in skylight illuminates the stair serving the western first-floor room. DP065340 © English Heritage

The front range was originally roofed in seven bays, though the fourth truss from the west, which formed the basis for a boarded partition,⁷⁰ has been largely dismantled. With this exception the original softwood roof trusses survive and are of tie-beam and collar form with vertical queen-struts; the joints are of pegged mortice-and-tenon construction [Fig. 27]. The struts are positioned as though for ashlaring, but are of substantial construction and jointing and appear to be structural. The slightly tapering principal rafters are notched at the apex and support a single rank of staggered butt side-purlins. The common rafters span half the roof slope only; they are tenoned into the purlins and pegged at the apex without the use of a ridge-purlin. The trusses are numbered 'I' to 'V' from west to east in chiselled carpenter's marks, positioned at the base of the collar centres.

The loading doorway in the west gable has mortared-up jambs incorporating broken brick and is altered if not inserted, though the hoist beam that remains *in situ* is of comparatively early date (the arrangement is similar to that at 57 West St). Light for the eastern portion of the attic seems to have been limited to two very small openings formed in brick on either side of the stack rising on the east gable. These appear prominently on two pictorial letterheads, one in use in 1900, the other dating from the following decade (see Figs. 8 and 28).⁷¹ The present skylights in the front roof slope (second and fourth bays from the west, rising directly from the purlin) are later insertions,

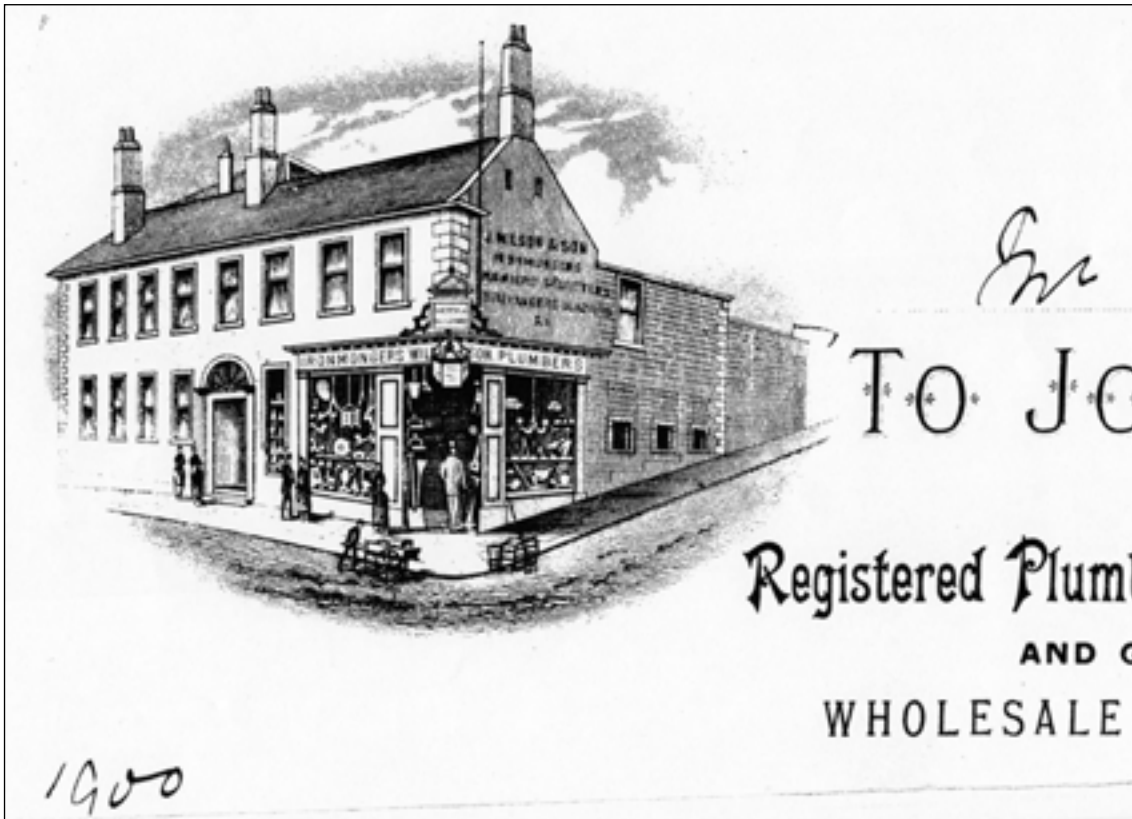


Fig. 28 (above): View of 2 Love Lane / 64 West Street from a letterhead of John Wilson and Son, sent in 1900. © Berwick-upon-Tweed Record Office

Fig. 29 (below): The roof of the rear range of 2 Love Lane / 64 West Street. DP065341 © English Heritage



a peg on the purlin indicating in each case where a former rafter has been truncated to make way for the opening.

Evidence in the roof of the front range demonstrates that the higher roof of the rear range was part of the same phase of building. In the third bay from the west, and towards the western end of the fourth bay, there are no common rafter mortices on the lower face of the north purlin, and no marks of former laths or boards on the backs of the common rafters above the purlin, indicating that this part of the roof was enclosed beneath the hipped end of the rear range roof from the outset.

The rear range proper was roofed in four bays; a fifth, which was hipped, and dispensed with the use of purlins, extended over the northern slope of the front range roof. Light was provided by an east-facing dormer in the second bay from the north. The four softwood roof trusses, the single rank of staggered butt purlins and the form of the common rafters were all as in the front range [Fig. 29]. Wide boards (typically 260 – 275mm) are nailed over the backs of the common rafters. The original collars have been removed leaving empty two-pegged mortices and higher, more slender nailed collars substituted. The queen-struts have also been removed from all trusses except the southernmost, which has no mortices for them and appears never to have incorporated struts. Probably owing to the loss of the collars no truss numbers are evident, but the east principal rafter of the southernmost truss has a 'Baltic' mark relating to the trade in softwood.

Early nineteenth-century alterations

In the early 19th century the main entrance and stair hall were remodelled with the addition of elaborate door architraves, and the principal first-floor room – probably the drawing room – was provided with an elaborate reeded cornice. Fire-grates were extensively renewed perhaps around 1830.

The new entrance [Fig. 30] has plain pilasters, cavetto-moulded imposts and a plain segmental-arched fanlight, and opened on to an entrance passage leading to the stair hall. The latter was refitted on the ground floor with three slender



Fig. 30: The early-19th-century doorcase of 2 Love Lane / 64 West Street. DP065311 © English Heritage

timber doorcases each incorporating convex-profile fluted pilasters and a moulded cornice. One was applied to the doorway to the dining room, one to a doorway giving onto the 'inside yard', and one to a doorway opening into a large cupboard. A second external doorway so close to the other is implausible, and it is therefore probable that the cupboard or some other internal space existed by this date.

The dining room appears to have been converted to serve as a kitchen in the early 19th century, relegating the original kitchen to the status of a scullery (it subsequently acquired a laundry hoist). Additional space for pantries was created by breaking through the east wall in the bay adjacent to the stair hall and partitioning off two walk-in cupboards partly inside and partly outside the original external wall, which survives, cornice intact, overhead. The projection into the yard is clearly discernible on the OS 1:528 map of 1852. The kitchen retains a charcoal stove with reeded decoration to the front (see Fig 19, above), and one of the pantries retains a small dresser with reeded decoration and a series of shelves on shaped brackets.

The drawing room on the first floor of the front range was refurbished around 1830. The distinctive feature of this period is an elaborate cornice incorporating, on the soffit, clustered reeds terminating at flambeau ends and divided by florets [Fig. 31]. A series of cast-iron hob-grates are roughly contemporary. They have characteristic ornament in bold relief and one of them – in the small second-floor bedroom at the north end of the rear range – has the Carron name at the base of the left-hand hob. Less easy to date, but probably of about the same date, are a series of six-panelled doors. Those in the front range have raised-and-field panels while those in the rear range have moulded sunk panels; all are hung on butt hinges with no evidence for earlier fixings; that between the kitchen and the stair hall is hung on two-way hinges for ease of movement.



Fig. 31: The drawing room cornice, 2 Love Lane / 64 West Street. DP065318 © English Heritage

The added outshot

Map evidence indicates that the original rear range was nearly doubled in width by the addition of a two-storeyed outshot along its western side before 1852 [Fig. 32]. Earlier maps lack the precision to narrow the date range with confidence, though they seem to imply that the footprint was essentially the same in 1822 (Wood) and 1844 (Lowrey). The architectural evidence, however, suggests that the present outshot dates from not long before 1850, and that while the first floor provided additional bedrooms, the ground floor was intended for office uses associated with the timber yard and granaries. An earlier structure on part or all of the same footprint cannot be ruled out, but would have been restricted in height by the need to light the main stair of 2 Love Lane. The outshot sacrifices a full bay on the first floor in order to maintain light to the stair.

The outshot is constructed of uncoursed sandstone rubble, with squared lintels and quoins and projecting sills to the openings facing the timber yard, a brick chimney rising on the west front and a roof of Welsh slate. The openings are square-headed with the exception of the round-arched window which substitutes for the stair window in the original rear range. The lintels and quoins have an ashlar finish to the immediate surround, but are otherwise dressed to a rougher finish. This suggests that it was intended to render the masonry from the outset, though there is no indication that this was done. The voussoirs of the stair window exhibit a similar treatment but also have radial tooling to the ashlar portion. The fact that the stair window has the same basic form as that lighting the first-floor landing from the north suggests that the latter – forming part of the remodelled landing area – may have been provided at the same time.



Fig. 32: The added outshot, 2 Love Lane / 64 West Street. DP065346 © English Heritage

On the ground floor the outshot provided two distinct areas. To the south a plain external doorway opened into an entrance lobby or passage off which a small cubicle, perhaps for a clerk, was partitioned (the partition has been removed, but its curving form is preserved in the ceiling), and from which communication could be had with the remainder of 2 Love Lane via the stair hall. South of this lobby a doorway was broken through to the western room of the original front range, which was equipped with a safe. On the north side the lobby led to a large office lit by two unusually tall sash windows overlooking the yard. There was a stove in the north-west corner, the cast-iron surround for which survives.

To the north of the offices the west wall was originally set-back on the ground floor to maintain access to the granary, via a doorway next to the carriage arch. The set-back wall has been removed and the room it enclosed is now part of a larger garage or store. Originally it communicated with the kitchen in the former dining room, and the original kitchen which had become a scullery, so it must have had a service function.

On the first floor a long passage runs along the rear of the outshot from the bay containing the new stair window [Fig. 33]. Because of its position this passage has to be

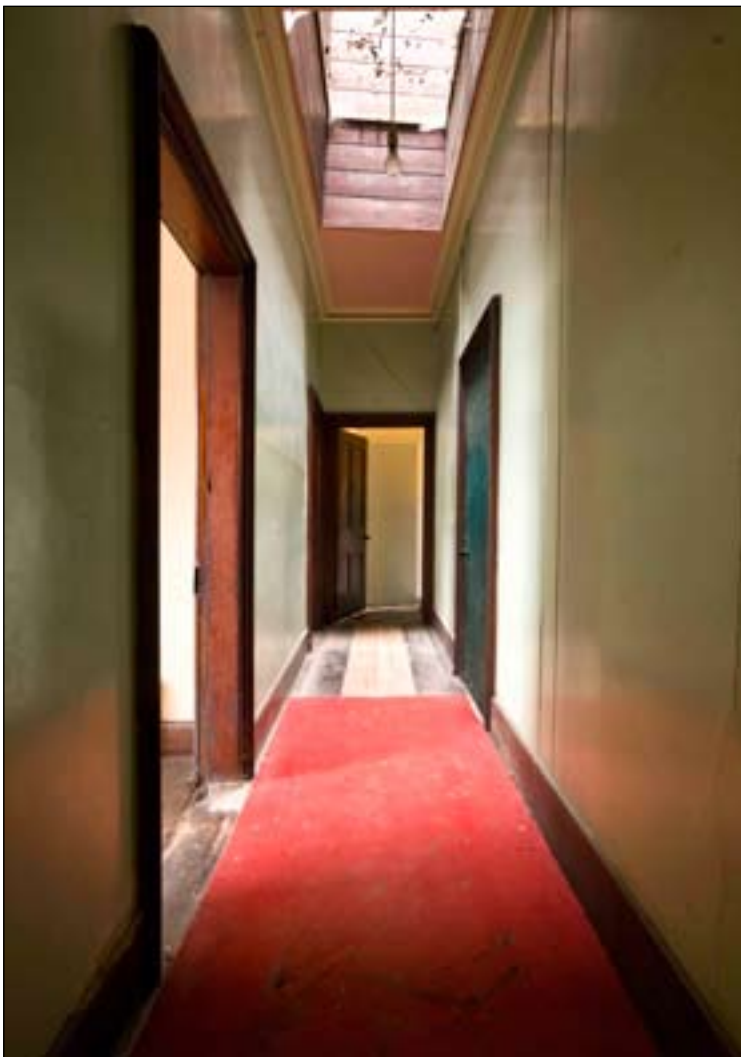


Fig. 33: The top-lit first-floor passage at the rear of the outshot of 2 Love Lane / 64 West Street. DP065323 © English Heritage

top-light by skylights, the boxing for which is visible in the roof space. Two bedrooms opened off the west side of the passage and an unheated third room with a slightly narrower window occupied the full width of the outshot at the north end. The two heated bedrooms have fireplaces in adjoining corners to share the same stack. Each fireplace has a simple stop-chamfered stone chimneypiece with a plain mantelshelf, and a round-headed cast-iron grate is exposed in the central room. The rooms are well finished with panelled shutters and splays, and simple moulded plaster cornices; these last are also found in the passage and in the stair bay, but not in the northern room, which was perhaps intended for a servant's use.

The four-bay roof of the outshot is carried by a series of half-trusses of strutted king-post form, assembled using notched mortice-and-tenon joints secured by iron straps. There are two sets of trenched purlins. At the northern end of the roof space one of the second-floor windows of the granary has been adapted to form a doorway.

Victoria Buildings, 1887

The extent to which 2 Love Lane was used for commercial purposes originally is unclear, but in 1887 the eastern room of the ground floor was converted into a shop by John Wilson, ironmonger, who renamed the house Victoria Buildings, no doubt in honour of Queen Victoria's Golden Jubilee (see Fig. 14 above).⁷² At the same time Wilson added a second rear range alongside West Street, consisting of a billiard room on the ground floor and bedrooms above [Fig. 34]. The billiard room appears to have been a commercial venture, and was provided with its own rear entrance and toilet facilities.



Fig. 34: The billiard room with bedrooms above, added to the rear of 2 Love Lane / 64 West Street. This addition faces onto West Street. DP065337 © English Heritage

The encaustic tile floor of the toilet is the same as that in the main entrance and stair hall, which must have been renovated at about the same time. Wilson's motive for providing additional bedrooms in the billiard room extension may have been that the property at this time formed as many as three dwellings or tenancies, as shown on the 1852 map. If so, the internal arrangements must have been relatively informal, and within a few years these rooms were in use as offices, linked to the granary. Another of Wilson's advertised businesses was a 'Wholesale & Retail Glass warehouse', and it is doubtless to this that the presence of two elaborate (continental?) late 19th-century stair windows can be attributed [Figs. 35 and 36].⁷³ His gas-fitting business probably accounts for the extensive introduction of gas lighting, which extends to all areas, including the cellar and the former granary at 60 West St.



Fig. 35: The north-facing window on the principal landing of 2 Love Lane / 64 West Street. The female figure with flowers may represent the goddess Flora. DP065321 © English Heritage

The added rear range provided a single ground-floor room, fitted out as a billiard room. An ornate plaster cornice and a moulded timber dado rail define the space, which has been partitioned subsequently. The cornice also respects two chimney breasts, one extant, the other – at the southern end – removed. The surviving chimney breast has a stop-chamfered chimneypiece and a shelved overmantel [Fig. 37]. Billiard rooms benefit from ample top-lighting, which was here not available. Instead natural light was provided by three windows set high on the wall overlooking West St, the northernmost now blocked, two conventional windows facing north onto the inside yard, and (formerly) a high-level window facing an arm of the yard to the west. They were probably supplemented by gas-light in the position of an elaborate ceiling rose in the centre of the room. One of the north-facing windows was converted to a doorway when the link to the granary was constructed.



Fig. 36: The window depicting the Virgin Mary with a dove and a lily, on the first floor landing of the 19th-century outshot, 2 Love Lane / 64 West Street. Its exterior can be seen in Fig. 32. DP065335 © English Heritage

On the first floor a dog-leg passage leading off the main stair landing provided access. There were three heated rooms, one to the south and two to the north, fitted out with chimneypieces, sash windows, panelled shutters and plaster cornices. The elements of a dismantled 1880s black marble chimneypiece were present in the southern room at the time of survey. Each room originally had its own doorway off the passage, but the entrance to the north-west bedroom was subsequently blocked and it was linked instead with the north-east bedroom, probably to facilitate use of these rooms as offices, and perhaps at the same time that a doorway was inserted in the north window of the north-east room, leading via a timber link to the granary.



Fig. 37: The chimney piece and over mantel in the former billiard room at the rear of 2 Love Lane / 64 West Street. © English Heritage

During Wilson's ownership, in 1887, the joists supporting the ground floor of the front range may have been renewed. Long softwood joists span from front to rear, resting at mid-span on an axial beam supported by Samson posts, subsequently supplemented by brick piers [Fig. 38]. The intervals between the joists were ceiled with lath and plaster of which only fragments remain. One of the joists has 'J. Wilson' and another has 'RDE.' roughly painted on its soffit, and one of the surviving ceiling panels has the date '1887', 'JW' and 'WT'. However, the structure of the floor – in particular its reliance on full-width joists and Samson posts – recalls 18th and early 19th-century practice, and the square-ish sectional form of the joists is characteristic of late-17th and 18th-century construction in Berwick, so that it is unclear whether the date on one of the joists should be taken as indicating the date of its insertion.

Other alterations to the house are of about the same date, notably in the middle ground-floor room of the front range, which acquired a new chimneypiece. Some of the oak joinery in this room may be of a similar date.



Fig. 38: The cellar of 2 Love Lane / 64 West Street, looking west. The ceiling bears a series of painted inscriptions, including J Wilson's name on a joist and the date 1887 (not visible) on plaster. The supporting axial beam and Samson posts are more characteristic of 18th- and early 19th- century warehouses and granaries. © English Heritage

The granary (60 West Street) and timber yard (4 Love Lane)

This large granary (its stated function on the 1852 OS map) consists of three storeys and an attic [Fig. 39] (see also Fig. 32 above). It is set back to the rear of the house, roughly parallel to Love Lane and gable-on to West Street, on an elongated plot which once extended as far as the former granary complex, now Tintagel House, further west on Love Lane. In front of the demolished extension there was a large yard. Between the rear range of 2 Love Lane and West St there is a more domestic 'inside yard', enclosed to the east by the steeply inclined revetment carrying West St up the brae. There seems to have been a grading of the ascent, with the result that the ground floor of the granary is more than 3.0m beneath the level of the road, and the entrance from West St is at first-floor level. The West St elevation, and the south elevation as far west as the original rear range of 2 Love Lane, are concealed by cement render, scored to resemble ashlar. The ground floor of the West St elevation is occupied by an inserted full-width shop front of late 19th-century date.

Encapsulated within the granary is an earlier building of just two storeys, identifiable from documentary sources as a former stable and coach house. It is clear from the irregular alignment of the southern wall that this earlier building respects the rear range of 2 Love Lane. It was extended westwards at the same time that an additional storey and a dormered attic were added throughout. Thus enlarged, the building housed a granary



Fig. 39: View of the east end of the granary facing onto West Street, denoted by the large gable and shop front as well as the 2-storey strip of green quoins to its left-hand side. DP065338 © English Heritage

and timber 'shades', though it may have continued to provide a coach house and stable on the ground floor. Dendrochronology assigns the raising (and hence the extension) to the 1760s; the earlier building, for which a tree-ring date proved unobtainable, lacks closely datable stylistic features, but documentary evidence places it in the mid-18th century. Windows in the south wall of the earlier building, now facing into the outshot added to the original rear wing of the house, demonstrate that the outshot was added later.

The former coach house and stable

It is clear from documentary references that the earlier building encapsulated within the granary forms the coach house (or 'Chaisehouse') and stables belonging to 2 Love Lane. Elderly witnesses testifying in 1811 recalled the nature of the site in the middle years of the 18th century (for the full text, see the Appendix). The following is a characteristic example:⁷⁴

Robert Martin Carpenter aged 74 Years says that he recollects working at a House at the foot of the western Lane [i.e. modern West St] which then belonged to the late Thos Watson Esqr. above 50 Years ago [and] that he well recollects the West and northern parts to have been a waste except the Coachhouse and Stables thereto adjoining.

Another (Christopher Mitchelson) confirmed the essentials, referring to the building as a 'Chaisehouse & Stables'. James Armstrong, a mason who had worked on 2 Love Lane in the 1750s, and John Laws, a carpenter, both indicated that the building was present during Thomas Watson's occupancy, Armstrong noting:

The Kitchen servants apartments and a small yard towards the western Lane to the best of his knowledge and beleif [*sic*] was the whole property of the said Mr Watson and that all the Ground situated on the North west of the said House were at that time a Coachhouse Stable &c a large Bank of Ashes covered with hemlocks.

The extent of the former coach house and stable is indicated at its western end by substantial quoins terminating the north and south elevations on both the ground and the first floor. Similar quoins in the corresponding position are absent from the second floor, which was added when the building was extended westwards but was later truncated. As first built, the coach house and stable extended, as now, roughly two bays west of the original rear range of the house, and just one bay west of the outshot subsequently added to the rear range. It was characterised by openings with raised sandstone surrounds of a kind often associated with rendered exteriors. These can be seen on the ground and first floors of both long elevations, and contrast with the smaller plain openings with segmental brick heads characteristic of the second floor. This earlier building appears to have extended eastwards as far as West St, as now, since the easternmost opening with a raised stone surround occurs close to this end.

Externally the walls are of sandstone rubble with large squared quoins at the western end (those at the eastern end are concealed by render). A series of original openings with raised surrounds can be identified. The doorways have monolithic jambs (where

not concealed by render), while the windows have jambs made up of a long central piece and two short pieces to top and bottom, the short pieces tying back slightly into the surrounding masonry. On the north elevation, facing the Cat Well Wall, a window and a doorway, both now blocked, can be identified on the ground floor. They are grouped towards the centre of the elevation, the window to the west, the doorway to the east. Above the doorway on the first-floor there is another doorway and to its west (but not as far west as the ground-floor window) another window, both with the same raised jambs [Fig. 40].

The south elevation is partly obscured by the rear range of the house and this section of walling appears to have been blind. To the east of the original rear range there is what appears to be an original doorway with a raised (and now rendered) stone surround close to the revetment of West St [Fig. 41]. The first-floor window above it has been considerably altered to create a doorway, but part of what may be the eastern jamb and the end of the lintel survive from an earlier opening, which may belong to the original building. To the west, within the later outshot, there is a blocked ground-floor doorway (the surround similarly rendered next to the west wall of the original rear range). Slightly further west, the upper portion of a raised window surround survives (lintel and the top of both jambs) above a later doorway [Fig. 42]. On the first floor a window is clearly



Fig. 40: View of the covered ground-floor passage extending along the north side of the granary, showing original openings (with raised surrounds) in the north wall of what was once the coach house and stables. DP065314 © English Heritage

Fig. 41 (right): The lower doorway, seen from the yard of 2 Love Lane / 64 West Street, with its raised stone surround belongs to the original stable and coach house. © English Heritage



Fig. 42 (below): Blocked ground-floor openings in the southern wall of the granary. © English Heritage



identifiable, though altered, in the westernmost bay, outside the outshot [Fig. 43]. The west jamb is in situ, while the east jamb has been re-set to create a wider opening. The original width is probably indicated by the surviving but badly weathered sill. The original stone lintel has been replaced by a longer timber lintel. Other ground and first-floor openings, though mostly square-headed, have flush surrounds and appear to be later.

The ground floor is comparatively tall (3.30m from the present floor level to the underside of the modern ceiling), as befits a good-quality stable. The upper floor is carried on a series of heavy transverse softwood beams, one of which is exposed immediately east of the carriage arch; the axial joists are concealed by the modern ceiling. The first floor, at 2.88m to the underside of the later joists, is also much taller than would be expected in a granary. No evidence was found for the form of the original roof.

It is not immediately obvious how the numerous original openings help to resolve the internal arrangements and use of the building. Internal divisions have certainly been lost,



Fig. 43: First floor window with stone surround in the southern wall of the granary west of the outshot. © English Heritage

but the under-drawing of the ceiling, the resurfacing of the floor and the replastering of the walls makes their positions impossible to identify. A coach house requires at least one larger opening, and the local topography dictates that this must be west of the rear range since vehicular access to the yard between the rear range and West St must have been ruled out by the difference in level.⁷⁵ The wide segmental-arched opening in the westernmost bay of the south front occupies the most likely location, and the form – stone-vousoired with distinct abutments – is consistent with an 18th-century date but the masonry, at least of the arch, looks 19th-century, and is associated with signs of insertion [Fig. 44]. Probably the opening is original but the arch has been raised or rebuilt.⁷⁶

A single carriage arch, accompanied by even quite a large stable, would not account for the full extent of the original building, so that some other ancillary function(s) may be suspected. The eastern end of the ground floor appears to have been heated, judging



Fig. 44: The carriage house arch in the western end of the southern wall of the granary. © English Heritage

by the presence of a shallow chimney breast rising the full height of the east gable wall. Latterly this served a fireplace in the later attic but the evidence (discussed below) for a stair against this wall from the first floor upwards rules out fireplaces on these floors in the years following the raising and extension. It is likely that the chimney breast relates to a ground-floor fireplace which was retained in use when the building was raised, but the original opening is not identifiable.

A striking feature of the building's arrangement – a response to the land rising steeply towards the north – is its relationship to a passage-like feature running back from West Street along the outside face of much of the northern wall, and beneath the southern end of the former Bridge End Inn, which stood on West St immediately to the north of the granary. The north side of this passage is formed by a revetment wall more than two storeys high on the line of the Cat Well Wall, intended as part of the Elizabethan defences of the town [Fig. 45]. Although now roofed over at second-floor level, the passage was clearly open to the sky originally, since a series of ground- and first-floor doorways and windows occur in the north elevation of the granary, some of them dating from the original stable and coach house. One of the first-floor openings is a large window, later adapted to take a smaller granary window (see below).



Fig. 45: The passageway on the line of the Cat Well Wall, showing the north wall of the granary to the left. DP065315 © English Heritage

The granary and timber yard

Probably not long after it was first built the stable and coach house was raised to its present height and extended westwards to serve as a granary and timber 'shades'. One witness testifying to Berwick Corporation in 1810 attributed the rebuilding unequivocally to Ralph Forster rather than Thomas Watson,⁷⁷ and this is consistent with the tree-ring dates assigning the rebuilding to the 1760s.⁷⁸ Within the enlarged building the granary is likely to have occupied the whole of the attic and second floor, but only the eastern two-thirds of the first floor; the shades occupied the open-sided ground and first floors of the extension and opened southwards onto a large paved yard. The ground floor of the original building may have remained in ancillary use: there are no features clearly diagnostic of granary use, and the house would have continued to need stabling for horses and vehicles. The westward extension was demolished at some time after the mid-1960s, leaving only vestigial evidence for the shades, which are recorded, however, in drawings prepared for the building of Tintagel House (see below). The masonry of the second floor is therefore truncated (the line of the truncation passes through one of the second-floor windows on the front elevation) and a new brick gable wall has been constructed rising above the original end wall of the stable and coach house.

The granary

The masonry of the added second floor is of random sandstone rubble, and is pierced by a series of small windows with segmental arches turned in brick (see Fig. 43, above). Some brick occurs among the general masonry, particularly in the window jambs, which are otherwise roughly quoined in stone. Over the open front and rear of the shades the walls were carried on massive paired softwood beams reinforced with segmental relieving arches; only stubs of the beams and the abutments of the arches survive.

The floors belonging to the enlarged building (second floor and attic) are engineered in a manner quite different from that of the first floor (which belongs to the original building), being carried by full-width softwood joists without the use of beams. The added floors are not as tall as those of the original building: the second floor affords headroom of just 2.01m beneath the joists; the attic has 2.38m to the collars, but the height to the principal rafters diminishes to about 0.85m at the eaves. These very low storey heights are particularly characteristic of maltings and commercial granaries.

Small and relatively infrequent windows are also characteristic of granaries and maltings. The original dimensions of the second-floor windows survive in the three south-facing windows (one of them slightly truncated and blocked) to the west of the original rear range. Those to the east of the rear range have been enlarged. They also survive in one north-facing window (now blocked externally). On the first-floor another window (now blocked internally) was evidently inserted to face the inside yard at the time of the raising. All these windows are recognisable externally from their proportions (wider than they are tall) and (except where rendered over) their segmental brick heads, and internally from the presence of a deeply chamfered timber lintel and a steeply shelving plastered sill intended to prevent the accumulation of dust. The original dormers in the western half of the attic retain the same form of sill but those to the east have been altered. The first-floor window and the north-facing second-floor window also retain their original



pegged softwood frames. Each contains an unglazed two-light frame, and each light is divided into four by stout, diamond-set timber stanchions [Fig. 46].⁷⁹ A similar frame survives, on the first floor facing north, in one of the adapted stable and coach house windows. Ventilation is important at all times in a granary, whereas light is needed only when work is in progress. The flow of air through the unglazed openings could be regulated by internal top-hung shutters⁸⁰ mounted on curved brackets, a pair of which survives (with the upper plank of the shutter) on the north-facing window.

Fig. 46: A window on the second floor of the granary, with timber stanchions. © English Heritage



Fig. 47: Evidence for the stair position on the second floor of the granary. DP065359 © English Heritage

Other characteristics of the raised building are consistent with granary use of the upper floors, including the application of a plaster fillet at the point where the walls meet the floor. This prevented grain, and perhaps less desirable matter, collecting at the edges of the floor, or falling through. A former stair position can be identified linking the first and second floors and attic at the eastern end of the building, where it would have been conveniently placed for a doorway off West Street. The stair position [Fig. 47] is identifiable from the trimmed area against the east gable wall, visible at second-floor level in the floor and ceiling (the first-floor ceiling is now underdrawn). The stair rose in a single straight flight between floors, and its position and simple form are typical of commercial granaries, maltings and warehouses of the period. It is perhaps unlikely that the stair also descended to the ground floor (the evidence cannot be examined). If the ground floor remained in ancillary use there may have been no need for intercommunication, and a stair in this position would have rendered the ground-floor fireplace unusable.

The roof structure is divided into eight more or less equal bays [Fig. 48]. Owing to the truncation of the building there is a truss placed against the later west gable. The collar-trusses are designed to allow easy movement down the centre of the attic. The principal rafters rise from interrupted ties which lie on the wall-tops, about 0.9m above the floor, and are tenoned at their inner ends into ashlar-pieces rising from the attic-floor



Fig. 48: View of the attic of the granary, showing the collar trusses, looking east, with John Wilson's late 19th-century office at the far end. DP065356 © English Heritage

tie-beams. The ashlar-pieces are braced down to the tie-beams in the wall thickness. All the joints are morticed and pegged, and some are notched for additional resistance. The common rafters are carried by a single set of staggered, chamfered butt purlins. The deflection of the principal rafters was originally counteracted by broad raked struts, but these have been removed and are apparent only from mortice evidence. The four eastern trusses are currently boxed but of the remainder three ('V' – 'VII') exhibit sequential carpenters' marks in the centre of the collar, facing east, and, in at least one instance ('VI'), on the same face of the principal rafter, below the purlin. From these the full sequence can be inferred, starting with 'I' at the east end, and ending with 'VIII' at the west end.

The timber 'shades'

Little remains of the shades, though their form was recorded in the 1930s, some years before they were demolished.⁸¹ The term 'shade', not recorded in this specific sense in the *Oxford English Dictionary*, describes a covered but freely ventilated structure for storing and seasoning timber. John Evelyn, whose *Sylva* was published in 1664 but was

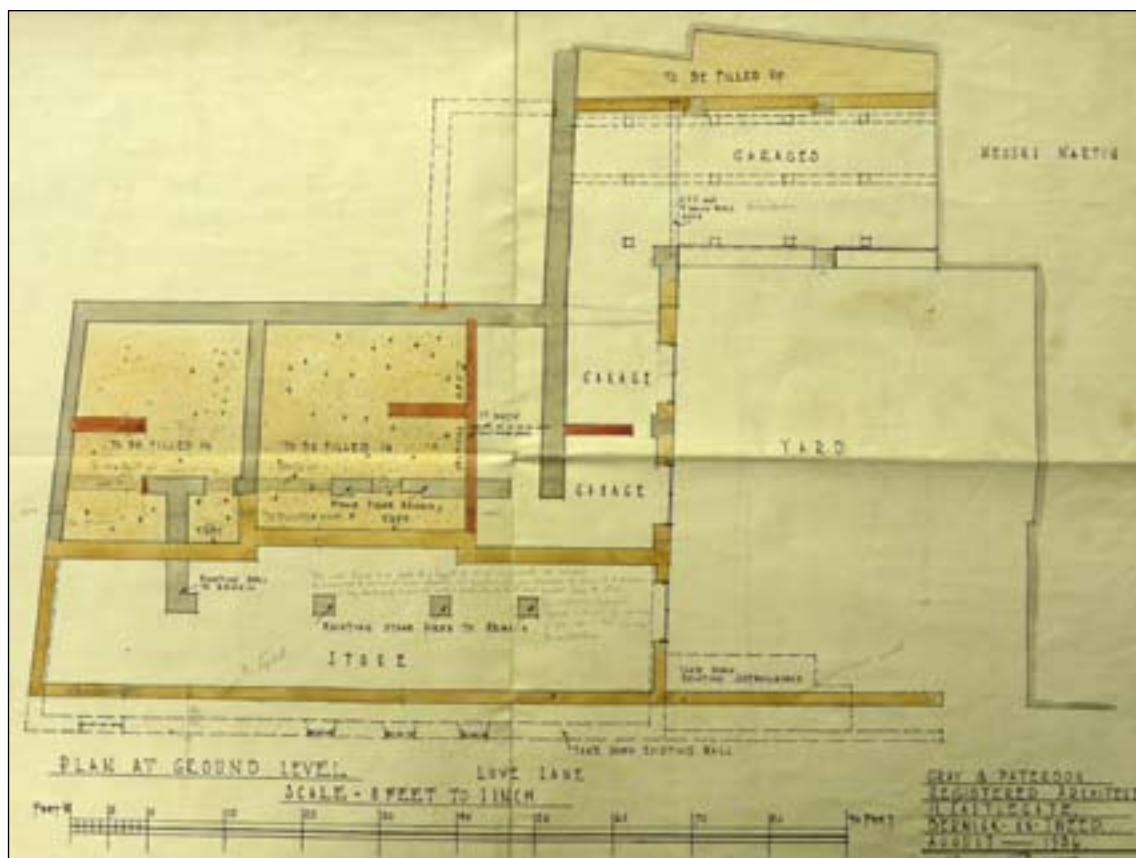


Fig. 49: Plans of 1936 for the conversion of the neighbouring granary to Tintagel House, showing the yard between the two buildings and the timber 'shades' (labelled here as 'garages') with their four ranks of posts. BRO Building Control Plans, Box 48 © Berwick-upon-Tweed Record Office

considered authoritative enough to be quoted by Isaac Ware in the 1750s and indeed by Thomas Gwilt a century later, gave the following advice on seasoning:

Lay up your Timber very dry, in an airy place (yet out of the Wind, or Sun) and not standing upright, but lying along one piece upon another, interposing some short blocks between them, to preserve them from a certain mouldiness which they usually contract while they sweat [...].⁸²

The structure erected by Ralph Forster occupied three bays and two storeys beneath the second floor of the granary, and was open to the weather on the north and south sides, though to the north the proximity of the Cat Well Wall afforded a considerable degree of shelter [Fig. 49]. On the north side the upper floors were supported by two substantial stone piers, which survive up to first-floor level; on the south side two padstones set into the yard surface show that the supports were of timber. The paired softwood beams spanning the open bays at second-floor level were supported at each end of the shades by masonry walls, belonging (to the east) to the original stable and coach house and (to the west) the granary complex now known as Tintagel House. The first floor was supported by single softwood beams, two set back from the front and rear of the building, no doubt purposely to limit the storage area to that which was relatively sheltered by the granary above, and one running axially down the centre. The sawn-off ends of some of these beams remain embedded in the masonry walls.

Late nineteenth-century alterations to the granary

In the late 19th century, probably as part of the alterations undertaken by John Wilson around 1887, a first-floor (but street-level) shop front was inserted in the east elevation and a large match-boarded and heated office was created in the eastern half of the attic, amounting to slightly more than four roof bays. Both the position of the attic fireplace and the presence of a large shop window rendered the stair at the eastern end of the building redundant, and another stair, in the position of the present modern stair, took its place. By extending a short distance into a fifth bay the office was enabled to communicate directly with the attic level of the original rear range of the house. Doorways were also inserted, perhaps at the same time, linking the other upper floors with the original rear range. Wilson no longer required the space for a granary; he clearly ran a shop in the eastern three-quarters of the first floor and probably used the remainder, plus the second floor and the western half of the attic, as a warehouse for the many branches of his business. The ground floor appears to have been used as a workshop. The size and fitting out of the attic office suggests that it was for Wilson's own use. It is possible that the first-floor rooms above the billiard room were used as offices from the outset, as they were when the firm of printers was based in the granary.

These different uses are hinted at in the fenestration, which was substantially altered at or about this time [Fig. 50]. A paired sash was installed on the first floor towards the rear of the shop, overlooking the inside yard. This was in agreement with the smart internal finish of the shop, with its match-boarded walls and ceiling, including a diminutive moulded cornice. To the rear of the shop a paired casement with transom lights was installed, and on the second-floor a series of single lights on the same pattern were introduced. At attic level the height of the windows did not permit transom lights, but



Fig. 50 (left): Altered fenestration in the south wall of the granary, including a paired sash window on the first floor. © English Heritage

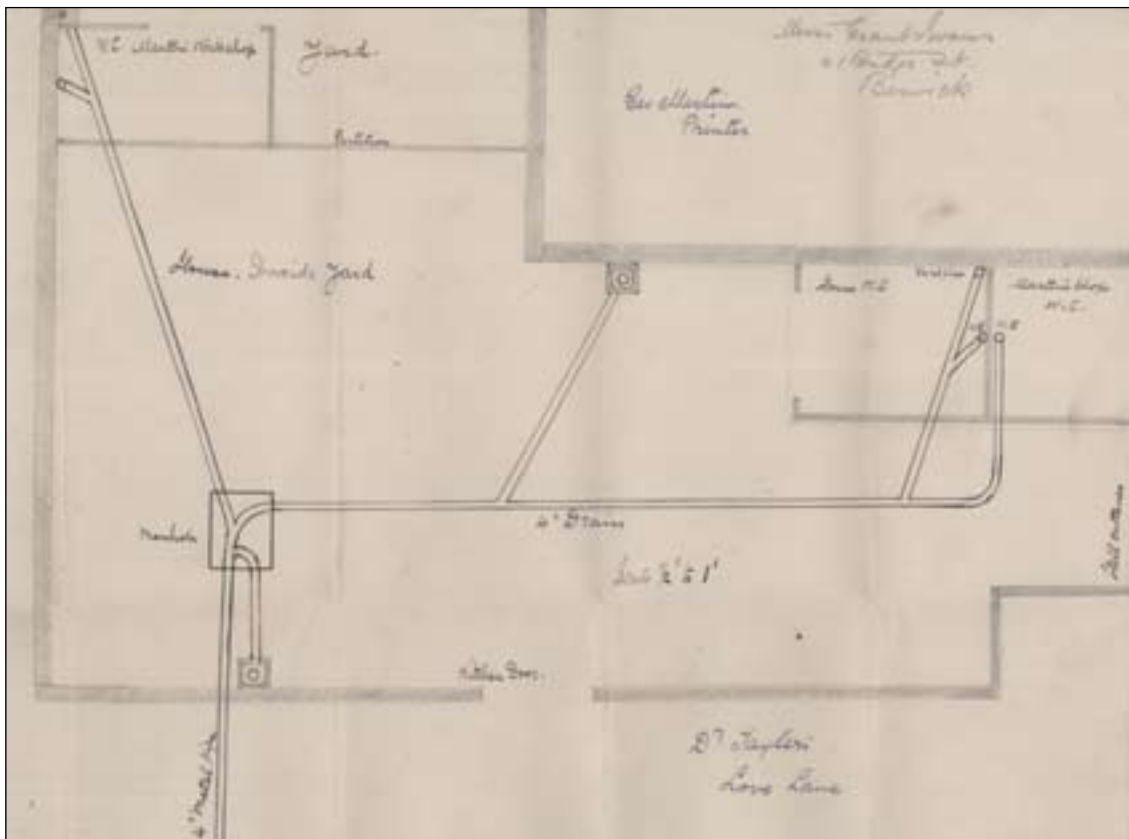
Fig. 51 (below): The tongued-and-grooved boarded office in the attic of the granary. DP065355 © English Heritage



casements of broadly similar form were inserted in the western half, while paired sashes were preferred for the office. In each case the frames are beaded. On the ground floor, by contrast, rudimentary 'workshop' lights were inserted in two windows of different sizes. These each have slender full-height glazing bars, between which panes of glass are set, each lapping the pane below without the use of horizontal glazing bars (in the manner of greenhouse glass).

The office in the attic was fitted throughout with dark-stained beaded tongued-and-grooved boards, which rise from a low skirting and extend beneath the common rafters (the purlins remaining exposed, though cased) and across the ceiling at collar level, and into the newly sashed dormer windows [Fig. 51]. The boarded interior has suffered some loss, especially to the ceiling, and the partition dividing the office from the remainder of the attic survives only above collar level, where a small door gives access to the roof-space. The two south-facing dormers are fitted with wooden bench seats. The fireplace has a stone surround and a moulded timber architrave. It contains the original cast-iron hob grate, which has a basket-arched opening and decoration in bold relief. Two angled iron fixings, one in each jamb, appear to be for securing a chimney board, an example of which was stored loose on the first floor at the time of survey. Architraves similar to those of the fireplace surround two flanking walk-in cupboards, now shorn of their doors and shelving.

Fig. 52 (below): The 1914 drainage plan of the yard of 2, Love Lane. BRO B/1914 (15 June) Planning Files Box 3 © Berwick-upon-Tweed Record Office



George Martin's printing works

In or before 1914 the granary was occupied by George Martin, printer.⁸³ This is demonstrated by a drainage plan dated 30 June 1914, depicting the inside yard and parts of the buildings adjoining [Fig. 52].⁸⁴ Martins' are shown occupying both the 'workshop' in the former granary, and a 'shop' (with its own WC) and other accommodation in 2 Love Lane, including the rear range in which Wilson had had his billiard room. It is probably early in Martins' occupancy, therefore, that a two-storey timber corridor link



Fig. 53: The collapsed timber corridor which crossed the internal yard between 2 Love Lane / 64 West Street and the granary (60 West Street). © English Heritage

was erected against the screen wall rising above the West St revetment, connecting the former granary and the added rear range, and giving the whole complex an unusually free circulation. Its presence is implied on the 1914 drainage plan which stops short of the corridor link itself but shows the workshop WC apparently opening off its west side. This pent-roofed, partly sky-lit structure had collapsed by 2008 [Fig. 53].

That the corridor link was built by Martins' rather than by Wilson is uncertain, and map evidence is inconclusive.⁸⁵ What can be demonstrated, however, is that the doorways serving the link – with the exception of the ground-floor granary doorway, which survives from the 18th-century stable and coach house – all display evidence of insertion and post-date Wilson's works of 1887 or thereabouts. The first-floor granary doorway has been inserted beneath the top portion of an earlier window, the glazing of which was retained above the chase for the pent roof. On the rear range the ground-floor doorway was inserted in an original window opening (see the surviving window quoins, which match those of the adjacent window to the west), while the first-floor doorway appears to have been inserted in a blind patch of walling.

At an unknown date Martins installed a stove at the east end of the second floor, the slab and flue for which survive. On the walls near the stove colourful examples of the firm's work are stuck to the walls, together with a few news-cuttings, some datable to the late-1950s [Fig. 54].⁸⁶ Martin's had left by 1972, when a Goad plan noted the former granary as vacant.⁸⁷



Fig. 54: Evidence that the granary was once used as Martins' print-works. DP065361 © English Heritage



Fig. 55: View of 57 West Street / 64-66 Bridge Street from Bridge End, showing the side entrance on West Street into the house on the first and second floors, and the elaborate 19th-century shop front of 64-66 Bridge Street. © English Heritage

THE BRIDGE STREET AND WEST STREET PLOT

Owners and occupiers

The descent of the Bridge St property [Fig. 55] has proved more difficult to establish prior to the 19th century. There are grounds for believing that in 1806 it may have been occupied by William Richardson, a cooper. In the thirteen rate books for the period August 1799 to July 1805 Richardson's name consistently follows Ralph Forster's or (in July 1805) James Forster's. On six occasions between 1800 and 1803 a '+' symbol is entered in the line separating the two entries, and this is interpreted as signifying a street intersection. The entries preceding Forster include two icehouses which are likely to be those on Bank Hill (the westward continuation of Love Lane), so it seems reasonable to assume that Richardson occupies part or all of 64-66 Bridge St. An objection might be raised that the proper address of the house (as opposed to the shop or shops) is 57 West Street. Good's *Directory* is helpful here. Under Western Lane the reference to Ralph Forster's Post Office, which is separate from the reference (under Bridge St) to his merchant undertaking, is immediately followed by 'Mr Richardson, Cooper', suggesting that Good may have worked his way first down the west side of West St, then turned and retraced his steps on the other side.⁸⁸ Coopers, it is worth pointing out, were among the merchant aristocracy of Berwick because through their trade of barrel-making they had come to dominate the coastwise trade in pickled salmon, which was highly lucrative in the 18th century, and more recently the trade in fresh salmon packed in ice. Richardson appears under his full title of 'master cooper' in an 1811 directory, his address given as 'Wester-lane'.⁸⁹ His property, which is not specified in the rate books and is therefore probably principally a house, is valued at £18 throughout the period 1799-1805.

Working backwards from Richardson's rate-book entries it becomes clear that he succeeded to Thomas Oswald in 1799 (valuation £16). Oswald seems to have had it from Eleanor Douglas, who was assessed on property valued £18 in each rate book from June 1794 to June 1797, and may be the same person as 'Miss Douglass', who was assessed for £20 in June 1780. It is possible that the house was first built for Miss Douglass, who was classed among the town's gentry in the 1790s;⁹⁰ unfortunately nothing more is known of her (or Oswald) at present.

After 1805 there is a gap in the surviving rate books until 1821. The Forster name reappears, his domestic and commercial property on the other side of West St now assessed separately and valued at £40 and £93 respectively. R. Weatherhead is given as the owner of the next listed property in the remaining rate books, which extend until 1832. Robert Weatherhead had a business in Bridge St as early as 1811, when a directory names him as a grocer there,⁹¹ and it is possible that he was already trading from 64-66 Bridge St by this date. From 1821 Weatherhead was assessed for £21 on what was generally termed his 'messuage' (a shop is not mentioned explicitly until 1831), and £8 for a warehouse, but he also owned adjacent property occupied by others. James Weatherly had a 'shop and rooms' valued at £10 per annum, rising to £14 in 1825 when he took over property formerly occupied by J. Park, then (from 1822) by Allan Purves. All these elements of his property are listed before the rate book entries turn to the property of Richard Nicholson, watch and clockmaker, who has been indentified

with the next building to the east (now 62 Bridge St).⁹² In total, then, Weatherhead's property was valued at £50 per annum in 1821 and £45 from 1831, when he appears to have secured a reduction in the rateable value. Since Weatherhead and Weatherly were both assessed on a house and a shop in 1831 it is possible that were once two shops in 64-66 Bridge St. The fact that Weatherly's name comes between Forster's and Weatherhead's may imply that he had the shop at the western end.

Directories confirm these conclusions, though it is apparent that the numbering of properties in Bridge St has altered a little since the mid-19th century. In 1834 Nicholson's address was given as 52 Bridge St, and Weatherhead's as 56 Bridge St.⁹³ George Weatherhead was given as a confectioner in Bridge St in 1855.⁹⁴

William Cowe is thought to have taken the property during the third quarter of the 19th century, possibly in 1868.⁹⁵ It was he who inserted the present shop front, probably in 1886, to designs by Gibson Cowe, architect.⁹⁶ The tessellated threshold to the shop entrance incorporates the name of 'W^m Cowe & Sons'.⁹⁷ In the same year the fame of the firm's sweets known as 'Berwick Cockles' resulted in their appointment to Princess Mary Adelaide, Duchess of Teck.⁹⁸ The certificate of appointment confirms that the Cowes were 'successors to the late Mr Weatherhead', and describes the range of their business activities as 'Tea Dealers, Family Grocers, and Italian Warehousemen' of Bridge St, established 1801. The date of establishment, in view of the mention of 'succession' is probably that of Robert Weatherhead's grocery business. The 1911 census shows that Peter Cowe, grocer and confectioner, was in residence at 57 West St, with his wife Catherine, four children and one female servant. Peter Cowe was listed as a 'private resident' at 57 West St in a 1914 directory, while the firm of William Cowe and Sons was listed as grocers (but not confectioners) at 64-66 Bridge St.⁹⁹

64-66 Bridge Street (Berwick Cockle Shop) and 57 West Street

The complicated address of this three-storey building reflects the fact that the domestic accommodation, on the first and second floors, is entered separately via a mezzanine-level doorway on West Street, whereas the ground floor of the street range, which seems always to have been in commercial use, was entered from Bridge Street and may once have contained two units (see Fig. 55). A cellar or substantial under-floor void exists (or existed) under at least the western portion of the front range but was not seen during the present survey.¹⁰⁰ Owing to the steep ascent of West Street there is nearly level access to the first floor at the rear.

The building is slightly later in date than 2 Love Lane. Dendrochronology suggests a construction date of 1770 or very shortly afterwards, and this accords well with elements of the domestic interior. Like 2 Love Lane it has a roughly T-shaped plan to its main elements, with the stem of the 'T' forming a somewhat irregular rear service range, to the west of which there is a small yard [Fig. 56], entered from West Street and providing rear access to the first floor, while to the east there is little more than a light well separating it from the adjoining property. The rear service range is built against the property division to the east and has a single-pitch roof. What is in effect a second rear range, parallel to the other and forming a roof valley with it, is suspended over the

southern portion of the yard and extends to a hipped north end. The main rear range is structurally involved with the outshot and appears to be contemporary in origin with it but was originally narrower, leaving a larger yard to the west, and possibly jettied. The smaller rear range over the yard entrance is demonstrably later and probably dates from the early to mid-19th century; it was present by the time the OS 1:528 map was surveyed in 1852.

While the shop on the ground floor of the street range has a later 19th-century shop front and fittings, the domestic accommodation retains, to an unusual degree, its 18th-century and early 19th-century joinery, plasterwork, chimneypieces and grates. Particularly remarkable is the survival of a series of chimney boards, used to close off chimneys during the summer months. On the first floor of the street range a large drawing room occupies the eastern end and a small panelled parlour is hemmed in by the stepped access from West Street and the main stair rising to the first floor between the parlour and the drawing room.

The building was substantially upgraded in the mid-19th century, when a number of chimneypieces and grates were renewed. Francis Cowe dates the shop front to 1886 and attributes it to Gibson Cowe.¹⁰¹ There is also evidence of a stylish overhaul of the domestic interior decoration around 1930. Plans produced by the Berwick architects



Fig. 56: The cramped yard at the rear of 57 West Street / 64-66 Bridge Street. The rendered rear range is to the right and the brick coal bin of 51 West Street is in the centre. DP065401 © English Heritage

Gray & Paterson in November 1973 have been used as the basis for those reproduced in this report.¹⁰²

The previous house on the site

Unlike 2 Love Lane, 64-66 Bridge St and 57 West St do not appear to incorporate earlier fabric. There is, however, vestigial evidence of an earlier building occupying the site. In the present roof-space the east gable bears the roof-line of an earlier thatched roof, in the form of traces of a mortar weathering against the face of the probably 17th-century brickwork of the adjoining building. The roof-line has a distinctive rounded apex, and is significantly lower than the present roof and at a steeper pitch, suggesting a building of no more than two storeys [Fig. 57]. It is possible that parts of the present walls have been retained from this building or indeed from an earlier structure.

Thatch was once a common building material in Berwick, Tweedmouth and Spittal. The c. 1580 'True Description of Berwick' depicts numerous lesser buildings in Berwick with brown roofs, contrasting markedly with the red (tiled) and grey (probably lead) roofs of larger and more prestigious buildings. Thatch became less common during the 18th century as pantiles and 'Berwick slates' became the materials of choice for those who



Fig. 57: The mortar traces of an earlier, probably thatched roofline visible on the eastern gable wall of the attic, 57 West Street / 64-66 Bridge Street. © English Heritage

could afford them, and when in 1886 the Thatched House Tavern (now the Thatch public house) in West End, Tweedmouth, burnt down it was described as 'perhaps the only thatched house then remaining in the borough'.¹⁰³

The *circa* 1770 house

The *circa* 1770 house consists of a domestic and commercial front range facing Bridge St to the south, and an ancillary rear range which is set back behind a narrow yard parallel to West St. The front range presents three storeys and six window bays to the front [Fig. 58]; to the rear it extends into an outshot which incorporates three somewhat compressed storeys, the lowest of which, owing to the steeply rising ground, is effectively a basement but is at the level of the ground floor in the front range (and will be referred to as the ground floor to avoid confusion). The rear range, which extends as far as 51 West St, has two storeys, the lower of which equates to the first floor of the front range [Fig. 59]. The first floor extends into a room suspended over the southern end of the yard. There is a very small second yard – little more than a light well – behind the eastern portion of the front range. At ground-floor level it is partly built over.



Fig. 58: The principal elevations of 57 West Street / 64-66 Bridge Street, facing West Street (the range running up the hill) and Bridge Street with the shop front and six bays of windows. DP056348 © English Heritage



Fig. 59: The plot of 57 West Street / 64-66 Bridge Street as seen from West Street. The door on the far left, numbered 53, and the arched doorway (55) serve the yard between 51 and 57 West Street. DP065410 © English Heritage



Fig. 60: The rear wall of the rear range and the roof of the principal range of 57 West Street / 64-66 Bridge Street as seen from Easter Wynd. DP065410 © English Heritage

Exterior

The external walls are mostly rendered but wall thicknesses demonstrate that the north, south and west walls of the front range are of masonry or brick. In the roof-space of the front range the brick west gable is exposed and it is likely that the use of brick is more extensive. However, the roof-space of the outshot (visible from the stair into the roof-space) reveals the north wall of the front range to be of rubble masonry almost to the wall-tops, but brick at the highest level. The rear wall of the rear range, where visible from the adjoining property [Fig. 60], consists of sandstone rubble brought to course, and the high wall screening the yard from West St is of random sandstone rubble. The external wall of the outshot, where it can be seen overlooking the light well, is of timber construction, and this appears (chiefly from its thickness) to be the case with the front (west) wall of the rear range, which replaces the original wall further east. Few details of the timber are exposed, but a number of nailed joints are visible on the outshot wall. The infill is probably of brick, as is verifiable for some of the internal timber partitions.

Decoration is concentrated on the two street elevations. Here the corners have rusticated quoins of painted ashlar and window openings, with one exception,¹⁰⁴ are framed by surrounds which are raised slightly proud of the render and are probably also of ashlar. There is a small moulded cornice along the main Bridge St elevation. The gables have a stone coping rising from shaped kneelers to cement-rendered gable stacks. The roofs are laid predominantly with Welsh slate but the rear range has a mixture of slate and interlocking clay tiles.

The wall forming the east end of the front range belongs to the adjoining building to the east, but the upper part was modified when the front range was built. The broad nine-flue chimney-stack at this end is shared between the two buildings. Three flues belonging to the front range of 64-66 Bridge St rise in later brickwork, distinguished by a straight joint, to form the southern end of the stack. Two fireplaces in the outshot are also flued into this stack. On the west gable there is a five-flue stack, probably also serving three fireplaces in the principal rooms of the front range and two in the outshot. The ground-floor fireplaces at each end of the building are now concealed by the late 19th-century shop fittings.

The ground floor

The present shop-front to Bridge St is thought to date from 1886 and there are few indications of the form and appearance of the ground floor prior to its insertion. The conventional expectations of a town house of some status in this period arguably do not apply. The house does not have a full service basement, though it is conceivable that the ground floor, with its moderate ceiling height, could have performed this function. However, its position fronting a major commercial thoroughfare makes commercial use highly likely, and this would accord with the separation of the main domestic entrance from the street front.

The ground floor currently consists of two large rooms, one of them occupying the whole of the front range, the other taking up the outshot. The shop in the front range has vertically boarded walls and a plaster ceiling, while the warehouse in the outshot has

a partly boarded interior; including the ceiling, in both cases concealing possible evidence for partitions. In the front range a beam position appears to be indicated by irregularities in the plaster corresponding to the east side of the stair compartment on the upper floors; it may indicate a partition position. There is a plastered chimney breast at the east end of the front range, now largely concealed by boarding. Another at the west end is implied by the five-flue stack on the west gable, since only four flues can be accounted for on the upper floors.

In the outshot the rear wall is built back-to-earth, following an irregular line which incorporates the base of the kitchen stack. Light was provided by a window set high in the west gable wall. The provision of two doorways linking the outshot with the front range is paralleled on the first floor but not the second; it would have facilitated, though it does not prove, the existence of two shops in the past.

Domestic entrance and first floor

The plan of the two upper floors of the front range is broadly similar. Two principal rooms on each floor occupy the east and west ends and are each lit by two windows, but the eastern room is in each case larger than the western room – markedly so on the



Fig. 61: The former door of 57 West Street, complete with number, reused on the ground floor of the granary at 60 West Street. © English Heritage

first floor. The space in between is occupied by the main stair next to the smaller room and a small dressing room or minor bedroom next to the larger room, each lit by a single window on each floor. On the first floor the arrangement also has to accommodate a passage extending along the rear wall from the West St entrance as far as the large east room, with the result that the west room is restricted in size. On the second floor, by contrast, only a short passage is required to connect the stair and the east room.

The original door to 57 West St, still retaining the house number, is re-used as a door to the ground floor of the granary, opening off the inside yard [Fig. 61]. It is a conventional six-panelled door, the upper four panels boldly raised and fielded on the external face, the lower two flush-beaded, and retains an octagonal metal door-knob. The inside face has plain sunk panels. In its original position the door must have been slightly forward of the present recessed doorway. It opened just within the main body of the front range onto a mezzanine-level lobby, from which a short straight flight of steps rose to a first-floor passage along the rear of the front range. The form of this flight anticipates that of the main stair, incorporating ramped handrails and fluted column newels against the walls on each side, but the form of the newels varies in that the column base overlies a large bulb [Fig. 62]. The walls are treated in the same manner as in the stair compartment,



Fig. 62: The entrance hall of 57 West Street, with stair; ramped handrails, fluted column newels and plastered walls resembling ashlar: DP065364 © English Heritage

with plaster scribed to resemble ashlar. There was no communication between the West St entrance and the ground floor.

The passage from the West St entrance opens onto the stair compartment, off which the small western room opens. The door, which presents six raised-and-fielded panels to the stair and probably belongs to the third quarter of the 18th century, has been re-hung and retains evidence for earlier hinge straps. The walls of the room have re-set full-height wainscot [Fig. 63]. Between a simple beaded plank skirting and a moulded and dentilled cornice it has ovolo-moulded sunk panels above and below a moulded dado-rail. On the north side a plastered beam projects above the light partition dividing the room from the entrance passage, and the cornice is carried forward commensurately. The upper panels on this side are limited in height by the beam and some have segmental terminations. Anomalies in the wainscot include variations in the height of the skirting, the doubling up of some stiles, and a degree of irregularity in the widths of panels. It is therefore likely that the wainscot has been re-used from elsewhere, possibly the earlier building on the site.

The chimneypiece is offset well north of the centre of the room on the west gable wall, its position subordinated to that of the superior second-floor room at this end. It has a



Fig. 63: The wainscotted room on the first floor of the principal range of 57 West Street / 64-66 Bridge Street, complete with chimney board. DP065399 © English Heritage

moulded stone surround consisting of a broad and a narrow fascia, over which a lugged timber ovolo moulding, enriched with egg-and-dart, has been applied. The surround is topped by a pulvinated frieze and a moulded and dentilled timber cornice. Above the chimneypiece the wainscot incorporates a wide overmantel panel. The details could represent a conservative taste of circa 1770, but they could equally date from a decade or two earlier. The fire opening was fitted with a simple chimney board of four moulded sunk panels. The grate is a 19th-century replacement.

The small room on the east side of the stair has a very simple finish [Fig. 64]. The skirting is a beaded board and there is no cornice. The sash window appears to be original. The partition dividing the room from the stair is of wide vertical planks.

The large room at the east end of the first floor retains its original timber skirting moulded and dentilled plaster cornice, the latter incorporating returns at the two



Fig. 64: The small first-floor room east of the stair at 57 West Street / 64-66 Bridge Street. DP065371 © English Heritage

window architraves [Fig. 65]. There is evidence in the wall plaster for a former dado-rail, which was probably associated with a panelled wainscot dado originally. Other features of the room, including the chimneypiece, probably date from an early to mid-19th-century re-fit.

The first floor of the outshot was entered at ground level from the main yard next to West St. A passage runs directly from the rear entrance to the front range, and to the west of this passage the outshot contains what was originally a bedroom but is now divided between a bathroom and a WC. To the east of the passage, and served by a separate but adjacent rear entrance, were the service rooms: a kitchen next to the passage; what was probably a scullery beyond it to the east, and an unheated service room, probably a pantry, in the south end of the rear range.

In the former bedroom at the western end of the outshot little original fabric is apparent. The now separate WC in the northern end of the bedroom has an 18th-century door of six boldly raised-and-fielded panels, the panels arranged so as to give tall top and bottom panels and square-ish middle panels, and has been cut down to fit its present position. The door in the passage has a similar form and history.



Fig. 65: The large first-floor room in the principal range of 57 West Street / 64-66 Bridge Street. DP065365 © English Heritage

The yard entrance from West St is through a wide segmental-headed opening with a moulded archivolt. The opening is fitted with double-leaf doors divided unequally, but when closed resembling a symmetrical nine-panelled door, flush to the street face and sunk to the yard. The entry is placed beneath the smaller and later of the two rear ranges, the joisted ceiling of which is exposed above. Across the yard a doorway provides rear access to the house. It has a re-set (lengthened) 18th-century six-panelled door, the upper four panels raised and fielded to the yard, the lower two flush-beaded. This treatment, together with the plain sunk finish to the interior face, suggests that it was always intended as an external door. It gives onto a small lobby from which two internal doorways open southwards, the more westerly doorway originally opening directly off the yard, giving access to the domestic quarters including, via a passage, the front range, and the more easterly opening directly into the kitchen.

The kitchen, which like its counterpart in 2 Love Lane is small relative to the size of the house, has a substantial fireplace (now blocked; the flue serving a 20th-century range) to the north and was lit by a single hornless sash window facing into the small yard or light well to the east [Fig. 66]. Between the chimney breast and the window there is a narrow walk-in cupboard retaining a ledged plank door hung on large, undisturbed, 18th-century butterfly hinges. The lower part of the cupboard is occupied by a coal box, probably of later date.



Fig. 66: The kitchen, at the rear of 57 West Street / 64-66 Bridge Street. DP065400 © English Heritage



Fig. 67: The main stair, with its column newels and two balusters per tread, in the principal range of 57 West Street / 64-66 Bridge Street. The lower flight has been shortened by one step, and the corresponding newel lengthened, to maintain headroom when the second-floor west room was extended into the stair compartment. DP065374 © English Heritage

An internal lobby intrudes into the south-east corner of the kitchen, and provides a second point of access to the front range, used no doubt for serving food. Immediately east of this lobby a tight second stair rises to the second floor, lit on the first floor by a window facing the light well to the north. The stair is of dog-leg form with winders, with plain square newels, a moulded handrail and rectangular-section balusters to the lower flight, but diamond-set balusters and a handrail of different form to the return flight. These variations seem to reflect status differences rather than phased evolution.

East of the stair is a further room which may, since it is equipped with a fireplace in the south-east corner, have served as a scullery or back-kitchen originally. It has been extended into the light well probably in the 20th century.

Main stair

The main stair, which is of narrow open-well form, is cramped but well-finished, and rises from the first-floor passage to the second floor [Fig. 67]. There is no evidence that it ever descended to the ground floor. The short first flight terminates at a half-landing against the front wall, from which a longer flight returns. The fact that the half-landing has to be broken by a step is an indication of the tightness of the space occupied by the stair. The stair has open (or cut) strings, with elaborately carved scrolls to the tread-ends, and a small cavetto-and-astragal moulding to each riser just below the tread [Fig. 68]. The balustrade has a moulded hand-rail incorporating an attenuated wreath at the



Fig. 68: The carved cheeks of the main, open-string stair in the principal range of 57 West Street / 64-66 Bridge Street. DP065373 © English Heritage

cramped curtail step and short ramps at the landings, and there are two turned balusters per tread. The balusters have a simpler form than on the main stair in 2 Love Lane, consisting of Tuscan columns above a square knob and vase. There is no newel at the curtail step, but a pair at the half-landing and a single newel at the stair-head; this last has a turned pendant. These take the form of fluted columns with moulded caps and bases, the caps being enriched with an egg-and-dart-like decoration.

The stair compartment is plastered and scribed to resemble ashlar, and does not incorporate a dado-rail. The positions of the stair windows at first and second-floor level are dictated by the broadly symmetrical arrangement of the street elevation; they are pressed hard against the partition dividing the stair compartment from the dressing room. At second-floor level this has the additional benefit that the western room can be carried across the lower flight of the stair (at the cost of relatively low headroom where the stair reaches the half-landing), providing a more generous room than is possible on the first floor. The long upper flight of the stair therefore rises in an unusually narrow compartment.

Second floor

The second floor is noticeably taller, and seems to have enjoyed higher status, than the first floor. The west room, which occupies the full depth of the front range and also



Fig. 69: The wallpaper border at dado-rail height in the west room on the second floor of the principal range, 57 West Street / 64-66 Bridge Street. © English Heritage

extends over the lower flight of the main stair, is considerably larger than its first-floor equivalent, but this is almost certainly the result of 19th-century alterations. Within the stair compartment the intrusion of the room is highly inelegant by the standards of contemporary design, requiring a broken half-landing on the stair to maintain adequate headroom beneath it. There is also clear evidence that the newel at the head of the first flight has been lengthened at its base, presumably to convert a level half-landing to a broken one. However, any enlargement of the room must have occurred at a relatively early date, since the room interior, including the repositioned east wall, have consistent evidence for a former panelled dado. This evidence takes the form of a wallpaper border at dado-rail height [Fig. 69], and the fact that from the putative rail upwards the wall is plastered on laths, whereas below the plaster is applied to hessian nailed over studs and a board forming the backing for the dado-rail. Hessian is also stretched over the chimney breast, suggesting that this may, like the east room on the same floor and (in simpler fashion) in the room below, have had a panelled overmantel.

The small room east of the stair was similarly altered but was always plain and lacks a cornice.

The large east room has the finest detailing of any room in the house, much of it belonging to circa 1770. The walls are plastered above a low dado of raised-and-fielded panels. There is a low, boldly moulded skirting and the timber cornice is ostentatiously enriched. The two walk-in windows have ovolo, bead and fascia architraves; the panelled dado continues into the window splays (though the skirting steps down to a simple beaded plank), and there are similarly panelled shutters. The cupboard, constructed out of wainscot to the right of the chimney breast, is a 20th-century creation; it conceals a length of dado rail and panelled dado on the gable wall, and cuts across a panel on the south wall.

On the east gable wall a substantial chimneypiece is combined with an elaborate overmantel [Fig. 70]. The surround is of marble but incorporates an ovolo-and-bead moulded timber outer element, as on the chimneypiece in the east first-floor room. Above this there is a fretwork frieze, then a dentilled cornice. The overmantel is framed by fluted pilasters with egg-and-dart enrichment to the impost, above each of which the main cornice breaks forward. Between the pilasters a rectangular panel with a fretwork border is set within a shouldered and enriched ovolo-and-bead surround, with a boldly modelled floret within each of the four shoulders. The chimney board for this fireplace is the most elaborate in the house. It consists of four panels in two sizes, raised and fielded to the room, with eight trefoil piercings to the top and four circular piercings to the bottom rail for ventilation. The hob grate is perhaps a generation after the date of the chimneypiece. The hobs have classical decoration incorporating a full-length figure of a harvester holding a sickle and a sheaf of corn, swags, drops, scrolls and a mask. The basket has a bottom member pierced in the form of two rows of interlaced Gothic arcading.

The short passage against the rear wall of the front range communicates via a doorway with a parallel passage of similar length within the outshot. The outshot passage extends westwards from the service stair to the bedroom at the western end of the outshot,



Fig. 70: The chimney piece and over mantel, complete with chimney board, in the large east room on the second floor of the principal range, 57 West Street / 64-66 Bridge Street. DP065380 © English Heritage

and has a doorway opening northwards into another bedroom above the kitchen; it also extends for a short distance eastwards until it meets a branch from the second stair. The plan arrangements in this area are complex and have evidently evolved. The bedroom over the kitchen may originally have been reached from the front range by passing via the second stair, a route involving descending and re-ascending several steps, then using a doorway which is now blocked. This route has the benefit, interpretatively, of explaining the variation in the treatment of the second stair, the upper flight of which forms part of a 'polite' circulation while the lower flight is exclusively for 'service' use.

Both the west bedroom and the bedroom over the kitchen have simple but elegant chimneypieces but in other respects their treatment was plain, and there are no cornices in these or other rooms in the outshot. The door opening into the western bedroom has two ovolo-moulded sunk panels to the room but plain sunk panels to the passage, and appears to be re-hung. A similar re-hung door, with its better face to the passage, opens onto the bedroom over the kitchen.

The bedroom at the western end of the outshot, which extends into the roof-space, has been enlarged by incorporating a former passage along its eastern side [Fig. 71]. The position of the removed partition is indicated by a change in the ceiling height, a plaster scar on the south wall and a corresponding filler piece in the skirting. That



Fig. 71: The bedroom on the western end of the second floor of the outshot, 57 West Street / 64-66 Bridge Street. DP065393 © English Heritage



Fig. 72: The bedroom over the kitchen on the second floor of the outshot, 57 West Street / 64-66 Bridge Street. The fireplace can be closed off with a chimney board. DP065395 © English Heritage

the partition is an original feature of the building is suggested by the position of the fireplace, which is central to the room defined by such a partition. It suggests that the passage originally provided access to the next room northwards, in the rear range. The fireplace retains its original chimneypiece, consisting of a cyma reversa-moulded timber surround, incorporating a lintel with rounded haunches and a moulded mantelshelf. The fireplace contains masonry hobs which overlie earlier Delft tiles (or similar) in the cheeks. The opening is filled by a plank chimney board. The room is lit by a walk-in window overlooking West St, retaining its original boarded splays and hornless sash.

The bedroom over the kitchen was originally entered from the landing at the head of the second stair. This doorway seems to have been closed off at an early date, however, since the blocking is covered with a series of later 18th-century and later wallpapers. On the north wall the room has a chimneypiece similar to the one just described, but retaining a Bath stove with plastered masonry hobs and a raised-and-fielded panelled chimney board [Fig. 72]. The walk-in cupboard to its right has a door similar to the cupboard door in the kitchen, and is hung on similar butterfly hinges. It is divided in two by a shelf, below which there are two pairs of wooden hooks for hanging clothes. The window (opening on to the light well) has been adapted to receive plate-glass panes.



Fig. 73: The blocked doorway with its wallpapered planks, on the second floor of the outshot, 57 West Street / 64-66 Bridge Street. The pillar-and-arch paper, applied sideways, is characteristic of the third quarter of the 18th century; the blue design is mid-19th-century. DP065397 © English Heritage

The doorway to the second stair has been blocked with planks nailed horizontally across the opening. One of these planks is covered with a Gothic 'pillar and arch' wallpaper of a design popular in the third quarter of the 18th century for entrance halls [Fig. 73].

East of the second stair there is a further room, heated by a fireplace in the south-east corner. The fireplace has a plain stone surround and retains a plain single-panelled chimney board. Against the east wall a broad walk-in cupboard has been boarded out; inside it retains simple wooden pegs for hanging clothes, and the walls and the inside of the door are covered with a floral wallpaper. The room is lit by a three-light window overlooking the light well, but this is a later replacement of what may have been a smaller original opening.

Roof and roof-space

The five-bay roof of the front range is constructed entirely in softwood. Two of the trusses towards the west end are numbered 'III' and 'IIII', indicating that the trusses were numbered I to IIII from east to west. The tie-beam and collar trusses, which are of pegged mortice-and-tenon construction, have principal rafters of square section rising to a notched apex; the high collars are notched into the principal rafters [Fig. 74]. A single rank of butt purlins is set low relative to the collar height, apparently as a change of plan, for the principal rafters have infilled mortices in both faces for purlins at a more conventional mid-point, with the exception of truss [II], which has them in the east face only but these have never been drilled for pegs.¹⁰⁵ At the east end the north purlin is propped at the gable rather than being lodged in it as the others are. The common rafters are trenched over the backs of the purlins and are pegged at the apex. They appear to have been linked formerly by nailed lap-jointed collars at the same height as those on the principal rafter trusses. However, they are attached inconsistently to either face and may be a further indication that plans changed. It is unlikely that the roof timbers come from another building; if they did, an earlier tree-ring date would be expected.

The roof space of the front range was provided with a boarded floor and the roof was designed to facilitate movement. Light and the facility to handle goods were provided



Fig. 74: The roof of the main range of 57 West Street / 64-66 Bridge Street, looking west. The winch is associated with a low loading doorway in the gable beyond. DP065403 © English Heritage

by a small shuttered taking-in doorway, now blocked but apparently original, in the west gable. A winch-operated hoist mechanism survives close to the opening. Each collar has two substantial iron hooks in its soffit.

Early nineteenth-century alterations

The new West St doorway

Probably in the early years of the 19th century the West St entrance to 57 West St was altered [Fig. 75]. A similar alteration can be identified on 2 Love Lane and it is worth considering whether both arose from the same cause, namely easing traffic problems on narrow streets by eliminating projections such as steps from the highway.



*Fig. 75: The early nineteenth-century doorway into 57 West Street. DP065407
© English Heritage*

The new doorway was set back into the wall thickness, such that the stone steps up to it do not project beyond the wall line. The doorway is framed by recessed columns, each with an entablature, beneath an open triangular pediment. The detailing, in part at least, is Roman Doric. The columns are fluted, have simple moulded bases, and rise to capitals with simplified acanthus detailing. The entablatures incorporate pulvinated friezes, and the pediment has simple modillions. The doorway is round-headed with a slender architrave in moulded plaster and a narrow key-block. The tympanum, which has fine reeded decoration, is occupied by a delicate semicircular fanlight, with a sunburst motif to the central boss, radial glazing bars terminating at elliptical paterae in the margins and linked by glazing bars in the form of festoons. It was necessary to replace the original single-leaf door (see above) because the repositioned doorway was too close to the internal stairs up to the first-floor level; consequently double-leaf doors were fitted. Each has two raised-and-fieldded upper panels and a flush-beaded lower panel, and the pair close to give the impression of a conventional six-panelled door.

The added room over the yard

The range built over the yard entrance, parallel to and adjoining the original rear range, dates from before 1852 on map evidence, and the segmental-headed yard doorway beneath it, which is very likely contemporary, is probably of early 19th-century date. It



Fig. 76: The yard entrance at the side of 57 West Street / 64-66 Bridge Street, looking south-west. The rafter ends of a former pent roof are visible a little below the ceiling of the added rear range. DP065402 © English Heritage

provided a single room at second-floor level (relative to storeys in the street range) but at first-floor level in relation to the yard. That it is not an original element of the building is demonstrated by the survival, projecting from the wall at the south end of the yard, of rafter ends belonging to an earlier lean-to roof which served the bay immediately north of the outshot [Fig. 76]. The new accommodation, which was not available for internal inspection during the survey, is known from the 1973 plans to have consisted of a single room, lit from West St by two windows, one of which is now blocked. It was accessible only from the rear range and appears to have been unheated.

The effect of the new range over the yard was to deprive one of the rooms of the rear range of its original light-source. In place of a west-facing window a skylight was inserted, and the boxing for this can be seen passing through the roof space.

Mid-nineteenth-century alterations

In the middle of the 19th century the house was significantly altered. The most pronounced change was the enlargement into the stair compartment (as discussed above) of the second-floor west bedroom [Fig. 77], which was comprehensively refitted at the same time, with a new floor, chimneypiece, window joinery and wall plaster from skirting to cornice.



Fig. 77: The mid 19th-century west bedroom on the second floor of the main range of 57 West Street / 64-66 Bridge Street. © English Heritage



Fig. 78: Blinds can be seen in the second-floor windows of 64-66 Bridge Street / 57 West Street, as illustrated in this William Cowe & Sons publicity material, found in the shop. DP065140 © English Heritage

The floor is composed of narrow boards (5in to 6¼in by 1in) which are secured one to another by secret nails and to the underlying joists by concealed diagonal nails. This represents a high standard of finish. The window architraves and the panels to the walk-in windows and their shutters have an ogee moulding characteristic of the 1840s or thereabouts. The windows were probably hung with curtains, judging by the survival ex situ (on the mantelshelf at the time of survey) of a series of cloak pins for tying back curtains. The fitting of plate glass may have occurred at the same time or somewhat later.



Fig. 79: Dwarf blinds (shut) in one of the windows of the largest second-floor room at 64-66 Bridge Street / 57 West Street. DP065385 © English Heritage

The chimneypiece, in fine sandstone which has been blackened to simulate marble, has a distinctive flattened echinus moulding to the impost which is also diagnostic, and contains an iron grate (later reduced in size) with motifs reminiscent of rococo designs. It is likely that the treatment of the walls was changed at the same time. The skirting looks 18th century except that it is rather tall (in the 19th-century manner); this suggests, with the conventionally classical plaster cornice, that the decoration of the room was deliberately in keeping with the remainder of the house. Neither the cornice nor the skirting exhibits evidence of having been replicated or pieced in to suit the enlarged room dimensions. The intervening wall was a uniform papered surface from this period.

Other rooms have features of broadly the same date. In the large east room on the second floor, evidently a bedroom in this period, a bell-pull with a lacquered brass fixture was installed high on the centre of the north wall, suggesting the position of the bed at this date. The cupboard to the right of the chimney breast may have been installed at the same time.

Blinds in the second-floor windows are indicated in an engraving used for William Cowe & Sons publicity material towards the end of the 19th century [Fig. 78]. Such fixtures can be confirmed in the small room east of the stair, where the window retains fittings for mounting and tensioning vertical roller blinds similar to those depicted (the equivalent first-floor room also has evidence for a former roller blind). Other important window fittings surviving from this period include a set of dwarf blinds which fit the lower portion of the sashes in the largest second-floor room [Figs. 79 and 80].

Wallpapers also point to significant upgrading of the interior in the middle years of the 19th century. On the second floor of the front range the walk-in cupboard in the smallest room retains a green mid-19th-century wallpaper which overlies an earlier design. There is a floral wallpaper of perhaps the 1840s in the west bedroom on the second floor of the outshot. And a similar date is suggested for a vivid blue Louis XIV style paper applied to a blocked doorway on the second floor of the outshot.

Also on the first floor some of the fireplaces were upgraded. A slate chimneypiece was inserted in the large east room and a new cast-iron hob-grate grate was inserted in the west room of the front range. The latter has broad hobs (cast at the base with the serial number '116') with decoration in bold relief, including anthemion, paterae and reeding. A hook and eye affixed to the fireplace lintel were perhaps for securing the drapes fashionable in the high-Victorian period.

At some period after the 1840s, probably in the second half of the century, all the second-floor windows on the front elevation were adapted to take plate glass, arranged two panes per sash instead of the previous six.

The later nineteenth-century shop and other alterations

A new shop front was inserted in the last quarter of the 19th century [Fig. 81]. Francis Cowe dates the change to 1886 and identifies the architect as Gibson Cowe. The new



Fig. 80: Dwarf blinds (open) in one of the windows of the largest second-floor room at 64-66 Bridge Street / 57 West Street. DP065386 © English Heritage

shop front required the front wall of the building to be carried on what are probably iron beams, supported at intervals by iron columns. Two entrances were provided, not because the shop was in dual occupation, but probably to reflect different branches of the shop's trade (latterly at least confectionery was to the west and groceries to the east).

The shop front is of timber and plate glass with wrought-iron cresting. The ends are set in from the ends of the elevation and framed by pilasters, the lower parts of which are fluted. Paired consoles support the entablature, at the ends of which triglyph brackets support antefixa (the left one now missing), behind which globe finials are set back. The two entrances are each flanked by fluted columns with moulded caps set on an unusual motif reminiscent of a cogged wheel; above each entrance a triangular pediment has carved decoration to the tympanum, incorporating a shield bearing the number '64' or '66'. Between the two entrances are two broad plate-glass display windows, and to either side of the entrances there are two slightly narrower lights. Across the entablature, but interrupted by the two pediments, is a wrought iron balustrade or cresting incorporating fleurs-de-lys in roundels set between sunflower standards.

The interior of the shop has changed relatively little since the 1880s. Shelves and drawers line the rear wall in an overall design incorporating occasional bulbous balusters and elements of arcading [Fig. 82]. The panelled, double lens-shaped counters appear to reflect the Cowes' dual trades in confectionery and groceries. From behind the partly glazed screen at the east end tills were restocked and staff, including the shop manager,



Fig. 81: The new shop front inserted into the front elevation of 64-66 Bridge Street / 57 West Street, about 1886. DP056346 © English Heritage



Fig. 82: The interior of the shop with its late-19th-century counter and possibly earlier display shelving on the ground floor of 64-66 Bridge Street / 57 West Street. © English Heritage



Fig. 83: An adjustable bracket which once supported a gas lamp, found in the bedroom on the second floor of the western end of the outshot, 64-66 Bridge Street / 57 West Street. DP065392 © English Heritage

supervised; here, too, the accounts were kept. Additional display cabinets perhaps date from the 1930s and possibly the deep display windows as well, which project into the interior like bay windows. In the outshot the elaborate cast-iron spiral stair to the first floor is probably part of the 1880s re-fit.

The bulk of the gas-light fittings in the house look somewhat later in the 19th century, perhaps 1880s [Fig. 83].

Twentieth-century alterations

Electricity appears to have been installed in the inter-war period, probably during the 1930s. A number of brass switches mounted on wooden blocks are potentially a little earlier, for example in the small room next to the stair on the second floor of the front range. The large first- and second-floor rooms at the east end of the front range both have elegant Art Deco wall-mounted lamps, suggesting a slightly later date. They are roughly contemporary with the wallpaper of the second-floor east room, which has a striking 'jazz' border beneath the cornice, and the oak-veneer pelmets of the corresponding first-floor room.

The house was last significantly refurbished in the 1960s or early 1970s. At this date a new bathroom was installed on the first floor of the outshot.



Fig. 84: Ephemera found in the shop, advertising William Cowe & Sons' Berwick Cockles which were once made at 64-66 Bridge Street / 57 West Street. DP065143 © English Heritage



Fig. 85: A view of West Street. The Treasure Chest shop is housed in 51 West Street; the arched entrance into the yard and the doorcase to 57 West Street can be seen beyond. © English Heritage

51 West Street

Abutting the rear range of 57 West St, this is a small, probably late 18th-century house [Fig. 85], now functioning as a lock-up curio shop ('Treasure Chest'). It was the subject of brief inspection only. It is L-shaped on plan, with a wide single-bay front running back from West St and a return southwards that lines with the rear range of 57 West St. It consists of two storeys over what is currently a non-domestic basement, and in the following description it will be treated as having a basement, ground floor and first floor irrespective of the fact that the basement is at the level of the yard of 57 West St (which is equivalent to the first floor of 64-66 Bridge St). A 19th-century shop-front, incorporating the shop entrance, occupies the greater part of the ground-floor front; the domestic entrance is to the south via a passage suspended above the yard of 57 West St in the re-entrant of the 'L'. A small brick structure stands to the south of the passage, and is supported at one corner by a cast-iron column. It is annotated 'C.B' on the 1852 OS map and is therefore identifiable as a coal bin (see Fig. 56).¹⁰⁶

To the north the house abuts a masonry wall which appears to be 'fossilised' between Nos 49 and 51. The lower part of the wall is clearly the quoined end of No. 51, but at first-floor level there is an off-set, above which the masonry appears to belong to No. 51 or a building preceding it on the site. The remaining walls are rendered. The west front may be of masonry or brick judging from the recessing of the first-floor window and the blocked basement window, but the remaining walls appear to be of timber. On the return range the west wall lines with the front of the rear range belonging to 57 West St, and this circumstance suggests that No. 51 may form part of the same phase of development. A tall brick two-flue chimney rises on the west front close to the south-west corner and a similar chimney rises on the rear wall. The shallow-pitched Welsh slate roof is hipped to the south.

The interior, in keeping with the small size of the house, is much plainer than the other houses. It retains an original dog-leg stair with a winder turn, plain newels and handrails, and square-section balusters. There are no chimneypieces or cornices and such early joinery as survives is very plain. It appears that the accommodation was always separate from that of 57 West St and that it therefore probably formed a rental property.

LIST OF DRAWINGS

2 Love Lane / 64 West Street and 60 West Street

Ground floor and first floor plan of 2 Love Lane / 64 West Street, 1:200

Second floor plan of 2 Love Lane / 64 West Street and ground floor plan of the granary (60 West Street), 1:200

Cross section of the granary (60 West Street), elevation of roof truss of the granary (60 West Street) and elevation of roof truss of 64-66 Bridge Street / 57 West Street, 1:100

64-66 Bridge Street / 57 West Street

Ground floor plan of 64-66 Bridge Street, 1:200

First-floor plan of 64-66 Bridge Street / 57 West Street, with basement of 51 West Street, 1:200

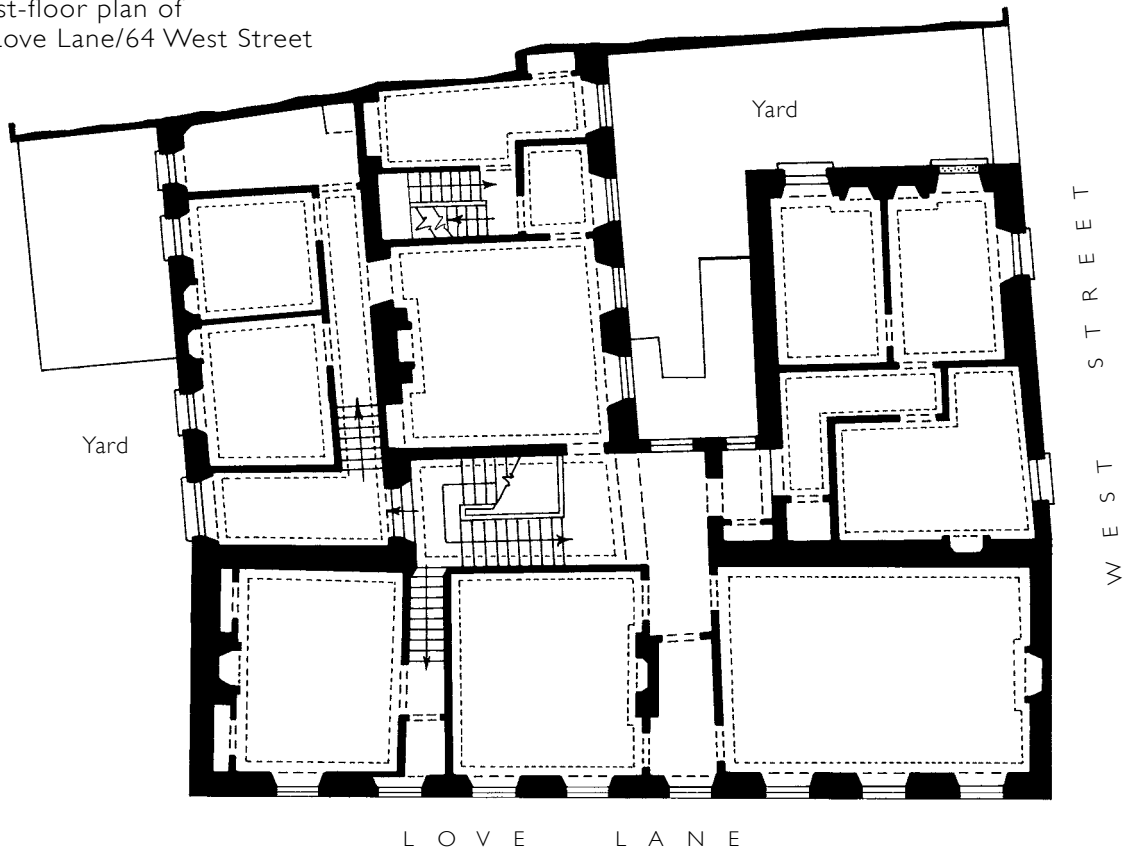
Second-floor plan of 64-66 Bridge Street / 57 West Street, with ground floor of 51 West Street, 1:200

Section through 64-66 Bridge Street / 57 West Street and 51 West Street, 1:200

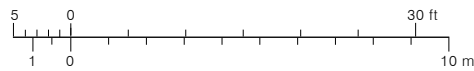
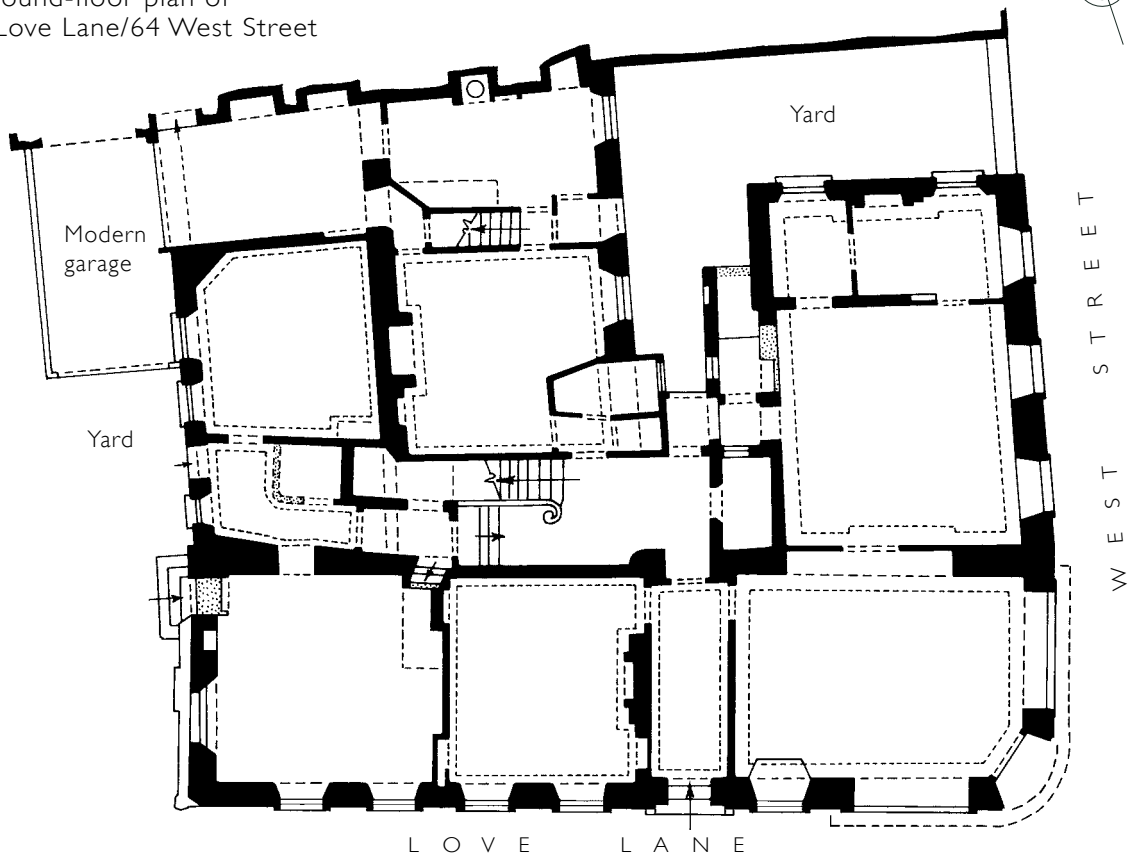
Sketch of the roof, looking south east, of the front range of 64-66 Bridge Street / 57 West Street, with annotations

N.B. For the truss elevation of 64-66 Bridge Street / 57 West Street, see the cross section of the granary listed above.

First-floor plan of
2 Love Lane/64 West Street

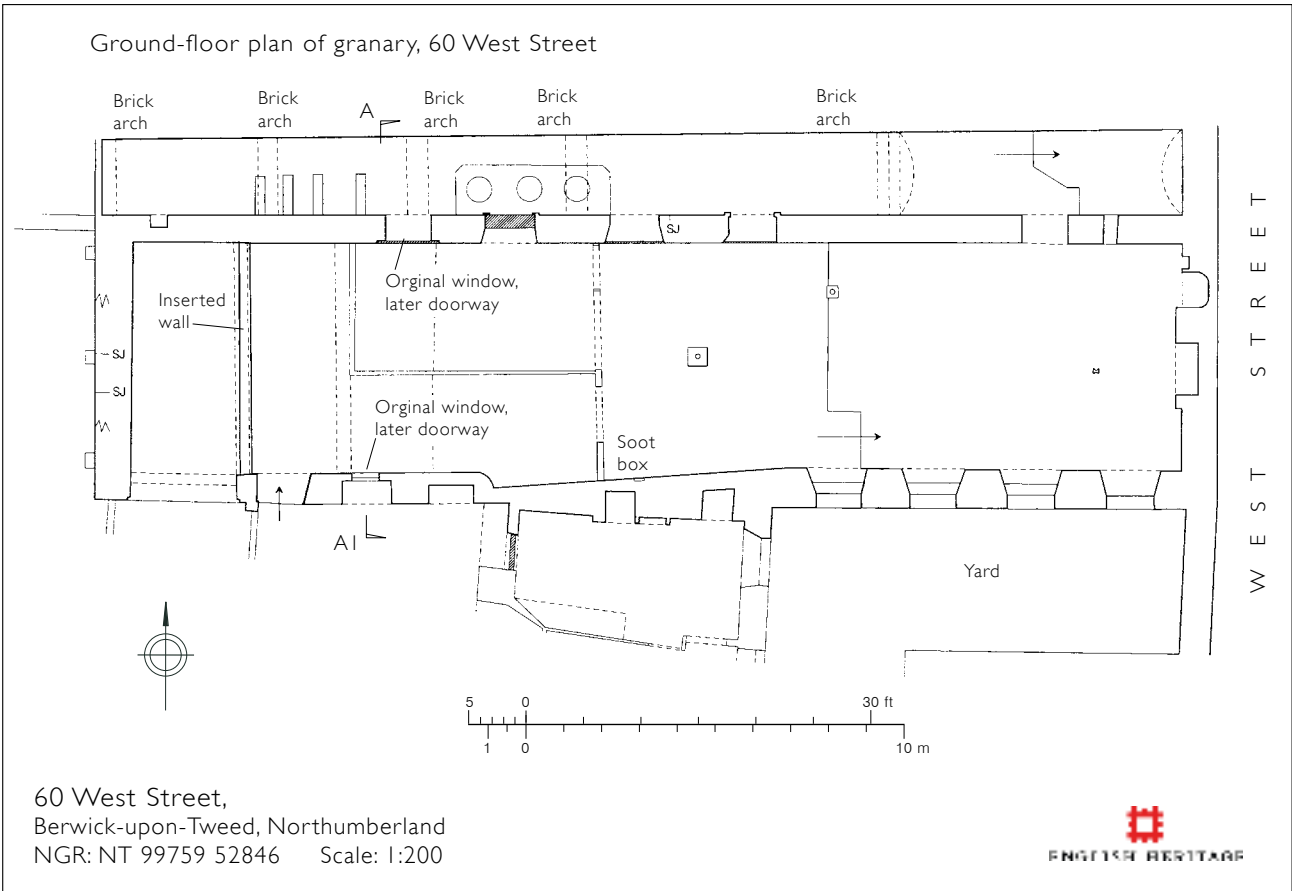
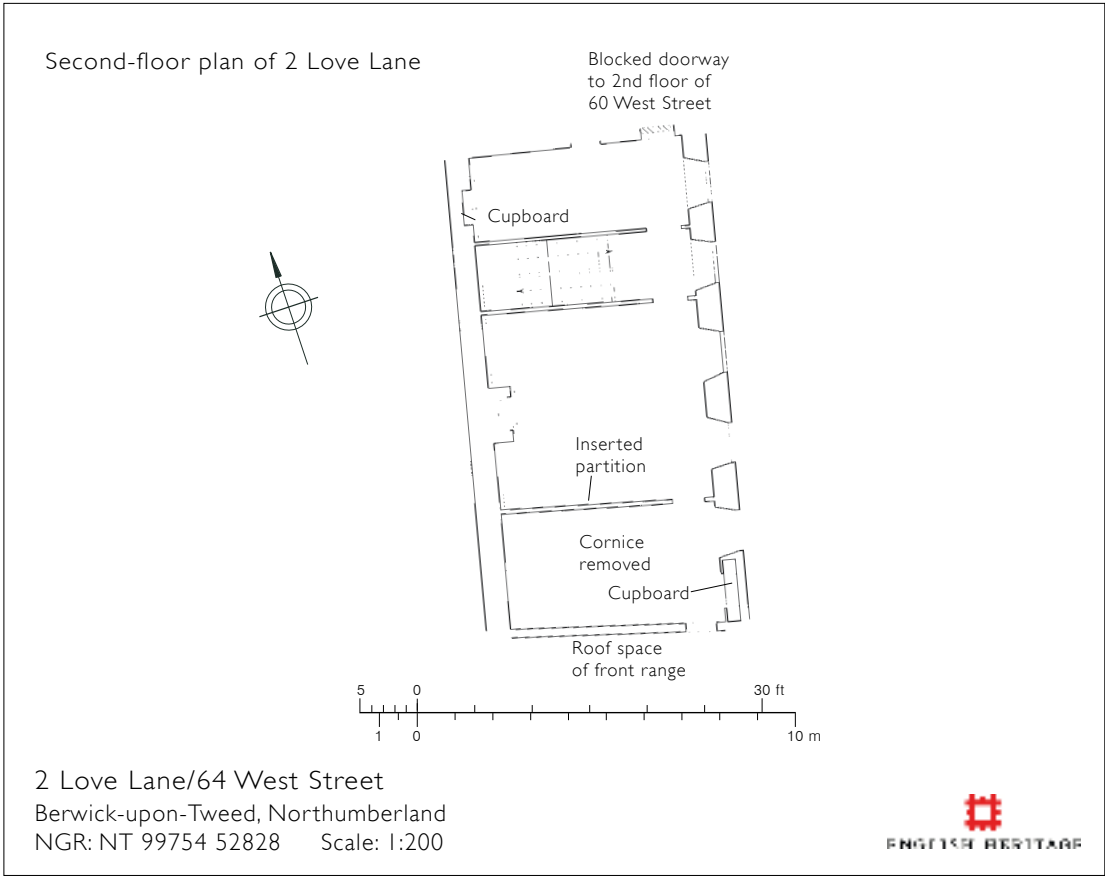


Ground-floor plan of
2 Love Lane/64 West Street

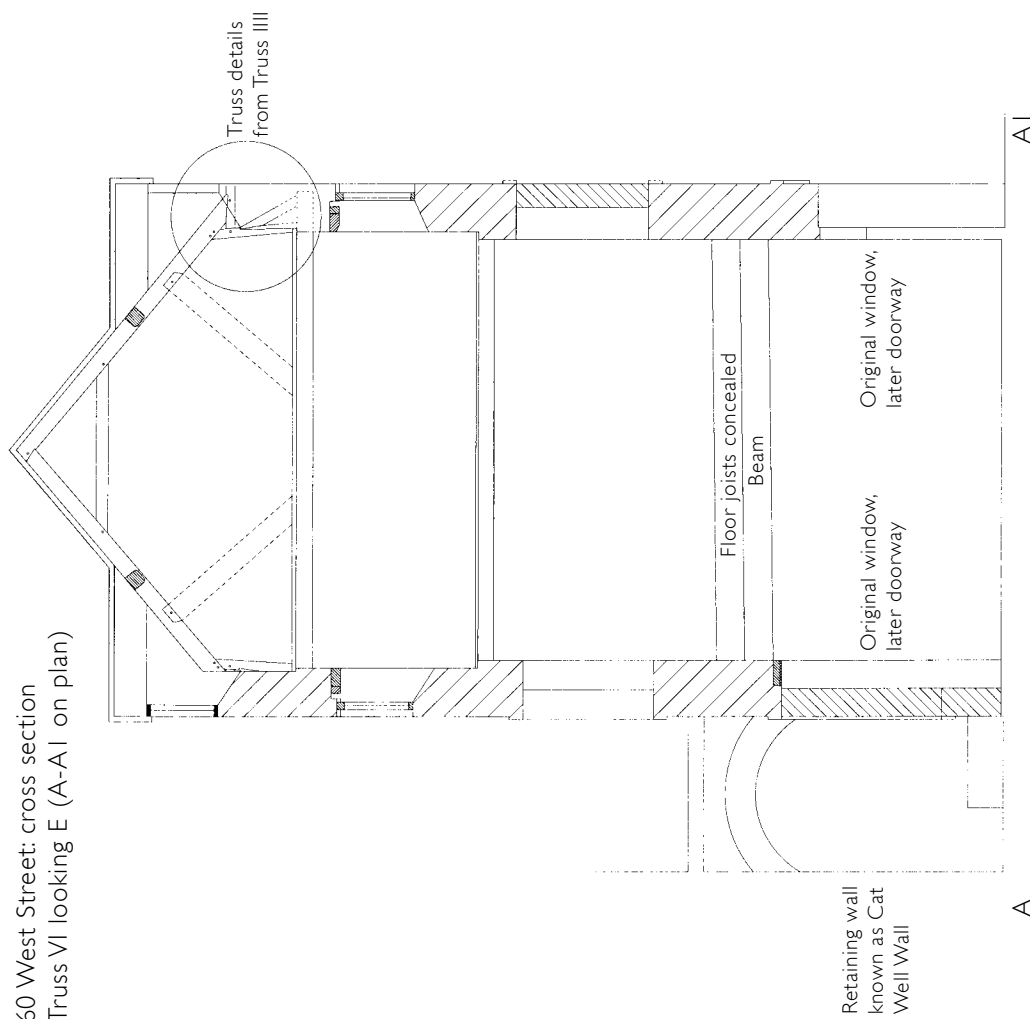


2 Love Lane/64 West Street
Berwick-upon-Tweed, Northumberland
NGR: NT 99754 52828 Scale: 1:200

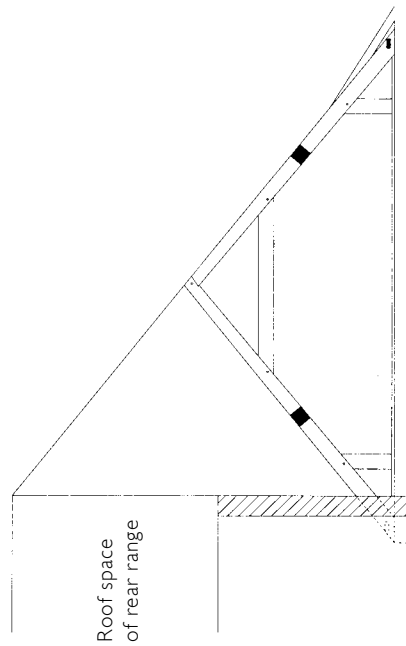




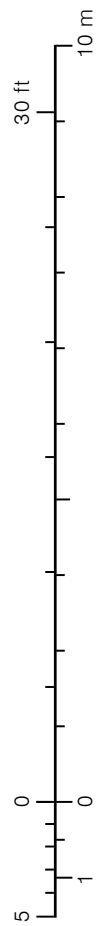
60 West Street: cross section
Truss VI looking E (A-A1 on plan)



64-66 Bridge Street and 57 West Street:
front range, 2nd truss from E, looking W



2 Love Lane and 64 West Street: front range
3rd truss from W, looking E.
Trusses in the rear range are similar in form



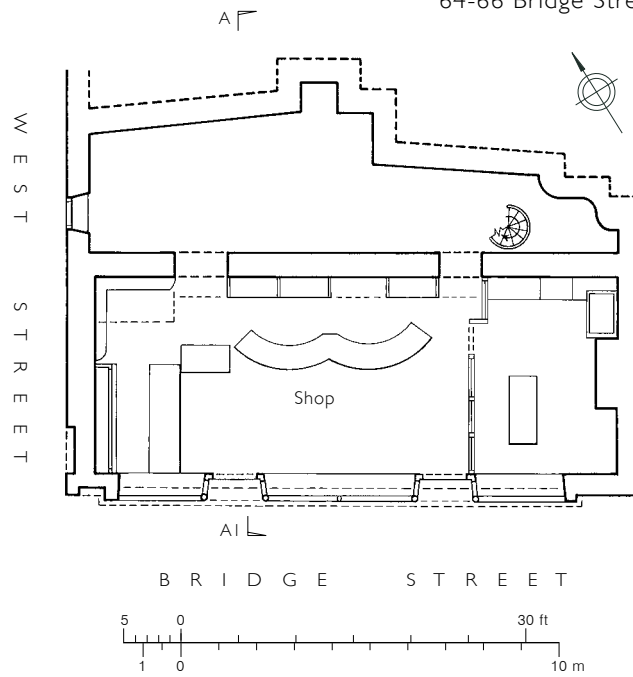
2 Love Lane/64 West Street

Berwick-upon-Tweed, Northumberland
NGR: NT 99754 52828 Scale: 1:100



ENGLISH HERITAGE

Ground-floor plan of
64-66 Bridge Street



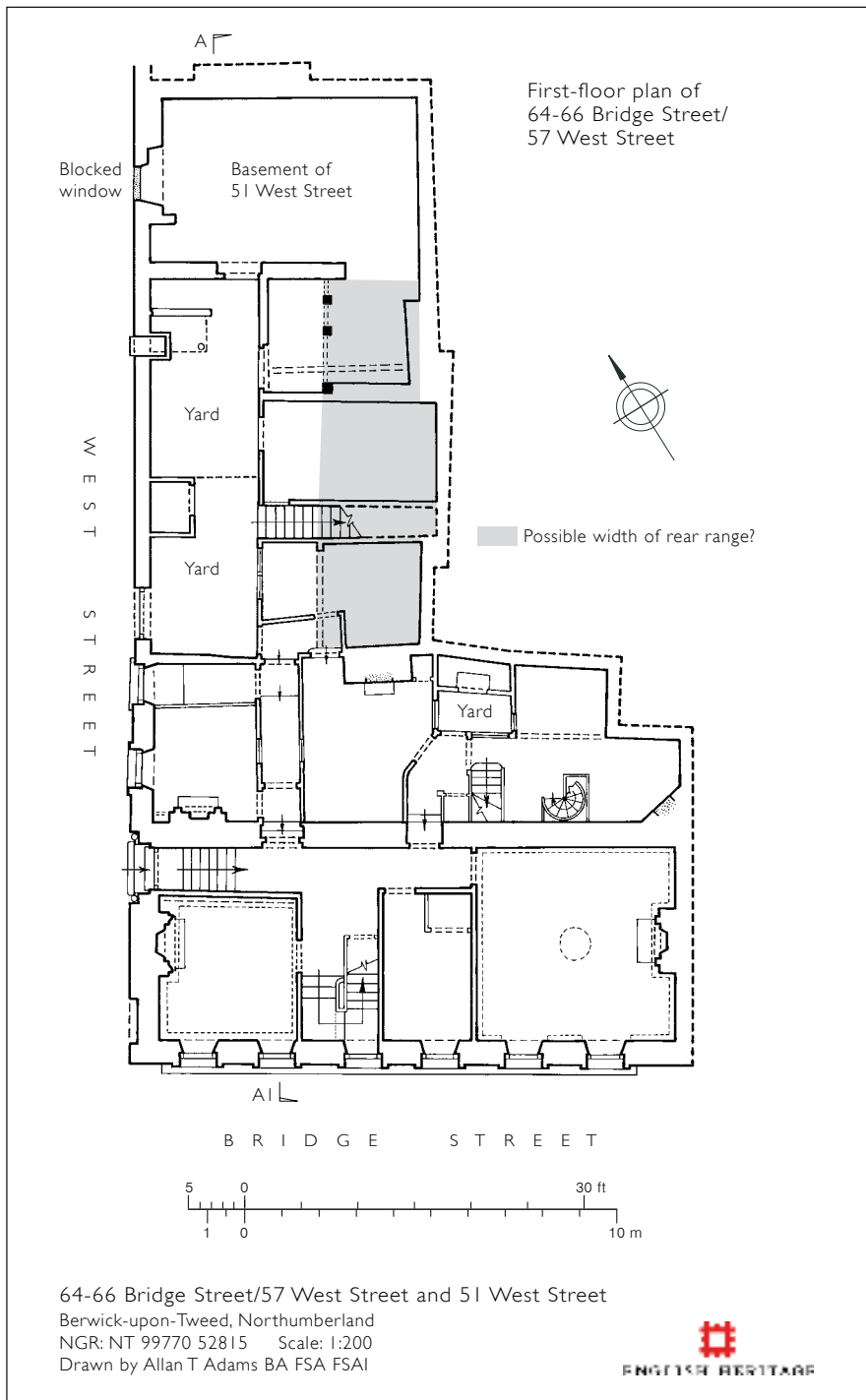
64-66 Bridge Street/57 West Street and 51 West Street

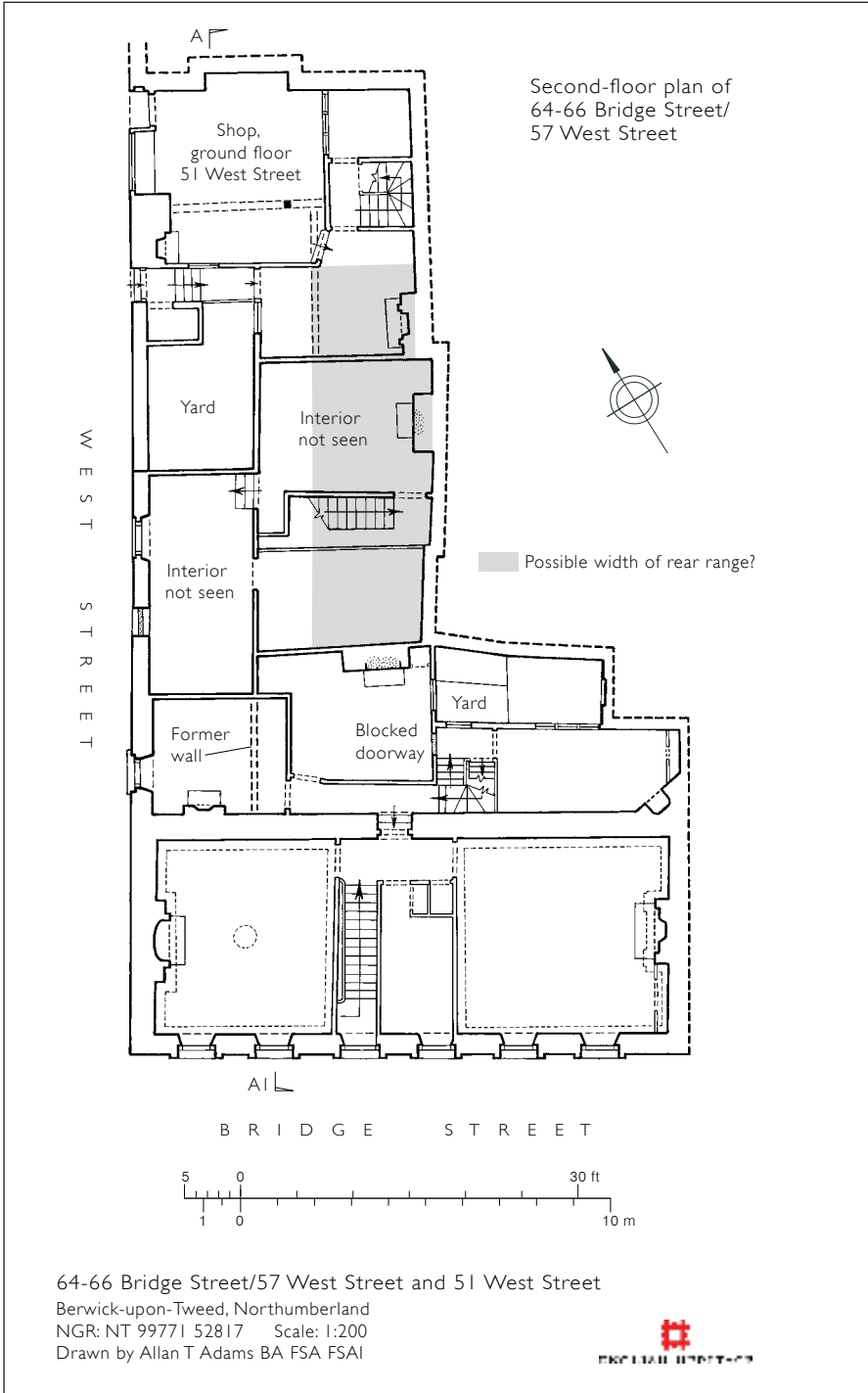
Berwick-upon-Tweed, Northumberland

NGR: NT 99770 52815 Scale: 1:200

Drawn by Allan T Adams BA FSA FSAI

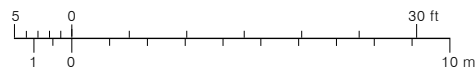








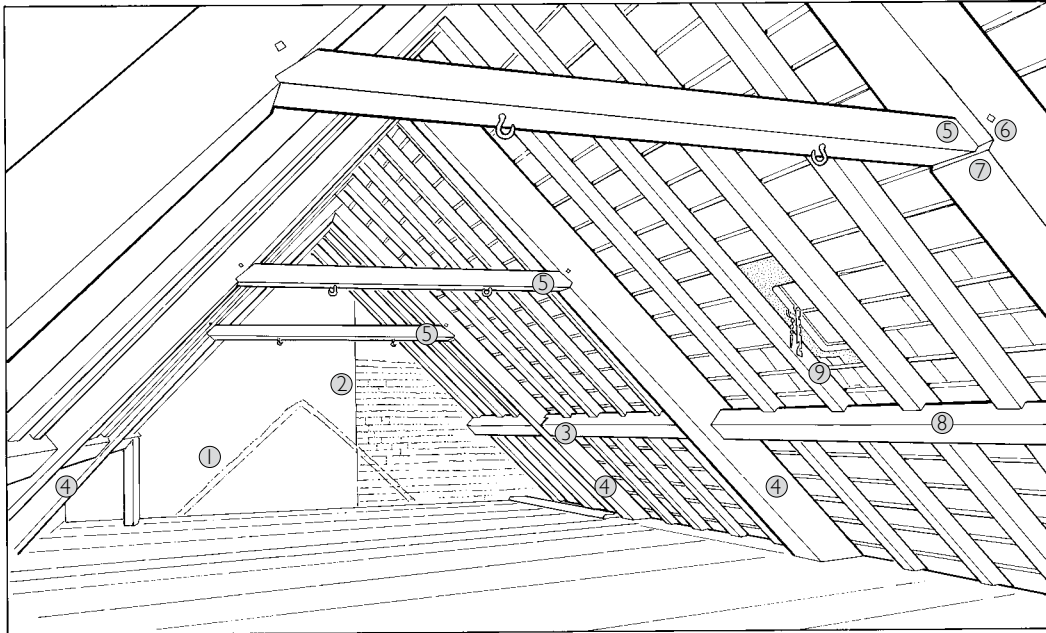
Section A-A1
Scale 1:200



64-66 Bridge Street/57 West Street and 51 West Street

Berwick-upon-Tweed, Northumberland
 NGR: NT 99770 52815
 Drawn by Allan T Adams BA FSA FSAI





Sketch of the roof,
looking south east
64-66 Bridge Street

- 1 Outline of earlier roof line on brickwork
- 2 Straight joint in brickwork of stack
- 3 Tenon of purlin visible
- 4 Principal rafter
- 5 Collar with shouldered joint

- 6 Square-headed metal fastening
- 7 Principal rafter diminished above collar
- 8 Common rafter trrenched over purlin
- 9 Iron roof light

64-66 Bridge Street/57 West Street and 51 West Street

Berwick-upon-Tweed, Northumberland
NGR: NT 99770 52815
Drawn by Allan T Adams BA FSA FSAI



APPENDIX

Guild book records of 2 Love Lane and 60 West Street

The following extracts are taken from the Guild Books of Berwick Corporation (BRO, B12/33/7).

1647

17 Dec 1647

'This day the old Chappel in Ravensdale wth the Grounds bounding [sic] on the Backside therof with the old Waist Tenement and ground thereunto belonging upp and untill the hight or Topp of the Hill on the Backside therof being neere the old Shoare Gate is this day demised unto Will^m Andrson Jun^r from the second day of ffebruary next for & dureing the full tearme of fourscore and ninteene Yeares by & under the paym^t of the some of Twenty Pounds Sterling upon the fourth day of January next ensueing and the some of Thirteene pence P. Ann. yearly being the whitt rent therof to be paid as accustomed And for the true pformance hereof he the said Will^m Anderson hath engaged himself by subscribing his Name hereunto And to that purpose It is ordered that Leases shall be forthwith drawne and Signed

Will^m Anderson'

1648

17 January 1647/8

'This day Will^m Anderson being desired to p[er]forme his Bargane with the Town and to sign his Leases to that purpose made for the old Chappel called Ravensdale and Waist therunto belonging and to pay in his Money Conditioned for the same who alledged that his Bargain was very bad & being very submissive and Referring himself to the Guild this day who tooke due notice thereof and forasmuch as he freely offered to the Towne the some of Eight Pounds Sterling and was content to relinquish his condition and that the Town should dispose thereof as they pleased upon due Consideration had & taken of the Premises[.] It is ordered that the said some of Eight Pounds shall be so taken of the said Will^m Anderson in full of the said Bargain And that the Towne shall dispose thereof as they shall think fit for the best advantage And it is hereby further Ordered That this order shall be no precedent for the relinquishing of any Bargain hereinafter taken or to be taken of the Town which some of Eight Pounds is this day acknowledged by M^r Stephen Jackson for the use of M^r Paylor in part of a Bond due from the Town to him

'This day the same Ground above specified (viz), Called by the name of Ravensdale with the Waste thereunto belonging situate neere the old Bridge Gate is demised this day unto M^r Thomas Watson by and under the Sum of Twelve Pounds Sterling to be paid in Hand & the some of Thirteen Pence P. Ann. as accustomed which said Grounds with the Appurtenances is demised to the said M^r Watson from Candlemas next for the tearme

of Fourscore score [*sic*] & nineteen years when the said Mr Watson shall peaceably Surrender his Title thereunto unto the Towne And for that purpose It is ordered That Leases shall be forthwith drawn and Signed to that purpose And that the said Mr Watson shall forthwith pay the said Sum of Twelve pounds to Mr Stephen Jackson Junr for the use of Mr George Paylor in parte of a Bond due from the Towne to him which the said Mr Jackson also acknowledges as paid unto him ['for the Use' in fair copy; original defective] aforesaid'.

1651 (not in 1811 fair copy)

26 September 1651 Tho^s Watson Esq^r Mayor

'Mr Mayor complained that the Neighbours who have Houses & Gardens above his House & the old Chappel called Ravensdown Chappel do cast Ashes & Dung & Rubbish down the Hill which is very prejudicial to him & therefore he desires that they would grant him that piece of waiste Ground from the verge of the Bank to the Gate or dyke of Mr Andrew Moors Garden, upon Consideration thereof it is Ordered that the said piece of Ground from the Lane on the South side of Mr Burgess House which formerly led to Meggs Mount is granted to him during the term of his lease to come of Ravensdown' [dale?].

1740

8 April 1740

'Mr Mayor acquainted the Guild that he has occasion for their parcel of Ground contiguous to his House which the Guild Granted a Lease of to his Grandfather which yet has Nine Years to run under the rent of Thirteenpence by the Year[.] The Guild for Mr Mayors accommodation do order and hereby Grant to him the said Ground for the Term of Ninety nine Years to commence when the present Lease expires Mr Mayor paying for the same Thirteen pence on Michaelmas Day Yearly'

1758

6 October 1758

'A Grant having been ['made' inserted] by the Corporation to Thomas Watson Esquire the 8th April 1740 of a piece of Ground contiguous to his House of 99 Years under the Yearly rent of 13^d payable on Michaelmas Day yearly It is ordered That this be inserted in the Treasurer's acc^{ts} of the Corporations Revenue'

1810-11 Examination of burgesses and residents

The rough copy is prefaced by the following: 'At a Meeting of the Committee appointed to enquire into the letting of the Ground now occupied by the Heirs of Ralph Forster in Ravensdale near ['in a certain place in this Town formerly' inserted] known by the name of Ravensdale situated at the between the Western lane & the Bank Hill & now used by

Mr J^{as.} Forster as a large Granary & Timber Yard agreeable to a plan – hereunto annexed [not seen]’

For the substance of the examinations, see the transcriptions of the fair copy under 1811.

1811

‘Report of the committee appointed by Order of Guild of the 15th October 1810 to look into and examine the Old Books of the Corporation relative to the Original Letting of the Ground now occupied by the Heirs of Ralph Forster deceased in a certain place in this Town formerly known by the Name of Ravensdale situate between the Western Lane and the Bankhill and now used by Mr James Forster as a large Granary and Timber Yard agreeable to a Plan hereto annexed [not seen].

‘Townhall 21st Nov’ 1811

At a Meeting of the said Committee

Present

Mr Mayor Mr Ferrow Marshal

Mr Rich Paxton Mr W^m Scott

‘The Committee appointed for the above purpose have met from time to time and have caused diligent search to be made into the Old Records Enrolment Books and other Papers both in the Safe and in the Town Clerks Office in hopes of finding the Original Lease to the late Mr Watson of the Ground in Question or an Office Copy thereof but hitherto without Effect.

‘The Committee have however caused Extracts to be made from the Old Guild Books relative thereto and have also from time to time proceeded to examine several Old Burgesses and other [‘Old Residenters’ inserted] respecting the Situation of the Premises in Question

‘The Committee now beg leave to submit the same to the Consideration of the Guild and to recommend that the following Copies of the said Extracts and Examinations be inserted in the Guild Books viz:

‘Extracts from the Old Guild Books

At a Guild the 17th Decr 1647

'This day the old Chapel in Ravensdale with the Grounds bounding [sic] on the Backside thereof with the Old Waste Tenement and ground thereunto belonging up and untill the Height or Top of the Hill on the Backside thereof being near the Old Shore Gate is this day demised unto William Anderson ['Jun:' inserted] from the second day of February next for and during the full Term of Fourscore and Nineteen Years by and under the payment of the Sum of Twenty Pounds Sterling upon the fourth day of January next ensuing and the Sum of Thirteen Pence Per Annum Yearly being the whitt rent thereof to be paid as accustomed And for the true performance hereof he the said William Anderson hath engaged himself by subscribing his Name hereunto And to that purpose It is ordered that Leases shall be forthwith drawn and Signed

Will^m Anderson

'At a Guild evy^{thg} 17th January 1647 [i.e. 1647/8]

'This day William Anderson being desired to pforme his Bargain with the Town and to sign his Leases to that purpose made for the old Chappel called Ravensdale and Waist therunto belonging and to pay in his Money Conditioned for the same who alledged that his Bargain was very bad and being very submissive and Referring himself to the Guild this day who tooke due notice thereof and forasmuch as he freely offered to the Towne the some of Eight Pounds Sterling and was content to relinquish his condition and that the Town should dispose thereof as they pleased upon due Consideration had & taken of the Premises[.] It is ordered that the said some of Eight Pounds shall be so taken of the said William Anderson in full of the said Bargain And that the Towne shall dispose thereof as they shall think fit for the best advantage And it is hereby further Ordered That this order shall be no precedent for the relinquishing of any Bargain hereinafter taken or to be taken of the Town which some of Eight Pounds is this day acknowledged by M^r Stephen Jackson for the use of M^r Paylor in part of a Bond due from the Town to him

'This day the same Ground above specified (viz) Called by the name of Ravensdale with the Waste thereunto belonging situate neere the old Bridge Gate is demised this day unto M^r Thomas Watson by and under the Sum of Twelve Pounds Sterling to be paid in Hand & the some of Thirteen Pence P. Ann. as accustomed which said Grounds with the Appurtenances is demised to the said M^r Watson from Candlemas next for the Term of Fourscore and Nineteen Years when the said M^r Watson shall peaceably Surrender his Title thereunto unto the Towne And for that purpose It is ordered That Leases shall be forthwith drawn and Signed to that Purpose And that the said Mr Watson shall forthwith pay the said Sum of Twelve Pounds to M^r Stephen Jackson Junr for the use of M^r George Paylor in parte of a Bond due from the Towne to him which the said M^r Jackson also acknowledges as paid unto him for the Use aforesaid X (Vide annexed Sheet)'

'At a Guild 8th April 1740

'Mr Mayor acquainted the Guild that he has occasion for their Parcel of Ground contiguous to his House which the Guild Granted a Lease of to his Grandfather which yet has Nine Years to run under the rent of Thirteen Pence by the Year[.] The Guild for Mr Mayors accommodation do order and hereby Grant to him the said Ground for the Term of Ninety nine Years to commence when the present Lease expires Mr Mayor paying for the same Thirteen pence on Michaelmas Day Yearly'

'At a Guild 6th October 1758

'A Grant having been made by the Corporation to Thomas Watson Esquire the 8th April 1740 of a piece of Ground contiguous to his House of 99 Years under the Yearly rent of 13^d payable on Michaelmas Day yearly It is ordered That this be inserted in the Treasurer's acc^{ts} of the Corporations Revenue'

'Copies of Examination of several Burgesses and others relative thereto viz

Townhall 16th Nov^r 1810

At a Meeting of the said Committee

Present John Steavenson Esquire

 Mr Marshal

 Mr Paxton

 Mr Patterson

'Robert Carr aged 86 formerly a House Carpenter called before the said Committee and being particularly examined says that about 60 Years ago he was then Working as a Journeyman at the Premises then occupied by the late T. Watson Esq^r in the Backgrounds a large Flat Stone went down with his weight which he conceives to have been the Entrance into a Cell or Burying Vault and being asked whether he had ever heard of an old Chapel and burying Ground being in that part of the Town says he often heard of it and always understood a Chapel had been built there with a burying Ground adjoining. Being asked how far he conceives the burying Ground to have extended, says that from the street leading to the Old Bridge Gate he conceives it went over the Hill to a Garden Wall [following text supplied from rough copy] then occupied by the late D^r Forster & now the property of Rob^t. [return to fair copy] Charters ['Chartres' in rough copy] Cooper

'Christ' Mitchelson aged 83 Years says that he recollects the Backbuildings to be a Waste Ground and only a Chaisehouse & Stables built'

Townhall 20th Nov^r 1810

[Rough copy continues: 'At a meeting of the Committee appointed to inquire into the premises now occupied by Mr James Forster']

At a Meeting of the said Committee

Present John Steavenson Esq^r

 W R Paxton

 W Jas Patterson Jun^r

 Mr Marshal

'The Committee examined John Hill aged 84 Years who well recollects the back Grounds to the North west of Comissary Watsons House for 60 years back which ground remained a mere waste untill the time of the late Ralph Forster

 'Robert Martin ['Martain' in rough copy] Carpenter aged 74 Years says that he recollects working at a House at the foot of the western Lane which then belonged to the late Thos Watson Esqr. above 50 Years ago that he well recollects the West and northern parts to have been a waste except the Coachhouse and Stables thereto adjoining

 'The Committee also examined James Armstrong[,] Mason aged 74 Years who well remembers the premises of the late Thos Watson Esquire for above fifty years having wrought as a Mason at the rebuilding of the same and that the House now occupied by James Forster was built on the same Ground which the old house stood [on.] The Kitchen servants apartments and a small yard towards the western Lane to the best of his knowledge and beleif [*sic*] was the whole property of the said Mr Watson and that all the Ground situated on the North west of the said House were at that time a Coachhouse Stable &c a large Bank of Ashes covered with hemlocks which he knows have been removed by the late Mr Forster and builded Granarys Timberyard and other buildings thereon

Townhall 12th Dec^r 1810

[Rough copy continues: 'At a meeting of the Committee to inquire into the right of the Corporation into the Grounds situate in the Ravensdale, pursuant to notice']

At a Meeting of the said Committee

Present John Steavenson Esqr

 W R Paxton

 W Ja^s Patterson

 Mr Scott

 Mr Marshal

'Mr John Laws Carpenter aged 74 Years came before the Committee [henceforth from rough copy] and stated that he well knew the late Thos Watson Esqr. and also his house at the foot of the Western lane which house was rebuilt by Mr Watson that he the said John Law knew to have been rebuilt on the very scite where the old house stood and being asked what he knew of the situation of the waiste ground behind the betwixte Mr Watsons house and the bank hill says that from the west end of the dwelling house to the bank hill was in appearance a hill of ashes covered with hemlock except a small piece where Mr Watson had a Coach house & Stable and that the said waiste Ground went backward and over the hill towards a property now occupied by Mr Robert Charters situated from the bank hill towards the western lane. and being asked where the entrance door to Mr Watson's house was at the time of rebuilding says that the door opened to the foot of the western lane'

'Townhall Decem^r 14 – 1810 At a Meeting of the Committee appointed to enquire into a piece of ground occupied by M^r James Forster

Present Alderman Steavenson

 M^r William Scott

 M^r R Paxton

 M^r R Carr

 M^r Marshal

'William Bruce of Castlegate aged 80 years came before the Committee and being examined says that on the year 1746 came a servant to Mr Watson and well remembers the rebuilding the present house at the Foot of the western Lane on the same scite where the old dwelling house formerly stood at that time and for many years afterwards[,] the waiste grounds to the northward and north west were an intire heap of ashes which had the appearance of having been thrown from the upper part of the Town and were grown over with hemlocks and other weeds so that Mr Watson made

no use of it nor had any thing to the north ward of the house except a Coach house and Stable'

'Townhall 25th Octr 1811

'At a Meeting of the Committee to enquire into the Premises now occupied by M^r Forster

Present M^r Mayor

 M^r Ferrow Marshal

 M^r Rich Paxton

 M^r Jas Patterson

'The Committee examined Jane Newcomb Wid^w aged 49 Daughter to W^m Murton many Years Servant to the late M^r Rap Forster who being examined by the Committee Says That she remembers when a Child that her Father was employed many Years in M^r Ra Forster's Yard. That she remembers playing in the Yard and that she has seen behind the same the Remains of an Old Chapel. That her Father told ['her' inserted] not to go there for fear she sho^d see old Sculls. That if she went in the Yard she could point out the Spot where the Remains of the Old Chapel stood'

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ENDNOTES

- 1 The interior of the 'Cockle Shop' in 64-66 Bridge St is the subject of one of Jim Walker's evocative photographs reproduced in Walker 1991, 32. Photographs taken for the Cowe family in the 1970s illustrate the process of manufacture. The family firm of William Cowe and Sons is the focus for a recent meditation in poems and photographs: Mike Golding and Jacob Polley, *Hometime Dark* (n. p.: Inspire Northumberland in assoc. Berwick-upon-Tweed Townscape Initiative, 2010); and it features, alongside other local businesses, in paintings by Brita Granström, reproduced in Granström 2012.
- 2 No. 52 was the address in 1834 of the Bridge End Tavern, listed as Jno. Renton Dunlop, wine and spirit merchant (Pigot & Co. 1834, 96).
- 3 BRO, B-1914 (15 June): Planning Files Box 3 Drains, Martins of West Street & Dr Taylor's, Victoria Buildings.
- 4 For a wider study of the landscape and architectural character of Berwick-upon-Tweed, see Menuge with Dewar 2009.
- 5 Lowry's painting, and the 1935 sketch on which it is based, are reproduced in Bowes 1998, n.p.
- 6 Good 1806, n.p.
- 7 Room 1992, 48.
- 8 TNA MPH I/983/2: untitled map, undated but described as 1823, depicting recent and proposed street improvements at the junction of Bridge St and Bridge End. Bar scale of 50 feet.
- 9 Scott 1888, 338-9; Cowe 1988, 33.
- 10 Marlow rev. Williams 2010, n.p.
- 11 BRO B12/33/7.
- 12 Untitled, undated map (c.1561), Hatfield House, Maps CPM I.22; reproduced in Menuge with Dewar 2009, 24.
- 13 'The true description of her Majesties towne of Barwick', undated but c.1580, BL, Cotton Augustus I, II, f.14; reproduced in Menuge with Dewar 2009, 28.
- 14 John Speed, 'Barwick', in the margin of Speed's map of Northumberland (1610), published in his *Theatrum Imperii Magnae Britanniae* (London, 1611), and reproduced in Nicholson et al 1988, 138.
- 15 Northumberland Record Office, 2413/1-4: copy of untitled map, dated 1682, in Board of Ordnance style; original in William Salt Library, Stafford.
- 16 BL Maps K.Top.32.46: 'A Plan of Berwick upon Tweed 1725'; TNA MPH I/228/1: 'Plan of Berwick upon Tweed', endorsed 'Received with Mr Director Armstrong's

Report dated from Berwick 29th June 1747', and 'Copied by Cha^s. Chaplin, May 19th 1808'. Both maps are in the Board of Ordnance style, and the 1747 map bears the Board of Ordnance cipher.

- 17 TNA WO 78/5688: Andrew Armstrong & Son, 'A Plan of Berwick', in the margin of *A Map of the County of Northumberland with that part of the County of Durham which is North of the River Tyne*[.] *Also the Town of Berwick and its Bounds Taken from an Actual Survey and laid down from a Scale of an Inch to a Mile; By Lieu.^t And.^w Armstrong and Son. Engraved by Tho.^s Kitchin, Geog.^r, 1769.*
- 18 TNA MPH I/228/2: Charles Terrot, 'Plan of Berwick upon Tweed | including Castle Gate, Tweedmouth and Spittle | Surveyed by Captain Charles Terrot of the Roy^l Reg^t of Artillery, 1788', scale 1 in = 300ft (1:3600), stamped with the Board of Ordnance cipher.
- 19 Samuel and Nathaniel Buck, *The South View of Berwick upon Tweed* (c. 1743-5), reproduced Hyde (ed.) 1994, plate 2.
- 20 Fuller 1799, 75-6.
- 21 TNA MPH I/951/5: '[A] Plan of the Garrison wall from the Bridge to the East of the new Building Ground Palace Green, Shewing the distance and Situation of the Houses &c., adjoining said Garrison wall', undated on map but described as 1816.
- 22 TNA MPH I/983/2: untitled map, undated on map but described as 1823.
- 23 Sheldon 1849, 348. Confusingly, Sheldon's description is applied to 'the houses in Bridge Street, immediately facing the English Gate, and on either side' (ibid.). It appears, therefore, that Sheldon, along with many of his contemporaries, extends the application of the name Bridge St to the short length now known as Bridge End.
- 24 Ordnance Survey 1:528 town plan, Berwick-upon-Tweed, sheet 8, surveyed 1852, published 1855 (BRO). This was doubtless used to compile the smaller-scale map produced for the Board of Health in 1852: *Plan of the Towns of Berwick-upon-Tweed*[.] *Tweedmouth and Spittal, in the County of the Borough and Town of Berwick-upon-Tweed, surveyed [for] the purposes of the Local Board of Health 1852*, scale 1:2640 (BRO).
- 25 John Wood, *Plan of the Town of Berwick-upon-Tweed From Actual Survey*, Eng^d by T. Clerk, Edinburgh, 1822 (BRO).
- 26 BRO, U.9/6: William Lowrey, 'Map of the Parish and Town of Berwick upon Tweed from An Actual Survey Made in the Year 1844 by William Lowrey of Barmoor'. Scale 1 inch = 4 chains [1:3168]. Cut into unnumbered sheets and pasted into a large album titled 'Berwick-upon-Tweed 1844 Survey'.
- 27 Scott 1888, 338.
- 28 Marlow rev. Williams 2010, 26, citing an excavation by Northern Archaeological Associates which recovered evidence for medieval buildings and buried human

remains.

- 29 Knowles & Hadcock 1971, 247. Knowles and Hadcock restrict their coverage to medieval England and Wales, and so do not include religious houses in Berwick-upon-Tweed.
- 30 Marlow rev. Williams 2010, 25, citing the *List of the Lands of Dissolved Religious Houses* (Lists & Indexes, Supplementary Series, No. 3, Vol. 3).
- 31 Scott 1888, 338.
- 32 BRO/ B12/33/7: Berwick Guild Books.
- 33 Scott 1888, 479.
- 34 BRO/ B12/33/7: Berwick Guild Books.
- 35 BRO/ B12/33/7: Berwick Guild Books, testimony of William Bruce and Robert Carr.
- 36 BRO/ B12/33/7: Berwick Guild Books, testimony of James Armstrong & John Laws.
- 37 Brenchley 1997, 20 (citing Fuller & Good) & 55.
- 38 Brenchley 1997, 22, 26 & 45 (citing Fuller).
- 39 BRO GBR/25-31.
- 40 Grieve's brewery may have been that in Tweedmouth; his wine and spirit vaults were in Hide Hill. Gregson & Pratt had the Silver St Brewery (later the Border Brewery) and wine and spirit vaults in Eastern Lane. William Denovan was the proprietor of the former Red Lion Inn on Marygate (Good).
- 41 Ralph Forster died on 5 May 1804 and was buried in Berwick on 11 May; information from Sylvanus Urban, *The Gentleman's Magazine*, 74 (June 1804), 596, and www.ancestry.co.uk, FHL Film Number: 1469107, Reference ID: Item 3, p. 405 (source checked by Lucy Jessop).
- 42 Fuller 1799, 353, gives James's name rather than Ralph's for the Postmaster in 1793.
- 43 Information kindly provided by Linda Bankier. At the time of writing the plan (BRO/B12/33/7) has not been located.
- 44 Holden's 1811, n.p.
- 45 Good 1806, 51, under Western Lane: 'James Forster, Esq. Post Office'. The reference is confirmed (but without an address) in Holden's 1811.
- 46 Good 1806, 53, under Bridge St, which evidently includes Love Lane.
- 47 Pigot & Co 1828, n.p.
- 48 Census and biographical research, via www.ancestry.co.uk, was undertaken by Lucy Jessop. A James Forster married Sarah Mary Wood in 1833, and records exist

for the baptism of their children Ralph (born 1835), Mary (born 1838) and James Edward (born 1840), although the 1841 census entry only mentions Ralph and Mary, and another daughter Jane (born around 1837).

- 49 Slater's 1855, 17. Nicholson & Innes, timber merchants & general merchants; James H Innes ho. Bridge End; George K Nicholson ho. Loan End, are given under Bridge End in Whellan's 1855. By 1858 Nicholson's residence was given as St Helier, Jersey, though he was still a JP for the county in Kelly's 1858, xi.
- 50 Kelly's 1858, 2-3.
- 51 Thomas (aged 36) and James Allen (34) shared house with their sister, who was their housekeeper, and two servants.
- 52 Kelly's 1858, 2.
- 53 Early 20th-century letterhead for John Wilson & Son held by BRO. The letterhead has the first three digits of the year printed: '190_.'
- 54 Pike 1894, 17-19.
- 55 Kelly's 1914, 9.
- 56 Kelly's 1914, 8 and 673. His address is given as Victoria Buildings. Francis Cowe mentions a Dr Maclagan in connection with the house, and he may have preceded or succeeded Dr Taylor. In 1914 Charles George Maclagan, MD, JP, was listed at 52 Ravensdowne, Berwick (*ibid.*, 7 and 672).
- 57 Kelly's 1914, 8, 11 and 687. Martin's commercial address is described as Victoria Buildings, Bridge End.
- 58 BRO Building Control Plans, Tintagel House, no box, no. 48.
- 59 Francis Cowe, pers. comm.
- 60 The remains consist of the plinth-level base of a gable wall (interrupted by the cellar entrance) and a short stub of a front wall continuing the building line of 2 Love Lane.
- 61 Arnold et al, forthcoming.
- 62 Pike 1894, 26. What appears to be part of a stone tread with a rounded nosing is visible at pavement level in a cellar ventilator opening.
- 63 It is likely that this building was swept away when the granary and timber yard were expanded to the west, a development which is tentatively dated elsewhere in this report to the 1790s.
- 64 The only other entrance position for which evidence can be identified is the former doorway (now display window) next to the east from the present entrance. If this were the original entrance, however, it would magnify the difficulties associated with the position of the stair compartment.

- 65 In this connection it is worth noting that map evidence places the Post Office firmly at the opposite end of the front range.
- 66 The form of this architrave would typically suggest a date later in the 18th century, but its occurrence elsewhere on the ground floor of the rear range in conjunction with three-panelled doors suggest that in this instance it may be a mid-18th-century feature.
- 67 Both doors have been shortened, possibly to allow for the present concrete floor of the dining room, and the first has been shortened at the top as well.
- 68 This may be the result of re-use, or matching new work to old. However, the extent and form of buildings in the 'inside yard' in the 18th century is unknown. The depiction of this area as largely open on Lowrey's 1844 map is questionable, whilst the 1852 OS 1:528 town plan shows the West St side of the yard fully built against; one structure, attached to the house, appears to have been two-storeyed since a covered passage from West St is shown passing through it.
- 69 The doorway occupies a well-formed brick opening with no evidence for later insertion, and the architrave on the bedroom side is of the same form as elsewhere on the second floor.
- 70 The extreme northern end of this partition survives, including a board bearing a hinge pintle for a door.
- 71 Copies kindly provided by the Cowe family.
- 72 John Wilson had formerly occupied premises at 41 Bridge St. At 2 Love Lane 'the shop ... [was] constructed out of what was originally a dwelling-house' (Pike 1894, 26).
- 73 One, in the west wall of the outshot, has a figure of the Virgin Mary with the dove (Holy Spirit) and lily conventionally depicted in images of the Annunciation, though with the Virgin dressed in red and without the Angel Gabriel being present. The other, lighting the first-floor landing, appears to be the Roman goddess Flora. Both designs have common background elements in the use of square quarries with a forking lily plant, and border of vegetal detail.
- 74 BRO B12/33/7: Berwick Corporation Guild Books.
- 75 Another possibility – unusual but not wholly without precedent – would be a carriage entrance on the first floor, opening directly off West St. But coach houses were almost invariably secured within a walled perimeter rather than opening straight onto the road.
- 76 A large area of the west gable wall has been rebuilt in 18th-century brick, probably at the time that the building was extended since the brickwork incorporates a ground-floor window, now blocked, with a segmental brick head. The area is large enough to have replaced a carriage arch but there is no positive evidence for one and the position, in the middle of a gable wall, is implausible (a carriage entrance

nearly always corresponds to a bay of similar width into which the vehicle can be reversed).

- 77 BRO B12/33/7: Berwick Corporation Guild Books: testimony of Robert Martin.
- 78 Arnold et al, forthcoming. The felling dates indicate that the building was raised no earlier than 1762. There is no reason to suppose that it was not completed by about 1765, possibly sooner.
- 79 These windows, probably common in Berwick until quite recently, were recorded at the granary on the opposite side of Love Lane in the 1970s.
- 80 Examples survive nearby at the Dewar's Lane Granary, now Berwick Youth Hostel.
- 81 BRO Planning Dept records, 'Proposed Conversion of Existing Property into Flats [Tintagel House], Bank Hill and Love Lane, Berwick', signed Gray & Paterson, Architects, 11 Castlegate, Berwick-on-Tweed, 1936. See also Box 26, no. 47: 'Proposed wash-house for Love Lane Flats, 1938'. The portion of the granary containing the shades was still standing when the 1963 OS 1:2500 map was surveyed.
- 82 Evelyn's *Sylva, or a Discourse of Forest-trees, and the Propagation of Timber in His Majesties Dominions* (London, 1664), reprinted in de la Bédoyère 1995, 173-332, 302.
- 83 George Martin's firm remains active today as Martins the Printers and is now based in a former iron foundry at Main St, Spittal.
- 84 BRO B-1914 (15 June) Planning Files Box 3: Drains, Martins of West Street & Dr Taylor's, Victoria Buildings.
- 85 Late 19th-century and early 20th-century OS maps show no variation in the depiction of a narrow structure in the position of the link, but neither are they clearly distinguishable from earlier representations of a structure against this side of the yard.
- 86 They include book covers, educational material and publicity material for the NAAFI; also a page from *Valentine*, dated 24 August 1957, with a feature on the singer Little Richard, and a risqué cartoon and a page of glamour photographs from *Blighty*, dated 15 March 1958.
- 87 BRO Library ref. D: Goad plan of Berwick-upon-Tweed, 1972.
- 88 Good 1806, 51, under Western Lane (i.e. West St), and 53, under Bridge St. Nicholson's name appears immediately before James Forster's (of 2 Love Lane, here treated as a continuation of Bridge St). Hume's is the last name in Western Lane on what is interpreted as the opposite site of the road from Forster's Post Office. It is of course uncertain whether 64-66 Bridge St and 57 West St constitute one, two or even three occupancies at this date.
- 89 Holden's 1811, vol. 2, n.p.

- 90 Barfoot & Wilkes 1793-98, vol. 2, 283. No address is given.
- 91 Holden's 1811, vol. 2, n.p. He does not appear in Good's 1806 directory.
- 92 Francis Cowe identifies 62 Bridge St with Nicholson, pointing out that the roundel between the first-floor windows once contained a clock (Cowe 1998, 33).
- 93 Pigot & Co. 1834, 94 and 96.
- 94 Whellan & Co. 1855, 973.
- 95 Francis Cowe, pers. comm.
- 96 Cowe 1998, 33, and pers. comm.
- 97 Cowe, William & Sons, grocers, 64-6 Bridge St, are listed in Kelly's 1914, 9.
- 98 Certificate of appointment dated White Lodge, Richmond Park, 22 December 1886 (copy in the possession of the Cowe family).
- 99 Kelly's 1914, 7 and 644.
- 100 Evidence for the cellar or void comes from the 1852 Ordnance Survey 1:528 survey map. This shows a spot-height on Bridge St, at the foot of West St, of 22ft 6in. Inside the western portion of the front range a spot-height of 16ft 1in suggests a depth of at least 6ft 6in beneath the present ground-floor level, which is raised slightly above street-level. In the eastern portion of the front range, by contrast, a spot-height of 21ft 6in suggests nothing more than a conventional shallow under-floor void.
- 101 Cowe 1998, 33, and pers. comm. Gibson Cowe was probably Robert G. Cowe (died 16 July 1910), architect of Chester-le-Street, Durham, whose obituary appears in the *Durham Directory*, 1911 (Durham Record Office, M29/1).
- 102 Copies of the original drawings were kindly provided by John Cowe. Gray and Paterson were by this date based at 10 Hide Hill. The set of drawings consists of ground, first- and second-floor plans, and a north-south section, all at 1:50.
- 103 *Berwick Journal*, Thursday 28 October 1886: transcript in the possession of the licensee.
- 104 The exception is the window lighting the second-floor bedroom at the western end of the outshot, the surround of which is undifferentiated from the rendered wall. The reason for the variation appears to be status-related; there is no reason to suppose that the window is not contemporary with the others.
- 105 One purlin has a graffito scratched on it: 'JAS HOLBORN | 1903 to 1930' – perhaps recording the length of service of someone employed on the premises.
- 106 Oliver 2005, 230.



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