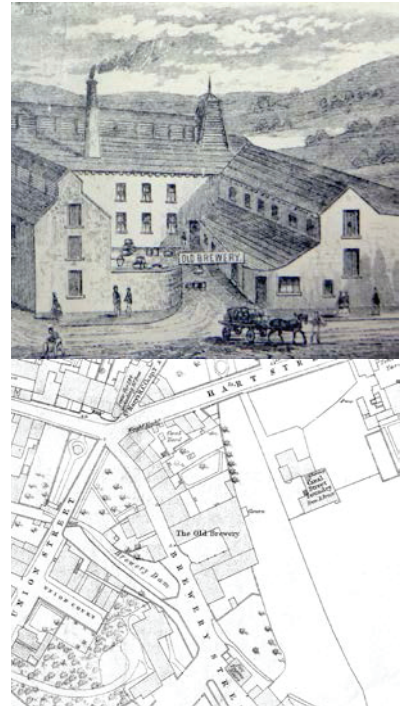


OLD BREWERY, BREWERY STREET/HART STREET, ULVERSTON, CUMBRIA

Heritage Impact Assessment



Client: Homes for Ulverston CLT
Ltd

NGR. 328842 478406

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November 2019



The Site	
Site Name	Old Brewery, Brewery Street/Hart Street, Ulverston
County	Cumbria
NGR	328842 478406

Client	
Client Name	Homes for Ulverston CLT Ltd

Planning	
Pre-planning?	Yes
Planning Application No.	N/A
Condition number	N/A
Local Planning Authority	South Lakeland District Council
Planning Archaeologist	Jeremy Parsons, Historic Environment Officer, Cumbria County Council

Archiving	
Relevant Record Office(s)/Archive Centre(s)	Barrow-in-Furness
Relevant HER	Cumbria

Staffing	
Desk-based assessment	Dan Elsworth
Site visit	Dan Elsworth
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Date on site work carried out	5 th November 2019

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Summary

Prior to the submission of a planning application for the redevelopment of the Old Brewery, Brewery Street/Hart Street, Ulverston, Cumbria, as a residential site, Greenlane Archaeology was commissioned to carry out a heritage impact assessment. This was intended to provide an understanding of the archaeological and historical development of the site, taking into account the previous pieces of work carried out in relation to an earlier development scheme, and determine the likely impact of the current proposals on the site.

The site of the Old Brewery is on the edge of the medieval core of Ulverston. While there is plentiful evidence for prehistoric activity in the wider area this is generally limited to stray finds within Ulverston, although this includes a flint artefact of Neolithic or Bronze Age date found in a garden close to the Old Brewery, on the opposite side of Hart Street. Roman and early medieval evidence is less plentiful but Ulverston is clearly of primarily medieval origin with well-established burgage plots and numerous finds of medieval date. The Old Brewery is on the edge of the core of the medieval town but in relatively close proximity to Neville Hall, the seat of a small manor of medieval date and probably originally a peel tower. It is possible that the Old Brewery site grew from the former estates of Neville Hall, although there is no direct evidence for this.

The Old Brewery itself is known to have been established by at least 1755, although it may have originated as a malt kiln in at least 1750. Brewery buildings are recorded from at least 1763 and a large complex is shown on maps from 1832 onwards. The site is recorded as initially belonging to a number of partners before being acquired by John Booth in 1878, who soon set about enlarging and improving the site with a number of new additions. It subsequently passed in 1896 to the Hartleys, along with a substantial number of public houses, and they too made a number of additions between 1898 and 1919. It was sold to Frederick Robinson Ltd in 1982 but ceased operating as a brewery in 1991 and was used as a depot from 1993. The map evidence provides a relatively detailed understanding of the development of the site as there are various plans showing the additions that were made in the late 19th and early 20th century, largely for the provision of new plant and machinery.

The current proposals intend to retain the majority of the standing buildings and convert these into housing, with the addition of new buildings and landscaping of open spaces elsewhere on the site. As a result, the impact on the heritage assets is relatively minimal. Nevertheless, there is some potential for remains of archaeological interest to be affected and so recommendations for limited archaeological evaluation have been made.

Acknowledgements

Greenlane Archaeology would like to thank the staff at the Cumbria Archive Centre in Barrow-in-Furness, in particular Susan Benson, for their assistance with accessing their records, and Jeremy Parsons, Historic Environment Officer at Cumbria County Council, for enabling access to the Historic Environment Record. Further thanks are due to Marion Barter at Marion Barter Associates, Bernard and Elizabeth Ellis, and Peter Lowe for providing additional information about the site.

1. Introduction

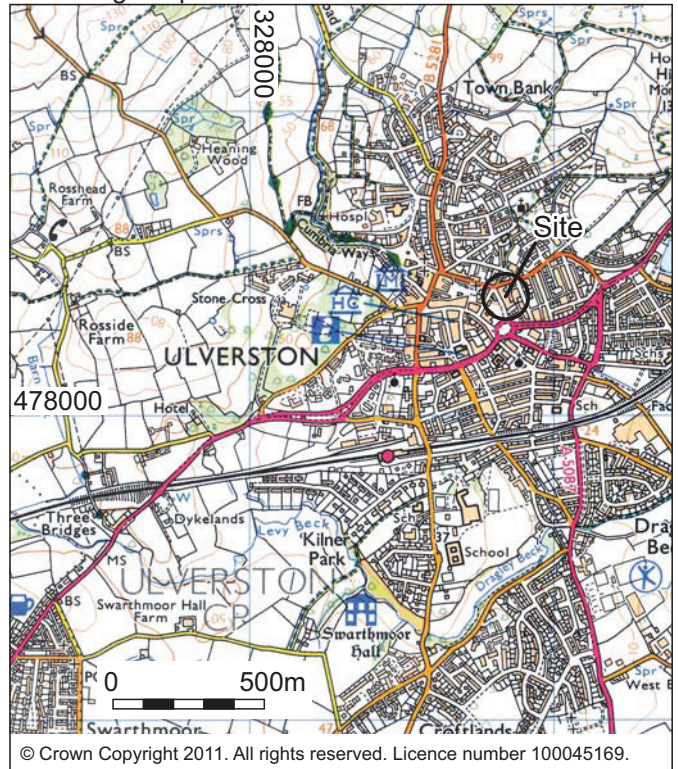
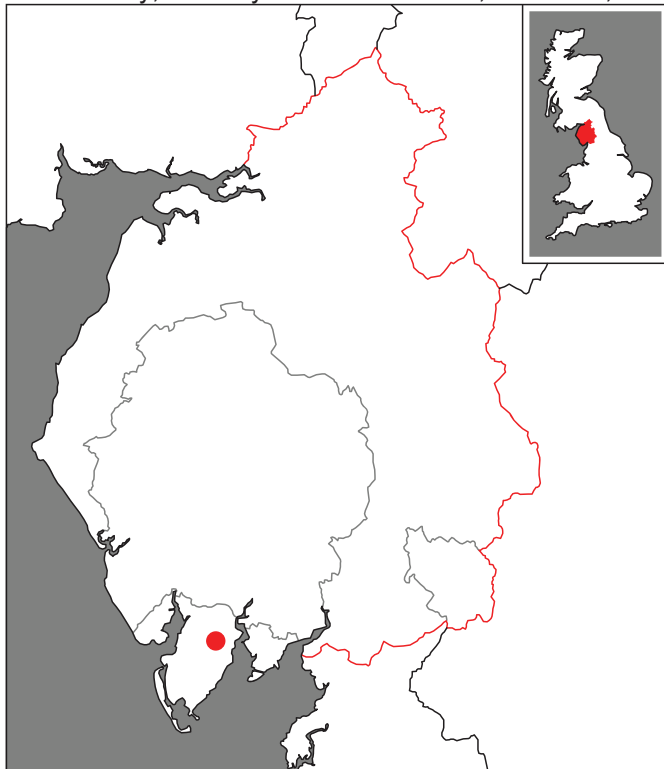
1.1 Circumstances of the Project

1.1.1 The circumstances of the project are set out in the tables on the inside cover of this report.

1.2 Location, Geology, and Topography

1.2.1 The old brewery site is north of the large roundabout on the A590 close to the centre of Ulverston to the east side of Brewery Street (Figure 1; Ordnance Survey 2011). It is situated at a height of approximately 21m above sea level (*ibid*).

1.2.2 The underlying solid geology comprises Bannisdale slates of the Silurian period (Moseley 1978, plate 1), and this is overlain by glacially derived boulder clay (Countryside Commission 1998, 66). The topography of the site is essentially urban, as it is located on the edge of the centre of the town.



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Figure 1: Site location

2. Methodology

2.1 Relevant Policies

2.1.1 The compilation of this heritage impact assessment and recommendations for any further work arising from the findings, accords with National, Regional and Local Planning Policies which relate to the Historic Environment. National planning policies relevant to heritage asset management are contained within the *National Planning Policy Framework* (Ministry of Housing, Communities & Local Government 2019). This document highlights the essential need for applicants to assess the significance of heritage assets, use appropriate expertise, access historic environment records and recommend strategies for the recording and furthering of understanding of heritage assets as part of any proposal that might result in the loss or impact upon a heritage asset.

2.1.2 **National Planning Policy Framework (NPPF)**: chapter 16 of the NPPF relates to conserving and enhancing the historic environment. Paragraph 189 provides that: *'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance'*. In paragraph 190 it goes on to state: *'Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal'*.

2.1.3 **Undesignated assets**: with regards designated heritage assets, paragraph 197 states that: *'The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset'*.

2.1.4 **Conservation Area**: the entire site falls within the Conservation Area for Ulverston, which is designated as an *'area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance'* (Planning (Listed Buildings & Conservation Areas) Act, 1990). The recent NPPF guidance states that *'Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably'* (Paragraph 200), while the *'Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area... should be treated either as substantial harm under paragraph 195 or less than substantial harm under paragraph 196, as appropriate, taking into account the relative significance of the element affected as its contribution to the significance of the Conservation Area... as a whole'* (Paragraph 201).

2.2 Desk-Based Assessment

2.2.1 A desk-based assessment was carried out in accordance with the guidelines of the Chartered Institute for Archaeologists (CIfA 2014a). This principally comprised an examination of early maps of the site and published secondary sources. A number of sources of information were used during the compilation of the desk-based assessment:

- **Record Office/Archive Centre**: the majority of original and secondary sources relating to the site are deposited in the relevant Record Office(s) or Archive Centre(s), as specified in the cover sheet of this report. Of principal importance are early maps of the site. These were examined in order to establish the development of the site, date of any structures present within it, and details of land use, in order to set the site in its historical, archaeological, and regional context. In addition, any details of the site's owners and occupiers were acquired where available;
- **Historic Environment Record (HER)**: this is the primary source of information recording previously known archaeological discoveries and since it had not apparently been consulted

during any of the investigation of the site carried out as part of the previous application it was consulted as part of the this one. A small area of approximately 100m from the centre of the proposed development site was examined in order to focus results on the most relevant pieces of information. For each site of archaeological interest recorded in the HER a grid reference, description, and related sources were obtained for inclusion in the gazetteer (see *Appendix 2*). In addition, details of previous archaeological work carried out within the study area was also obtained from the HER;

- **Online Resources:** where available, mapping such as Ordnance Survey maps and tithe maps were consulted online;
- **Greenlane Archaeology:** Greenlane Archaeology's office library includes maps, local histories, and unpublished primary and secondary sources. These were consulted where relevant, in order to provide information about the history and archaeology of the site and the general area.

2.3 Site Visit

2.3.1 A brief site visit, equivalent to an English Heritage Level 1 survey (Historic England 2016), was carried out covering the proposed development area and other areas that might be affected. Particular attention was paid to the identification of features of historical or archaeological interest, but other relevant features were recorded such as later aspects of the site that may have impacted on the earlier remains or could constrain further investigation. Colour digital photographs showing the general arrangement of the site and any features of interest were taken.

2.4 Archive

2.4.1 The archive of the project will be deposited with the relevant Record Office or Archive Centre, as detailed on the cover sheet of this report, together with a copy of the report. The archive has been compiled according to the standards and guidelines of the ClfA guidelines (ClfA 2014b). In addition, details will be submitted to the Online AccesS to the Index of archaeological investigationS (OASIS) scheme. This is an internet-based project intended to improve the flow of information between contractors, local authority heritage managers and the general public. A paper copy of the report will be provided to the client and a digital copy of the report will be provided for the relevant Historic Environment Record, as detailed on the cover sheet of this report.

3. Results

3.1 Introduction

3.1.1 Four sites of archaeological interest were identified within the study area during the desk-based assessment and site visit (Figure 3; summarised in Table 1 below) ranging from prehistoric to post-medieval in date. Sites included in the gazetteer that relate to periods of the study area's history are individually mentioned in the site history (see *Section 4* below).

Site No.	Type	Period
1	Find spot (flint tool)	Prehistoric
2	Foundry	Post-medieval
3	Warehouse	Post-medieval
4	Brewery	Post-medieval

Table 1: Summary of the gazetteer sites identified within the study area

3.2 Desk-Based Assessment

3.2.1 The results of the heritage assessment have been used to produce two main elements. Firstly, all available maps of the area were compiled into a map regression, demonstrating how the site physically developed (*Section 3.3*). Because of the considerable number of plans of the site that are available their compilation also allows the production of a relatively detailed plan of the phases of sites development to be produced (Figure 2). The second purpose of the desk-based assessment is to produce a background history of the site. This is intended to cover all periods, in part to provide information that can be used to assess the potential of the site, but more importantly to present the documented details of any sites that are known (see *Section 4*).

3.2.2 Once this information has been compiled the significance of those sites of archaeological interest within the study area, their potential, and the degree to which they are likely to be affected is considered (*Section 5*) and based on this possible mitigation work is then suggested.

3.3 Map and Image Regression

3.3.1 **Wood's Plan, 1832:** the west side of the site is built up along Brewery Street, with the 'Old Brewery' marked at the south end (Plate 1). There are gardens/allotments to the rear of the properties to the north end of the site (and most of the way along 'Canal Street'), and the east side of the area appears to comprise an open field, owned by Mr. J. Jackson.

3.3.2 **Ordnance Survey, 1850:** the site is largely unchanged from Wood's map of 1832 (Plate 2; cf. Plate 1). Canal Street has been renamed 'Hart Street' and there are additional buildings at the north end of the area.

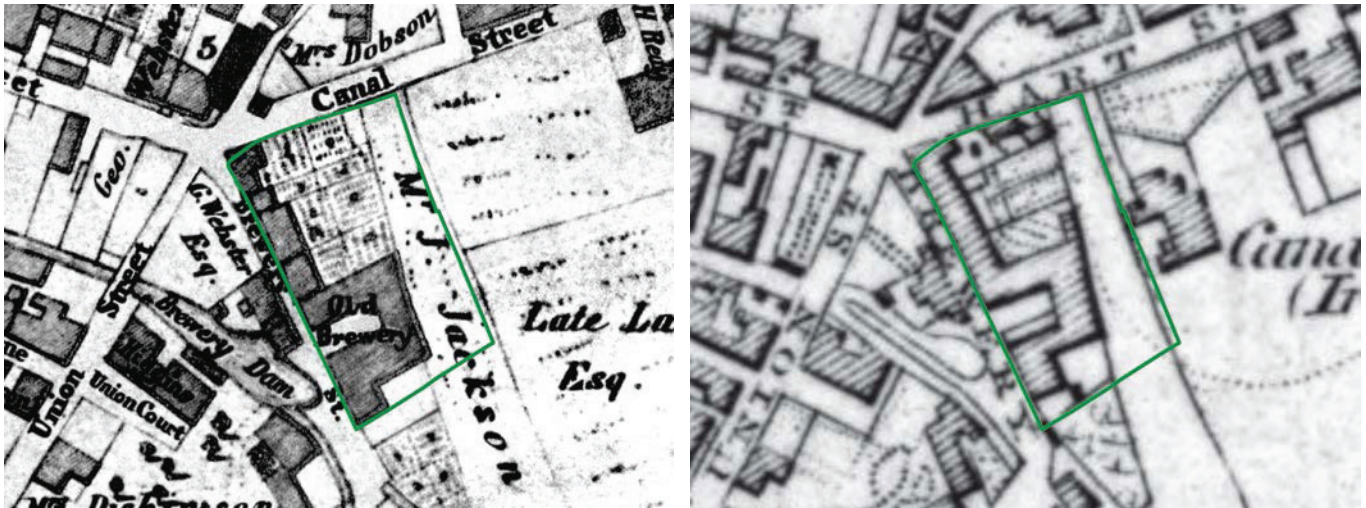


Plate 1 (left): Extract from Wood's map of 1832

Plate 2 (right): Extract from the Ordnance Survey map of 1850

3.3.3 **Auction plan, 1851:** this plan (CAC(B) BDKF/S/30 1851; Plate 3) evidently accompanied an auction at which the brewery was presumably sold, with the site comprising three of the lots shown on the plan. These are described as follows:

“Lot 1

A Portion of the Brewery Croft from Hart St 27ft 9in extending backwards 83ft 4in & Cont^d 332 sq yards.

Lot 2

Two Dwelling Houses, Yard, Garden and a Portion of the Brewery Croft fronting Brewery Street 35ft 0in extending backwards 146ft 0in & Cont^d 134 sq yards.

Lot 3

Brewery, Malt Kiln, Two Yards, and a Portion of the Brewery Croft in front 134ft 0in and extending backwards 144ft & Cont^d 1985 sq yards.”

3.3.4 A comparison of this plan with the previous ones shows that Lot 3 (at the south end) comprises the bulk of the ‘Old Brewery’ buildings, with the block to the north side of the yard is marked ‘brewery’ and the block to the south side comprises the ‘malt kiln’. The square block to the north along Brewery Street comprises two dwelling houses (Lot 2), although these are not shown in detail with only the frontages onto Brewery Street indicated. The north-east corner of the site comprises Lot 1. The area to the west of Lot 1 shows buildings to the corner of Hart Street and is labelled Mrs Brigg. Immediately adjacent to Lot 1 is a note, which reads, ‘Miss Ba[damaged]’.

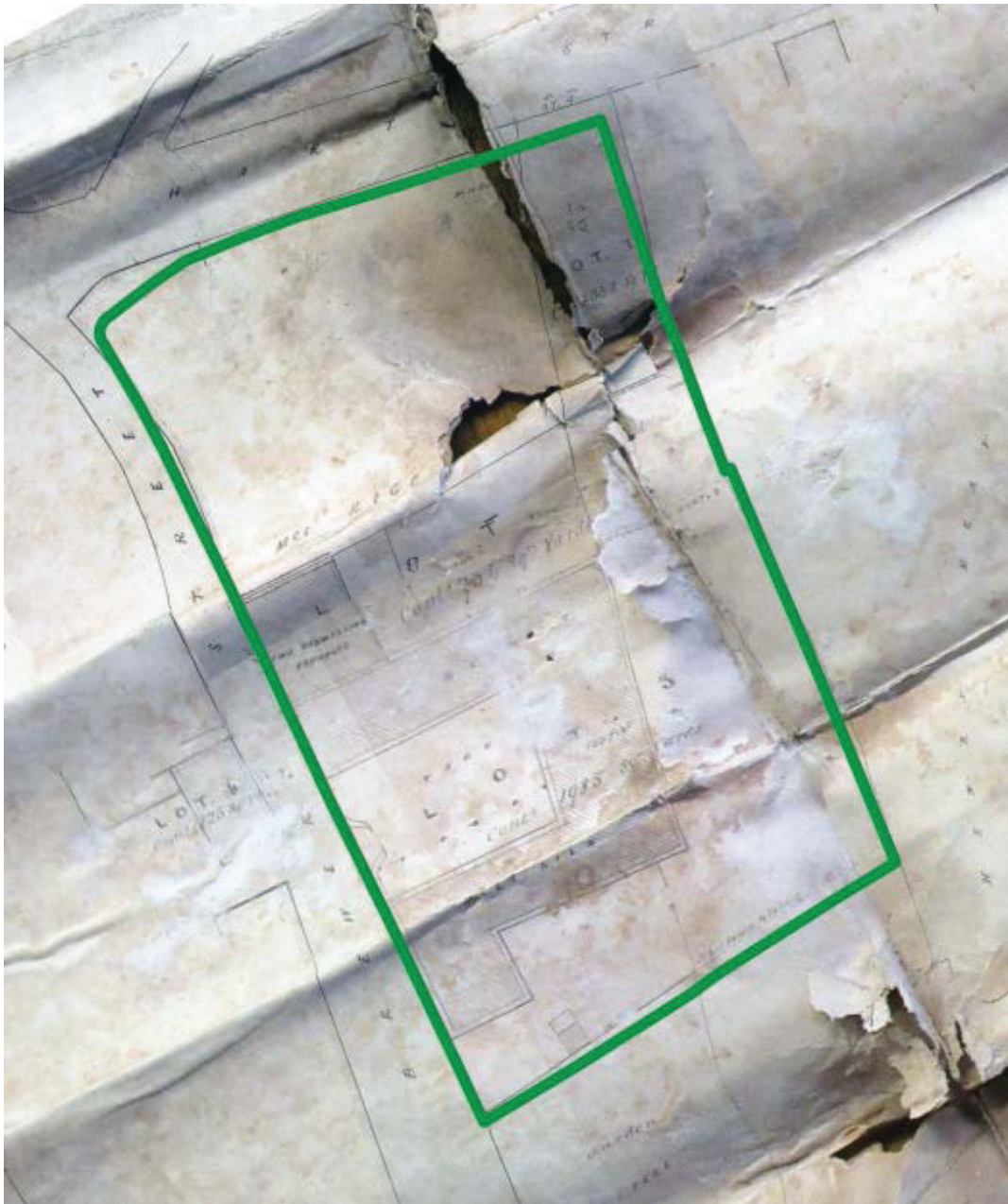


Plate 3: Sales particulars plan for Old Brewery, 1851

3.3.5 **Ordnance Survey, 1852:** this is a more detailed Ordnance Survey map, which shows the internal divisions of the buildings and other elements of the site (Plate 4). The arrangement of buildings appears to be similar to that shown on the 1850 edition of the Ordnance Survey (Plate 4; cf. Plate 2), with the row of cottages along Brewery Street shown as well as other small buildings along Hart Street.



Plate 4: Extract from the Ordnance Survey map of 1852

3.3.6 **Plan of the Old Brewery, late 19th century:** this plan is thought to date to c1885 (CAC(B) BA/S/BC/D3/81 c1885; Plate 5) but clearly pre-dates the addition of the boiler house in 1882 (see Section 3.3.8). It corresponds fairly closely with the preceding Ordnance Survey map of 1852 (see Plate 4) but some additions appear to have been made in the meantime, most noticeably an engine house on the east side and a piggery and coach house to the south. The individual parts of the brewery buildings are also labelled, with more detail given than in the plan of 1851.

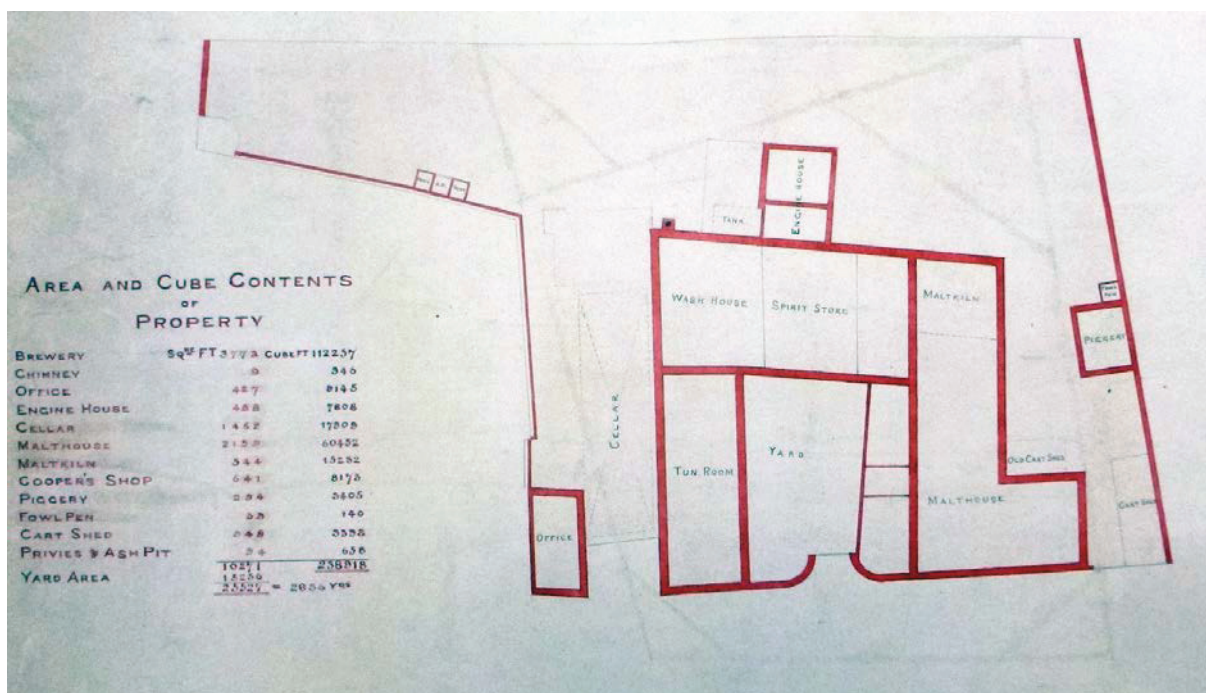


Plate 5: Plan of the Old Brewery, c1885 (CAC(B) BA/S/BC/D3/81 c1885) (north is to the left)

3.3.7 **Card of Old Brewery, 1880s:** this card shows the Old Brewery (CAC(B) BDTB/113/3 1880s; Plate 6), at which time it was owned by John Booth. This card is thought to date from the 1880s and clearly shows the arrangement of the main part of the brewery buildings, rather than the cottages to the north, although one of these is depicted. This picture probably post-dates the plans of 1882 as it appears to show a chimney corresponding to the new boiler house that was added at that time (see Section 3.3.8 below).

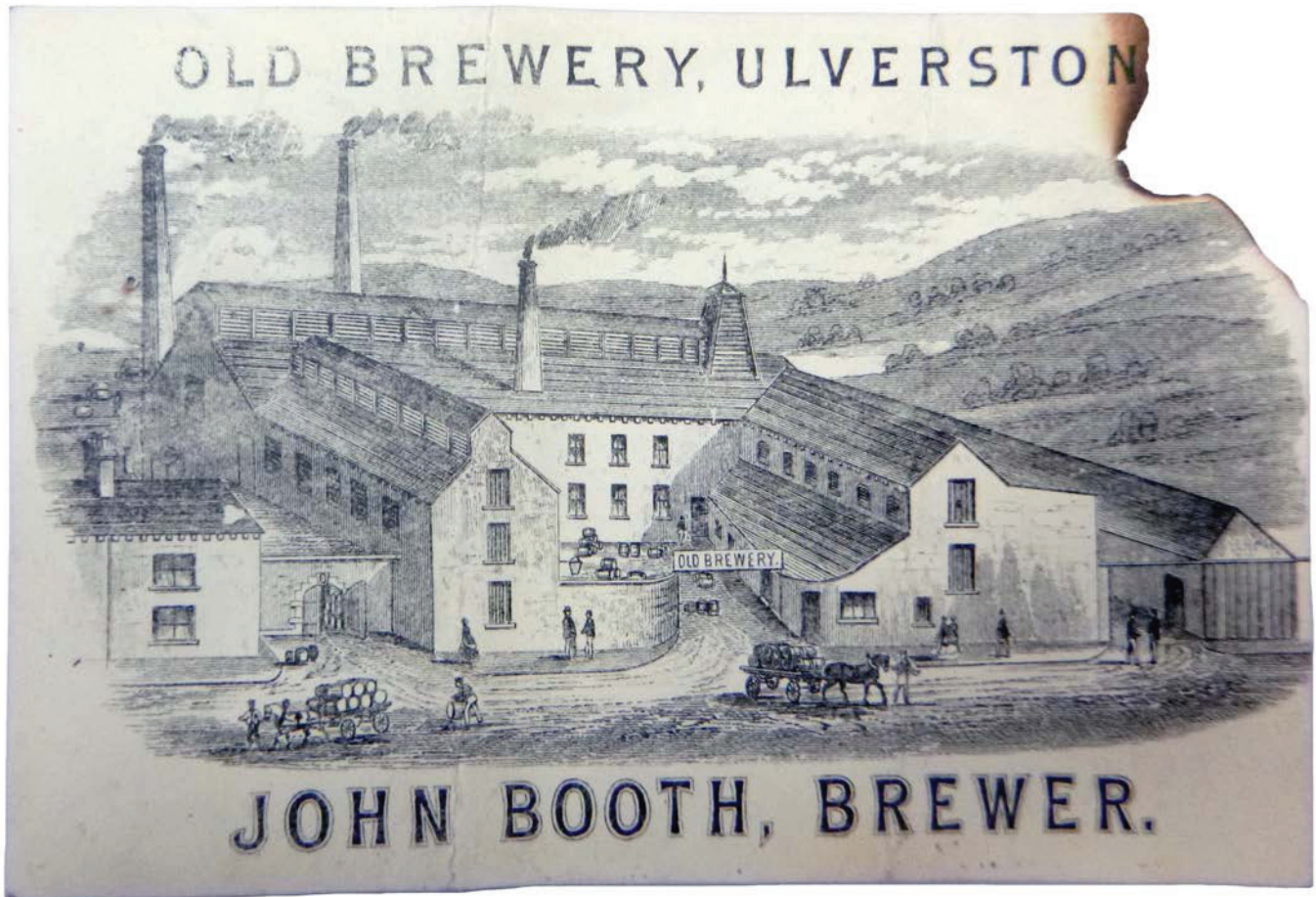


Plate 6: Card of Old Brewery from the 1880s

3.3.8 **Plan of New Boiler House and Chimney Stack, the "Old Brewery", 1882:** a set of plans exist for the construction of a new boiler house and associated chimney dated 20th March 1883 for John Booth, produced by the Ulverston architect JW Grundy (CAC(B) BSUDU/BIPLANS 448 1882; Plate 7 to Plate 9). These show the new structure was to be added on the north-west corner of the main block and comprised a substantial boiler house and tall chimney.

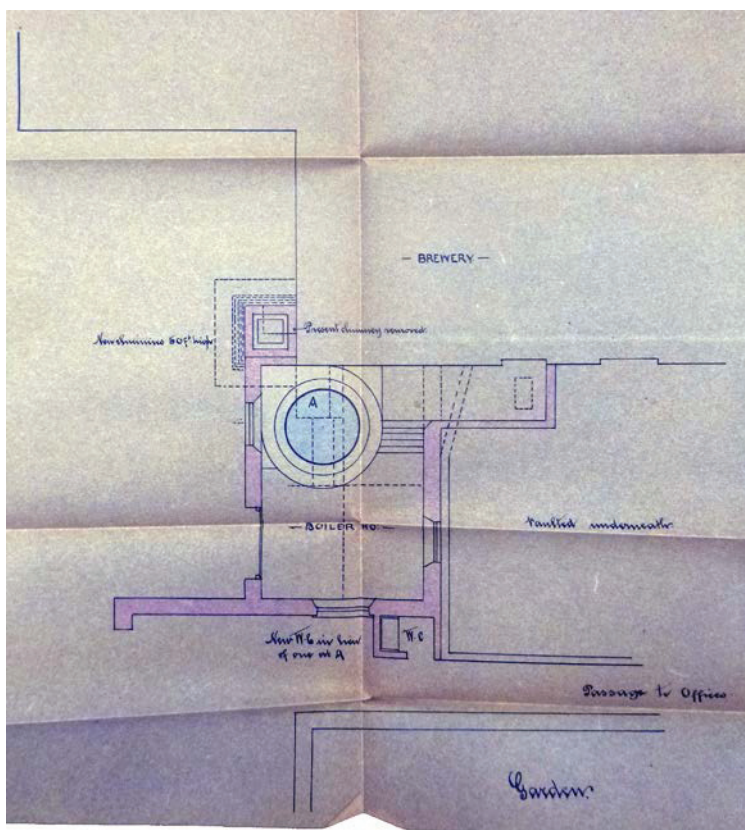
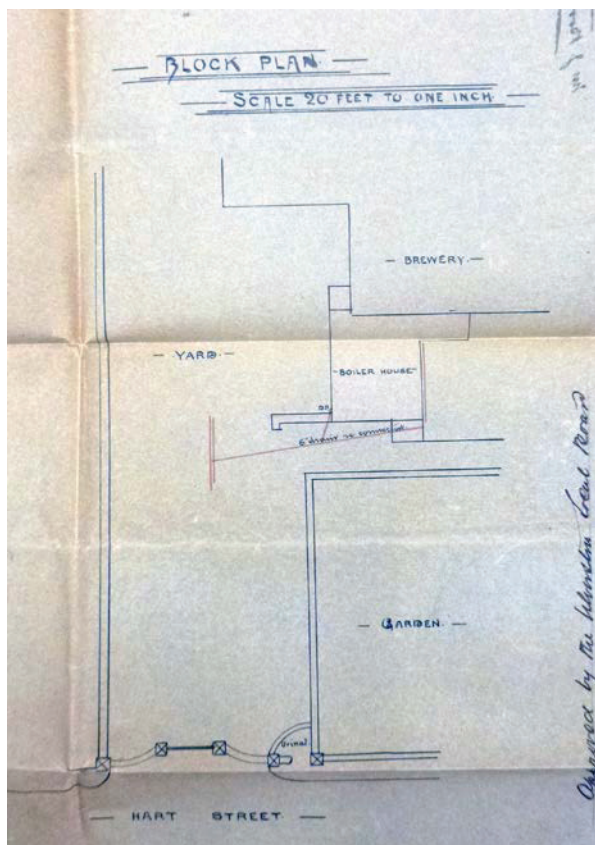


Plate 7 (left): Block plan for New Boiler House and Chimney Stack, 1882

Plate 8 (right): Detailed plan for New Boiler House and Chimney Stack, 1882

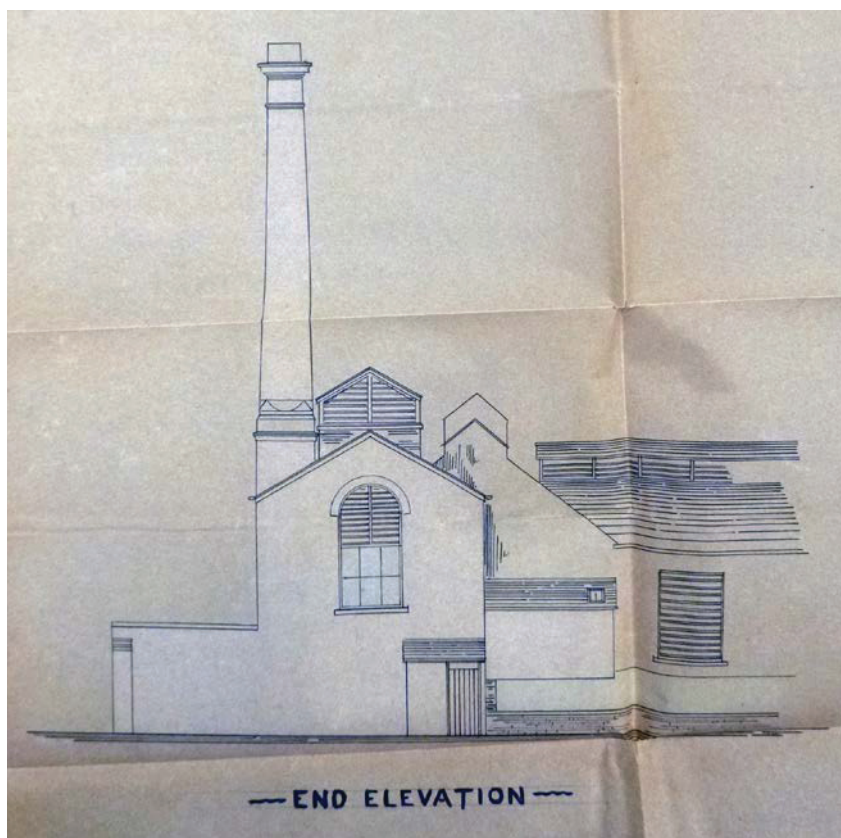


Plate 9: End elevation of the chimney stack, 1882

3.3.9 **Plan of Chimney Stalk [sic] and Boiler House, 1882:** a second set of plans for a proposed boiler house and chimney, apparently of an alternative design, were also produced for John Booth by an unknown architect (CAC(B) BSUDU/BIPLANS 452 1882; Plate 10 to Plate 13). These show that a similar arrangement was proposed for the boiler house.

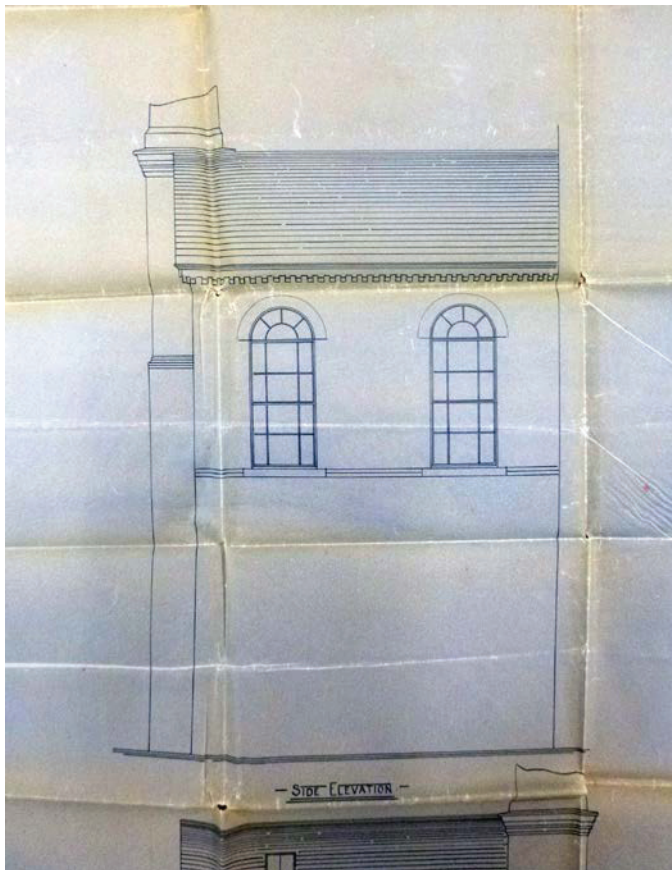


Plate 10 (left): Side elevation of the chimney stalk, 1882

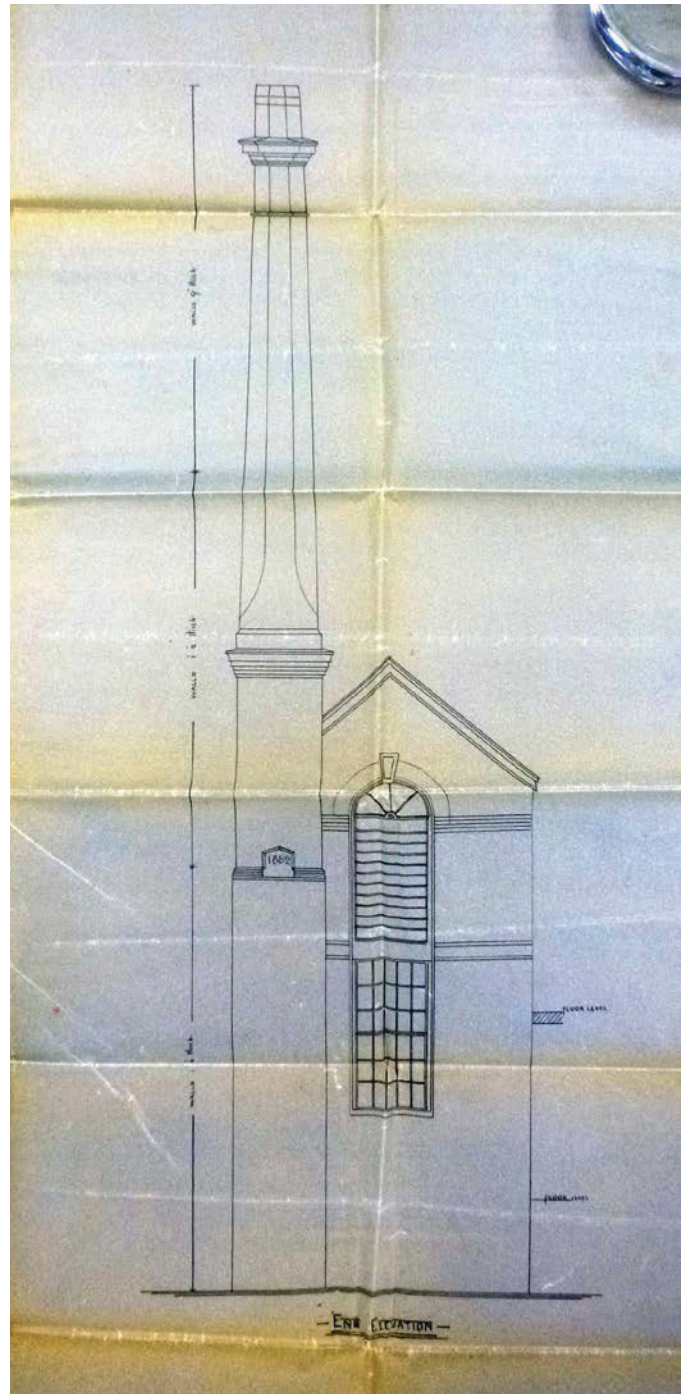


Plate 11 (right): End elevation of the chimney stalk, 1882

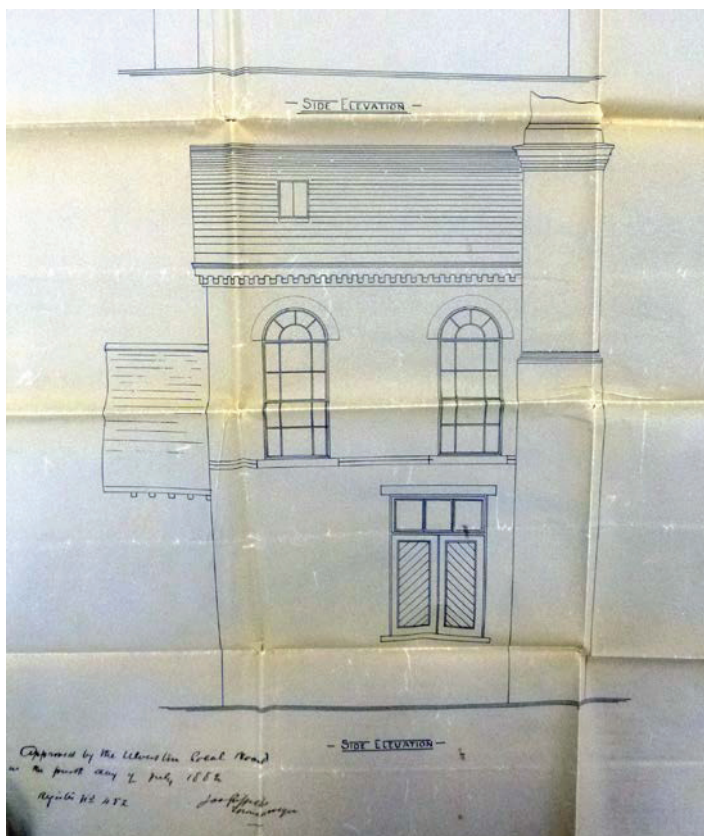


Plate 12 (left): Side elevation, 1882

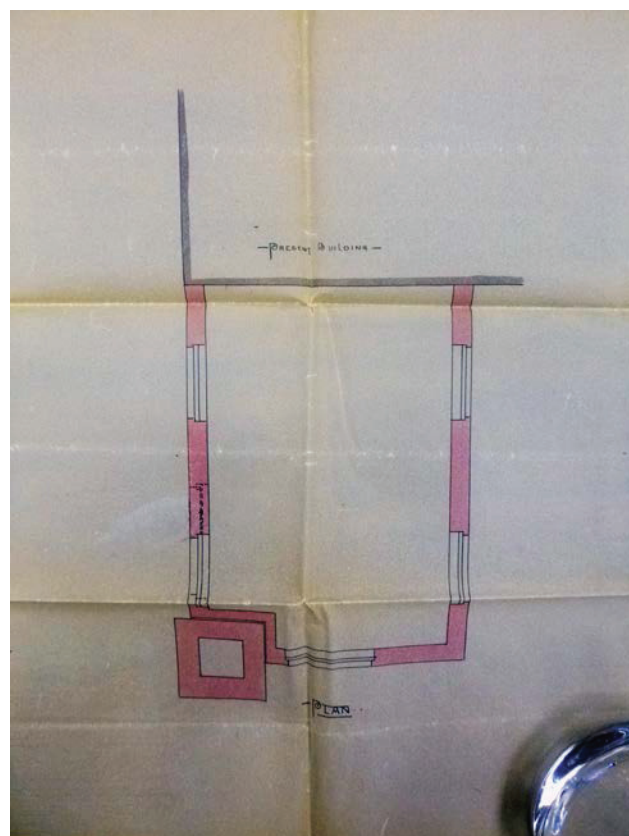


Plate 13 (right): Plan of chimney stalk and boiler house, 1882

3.3.10 **Plan of Cistern Room for “Old Brewery”, 1882:** another set of plans were produced for John Booth, again by JW Grundy, for a cistern room, immediately adjacent to the proposed boiler house and attached to the existing engine house (CAC(B) BSUDU/BIPLANS 457 1882; Plate 14 to Plate 18).

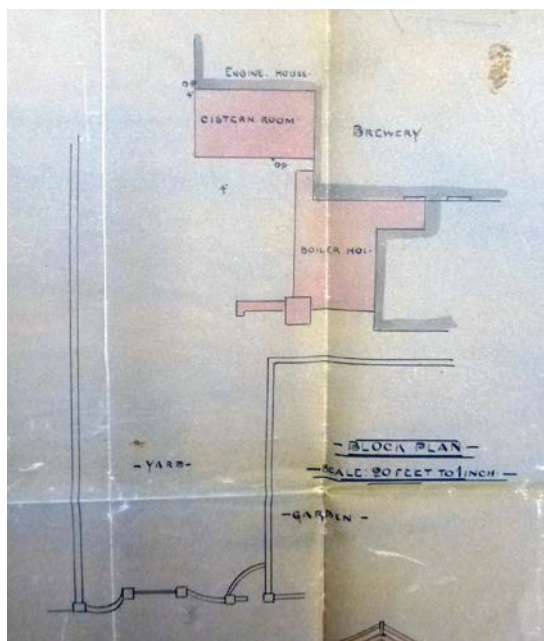


Plate 14 (left): Block plan of cistern room, 1882

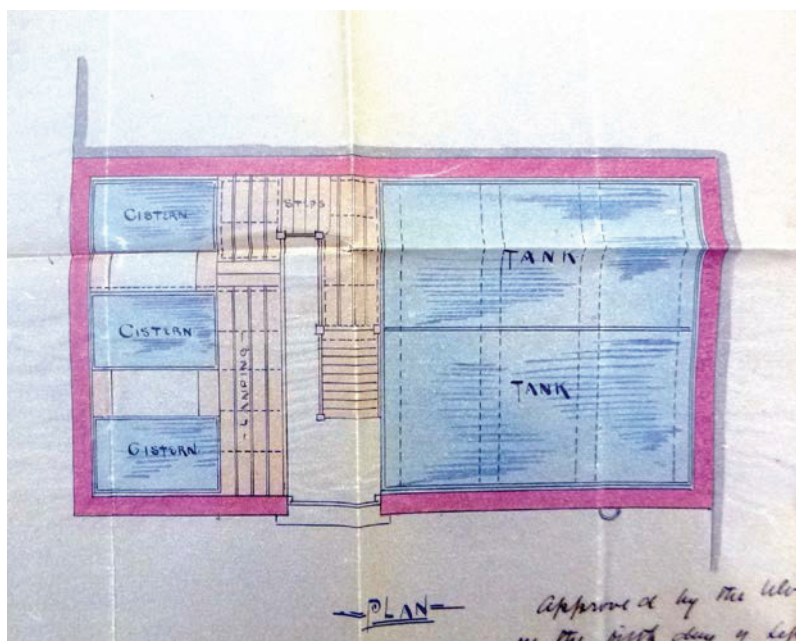


Plate 15 (right): Detailed plan of cistern room, 1882

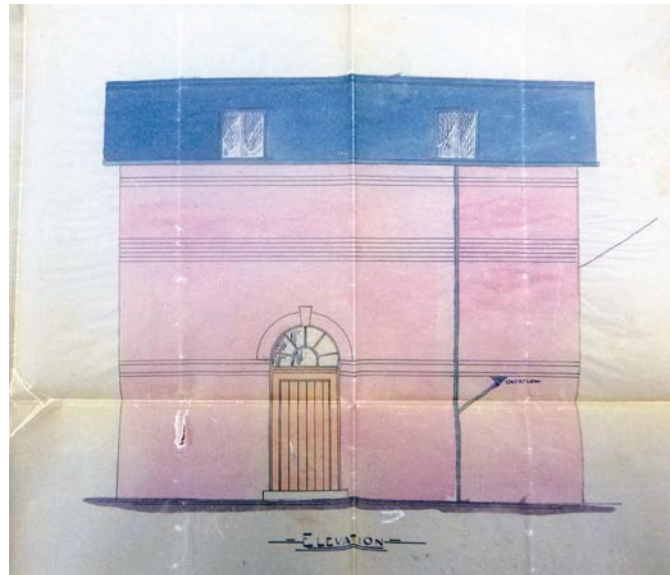


Plate 16: Elevation of cistern room, 1882

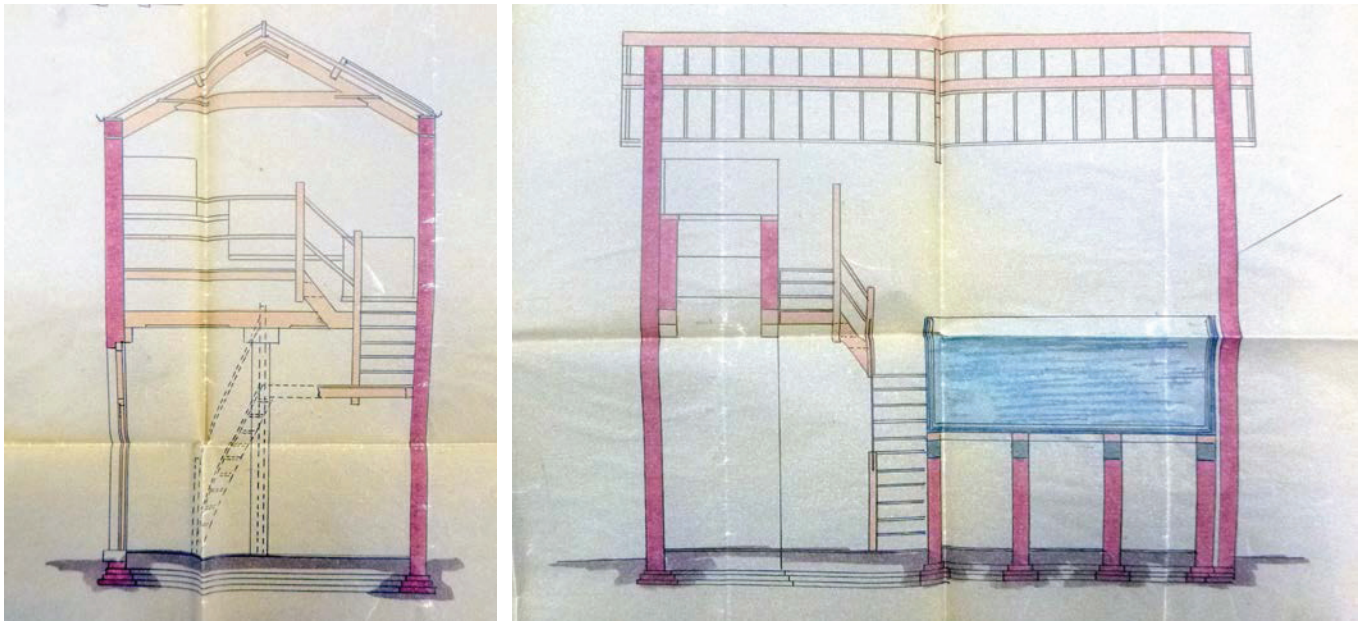


Plate 17 (left): Section of cistern room, 1882

Plate 18 (right): Longitudinal section of cistern room, 1882

3.3.11 **Ulverston Old Brewery, 1882:** an alternative set of all of the plans from 1882 also exists in the archives, in the collection of JW Grundy, which demonstrates that they were responsible for all of the various options produced (CAC(B) Z/986 1882-1919; Plate 19 to Plate 22). There is some variation in these compared to those that were actually submitted but they are essentially the same.

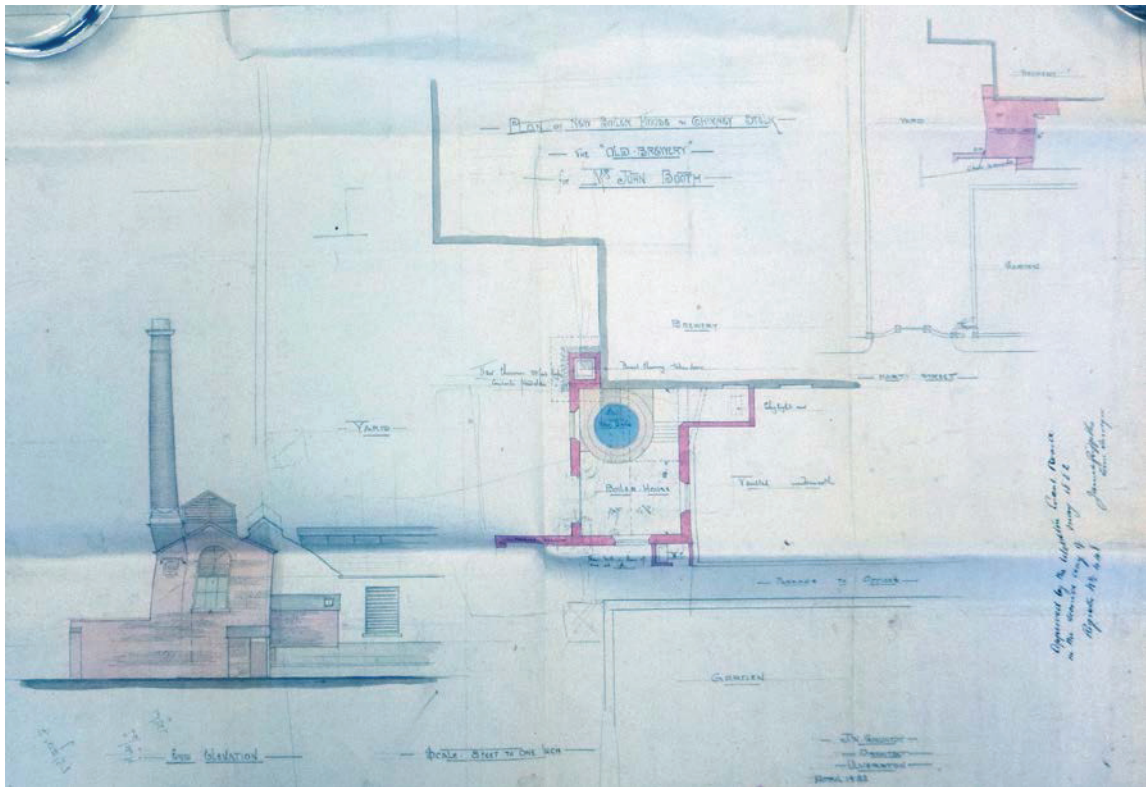


Plate 19: Plan of new boiler house and chimney stalk [sic], the Old Brewery, 1882

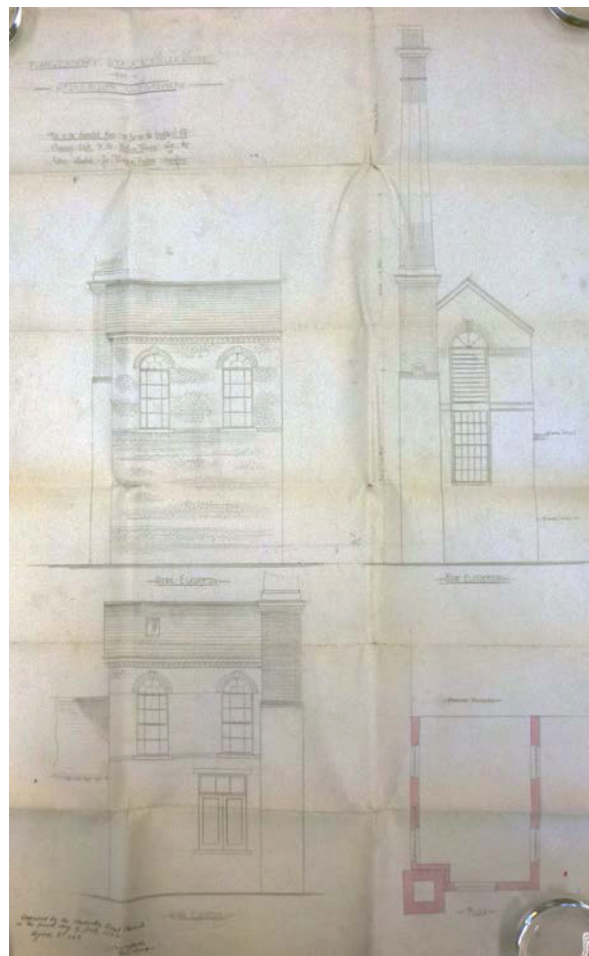


Plate 20: Plan and elevations of the chimney stalk and boiler house for Old Brewery, 1882

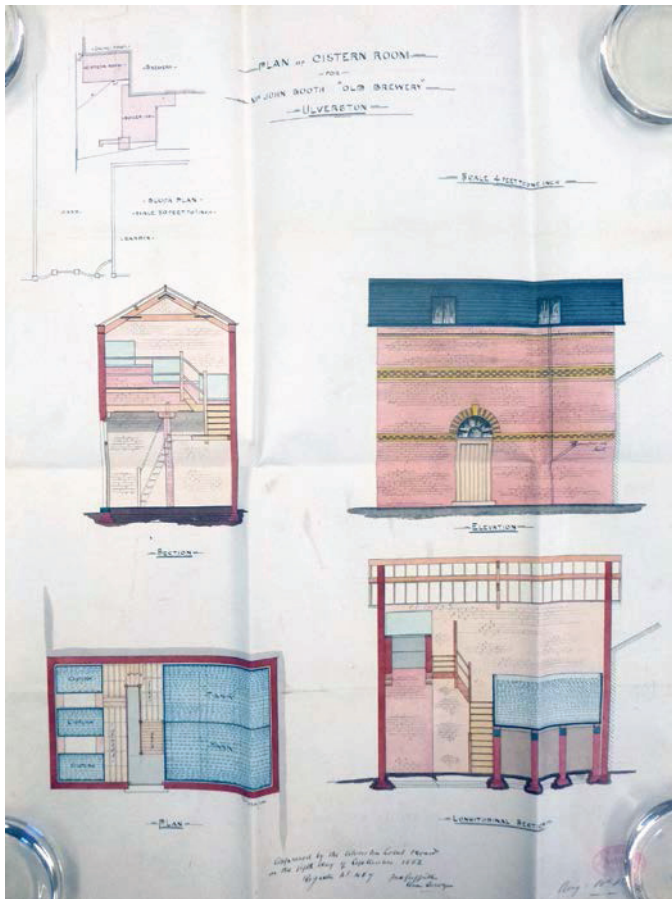


Plate 21 (left): Drawings for the cistern room for the Old Brewery, 1882

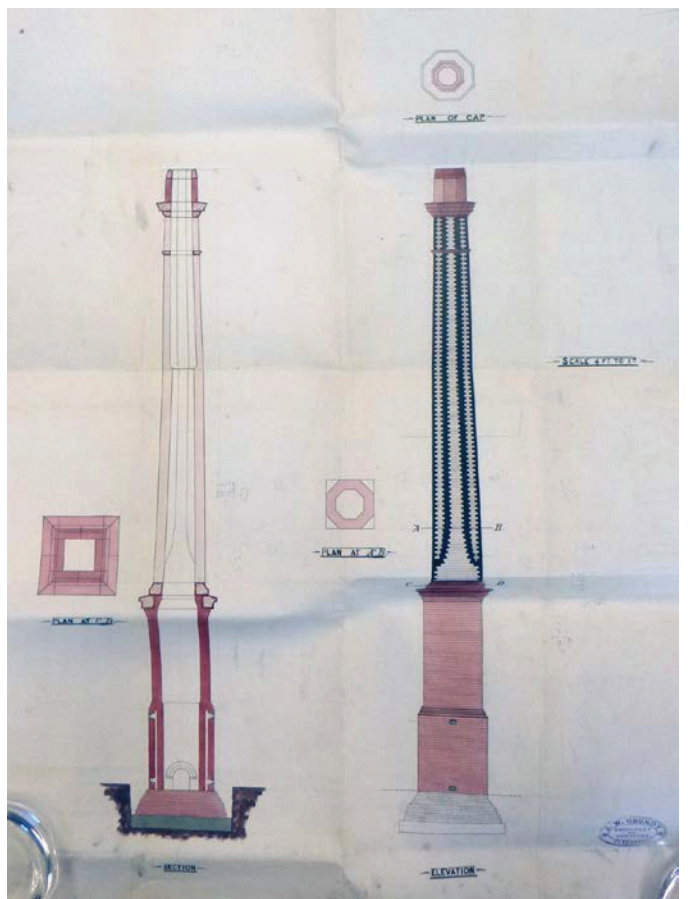


Plate 22 (right): Chimney stalk [sic] for Mr Booths Brewery, 1882

3.3.12 **Ordnance Survey, 1891:** additional buildings have been added to the site, including to the north end of the site and to the south and adjacent to the Old Brewery, which correspond to the new boiler house shown in the earlier plans, but not the proposed cistern room. The area immediately to the east of the site, on the opposite side of Brewery Street, has been heavily developed with rows of terraced houses since the earlier edition of the Ordnance Survey mapping (Plate 23; cf. Plate 4).



Plate 23: Extract from the Ordnance Survey map of 1891

3.3.13 **Photograph, late 19th century:** this shows the north-west corner of the site viewed from Fountain Street. It is undated but evidently pre-dates the construction of the current former Bird in Hand in c1893/4 (see Section 3.3.14 below). It appears to show that there were other domestic-type buildings on this corner at the time, although it is likely that at least part of this is the original Bird in Hand public house.



Plate 24: Late 19th century photograph of buildings on the site of the Bird in Hand (courtesy of the late Jack Layfield)

3.3.14 **Plans of Proposed Alterations to the “Bird in Hand”, Ulverston, 1893:** these plans appear to be for the proposed construction of the extant Bird in Hand public house, although they are entitled ‘alterations’ indicating that a public house of that name already existed (CAC(B) BSUDU/BIPLANS 767 1893; Plate 25 to Plate 31). They were carried out by a John McIntosh of Barrow for Messrs Ind Coope & Co, although it is not clear who they were. This evidently saw the complete removal of the properties originally on the corner of Hart Street and Brewery Street, which jutted out into the junction (to the north-west corner of the site).

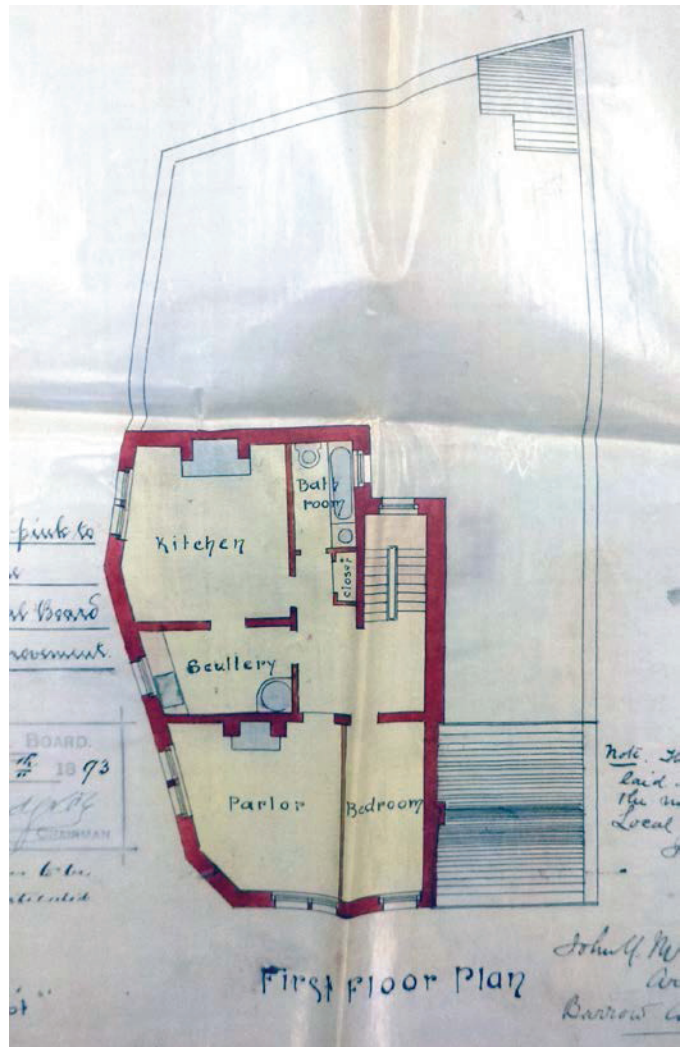
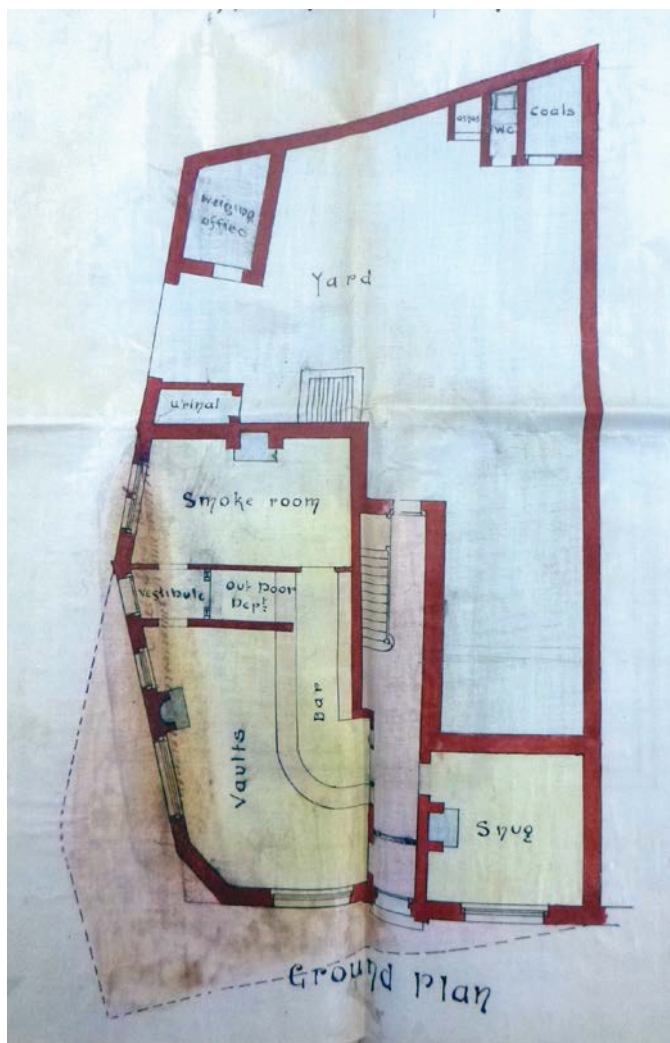


Plate 25 (left): Ground floor plan of proposed alterations, 1893 (north is to the left)

Plate 26 (right): First floor plan of proposed alterations, 1893 (north is to the left)

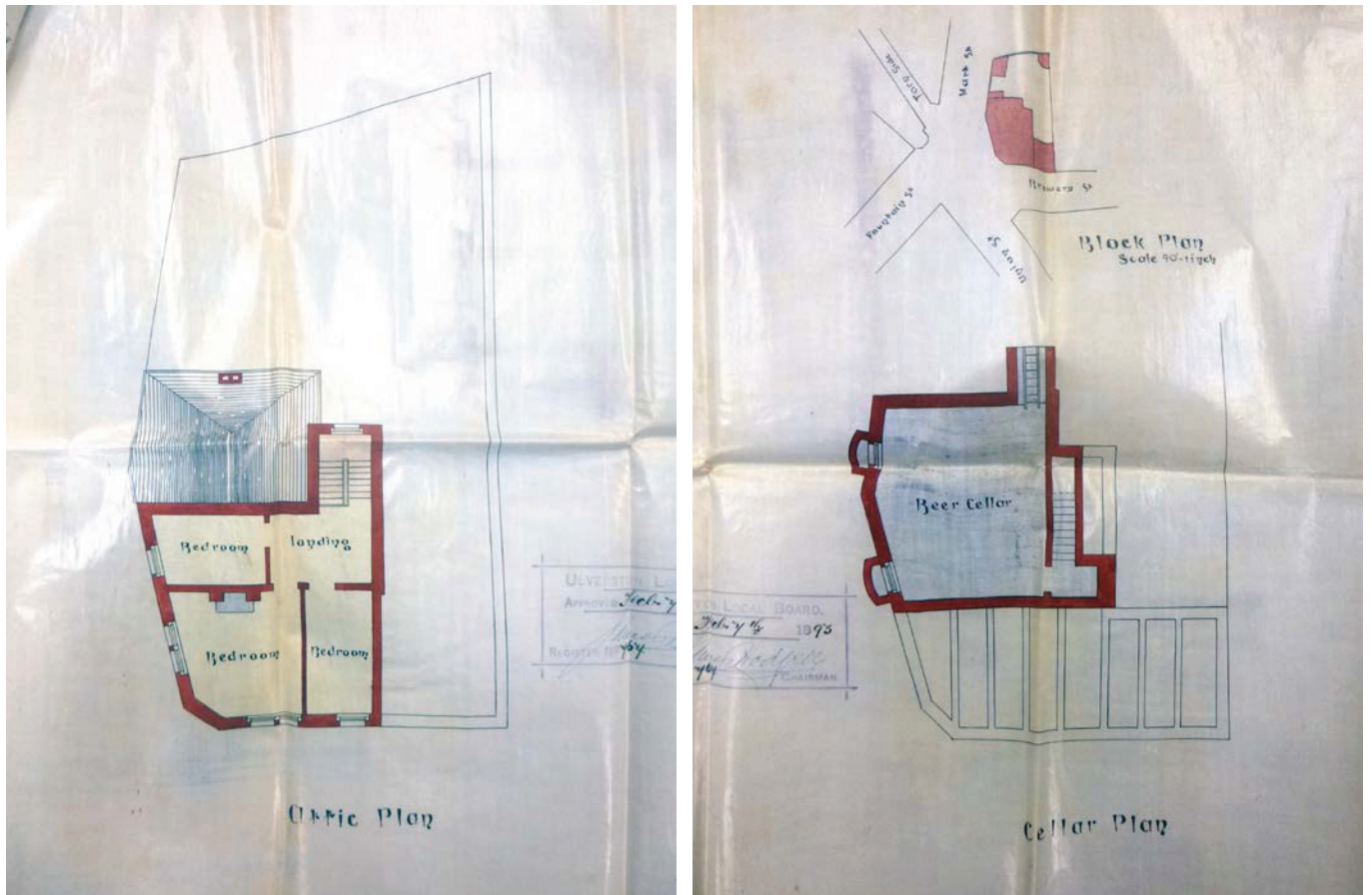


Plate 27 (left): Attic plan of proposed alterations, 1893

Plate 28 (right): Cellar plan and block plan of proposed alterations, 1893

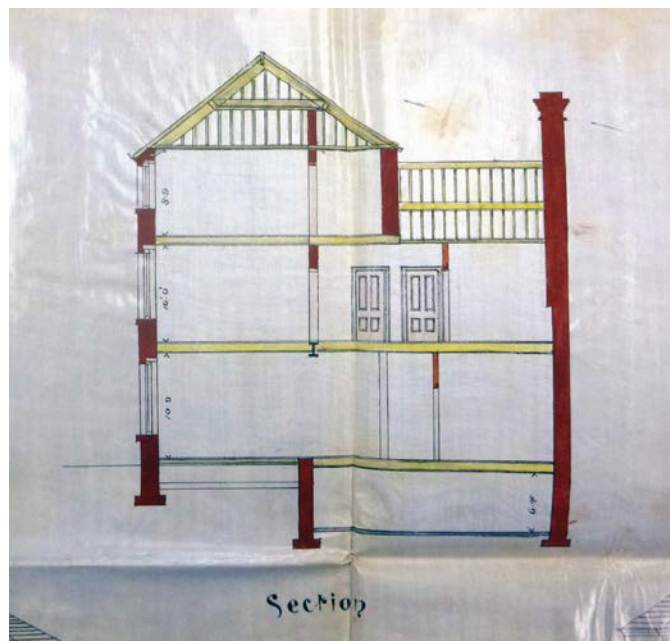


Plate 29: Section of proposed alterations, 1893



Plate 30 (left): Elevation of proposed alterations, 1893

Plate 31 (right): Elevation of proposed alterations, 1893

3.3.15 **Plans of Proposed Alterations to the "Bird in Hand", 1893:** these appear to be an alternative set of plans for the construction of the Bird in Hand public house (CAC(B) BSUDU/BIPLAND 770 1893; Plate 32, Plate 33 and Plate 34). They are not signed but are also for Messrs Ind Coope & Co.

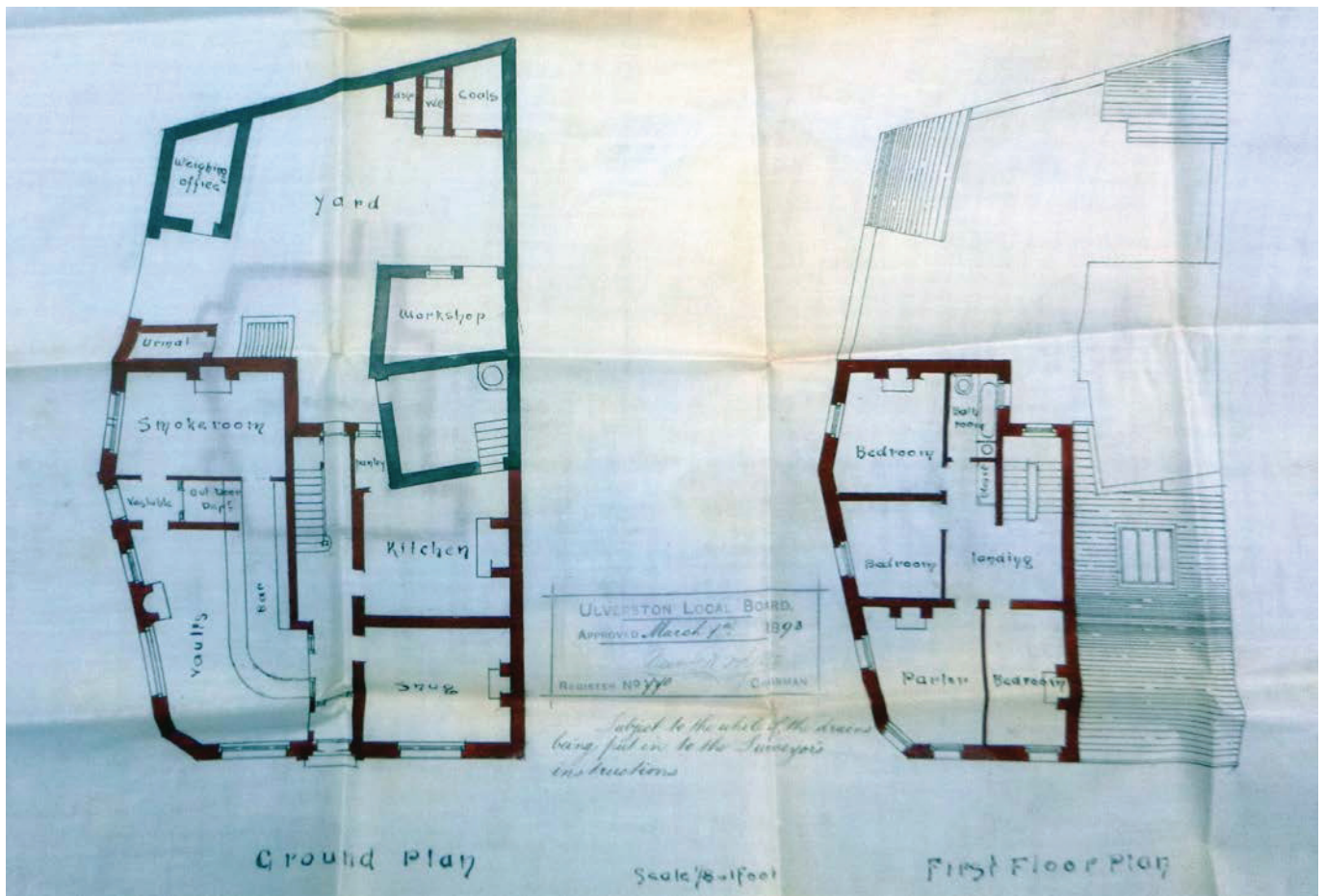


Plate 32: Ground and first floor plans of proposed alterations, 1893 (north is to the left)

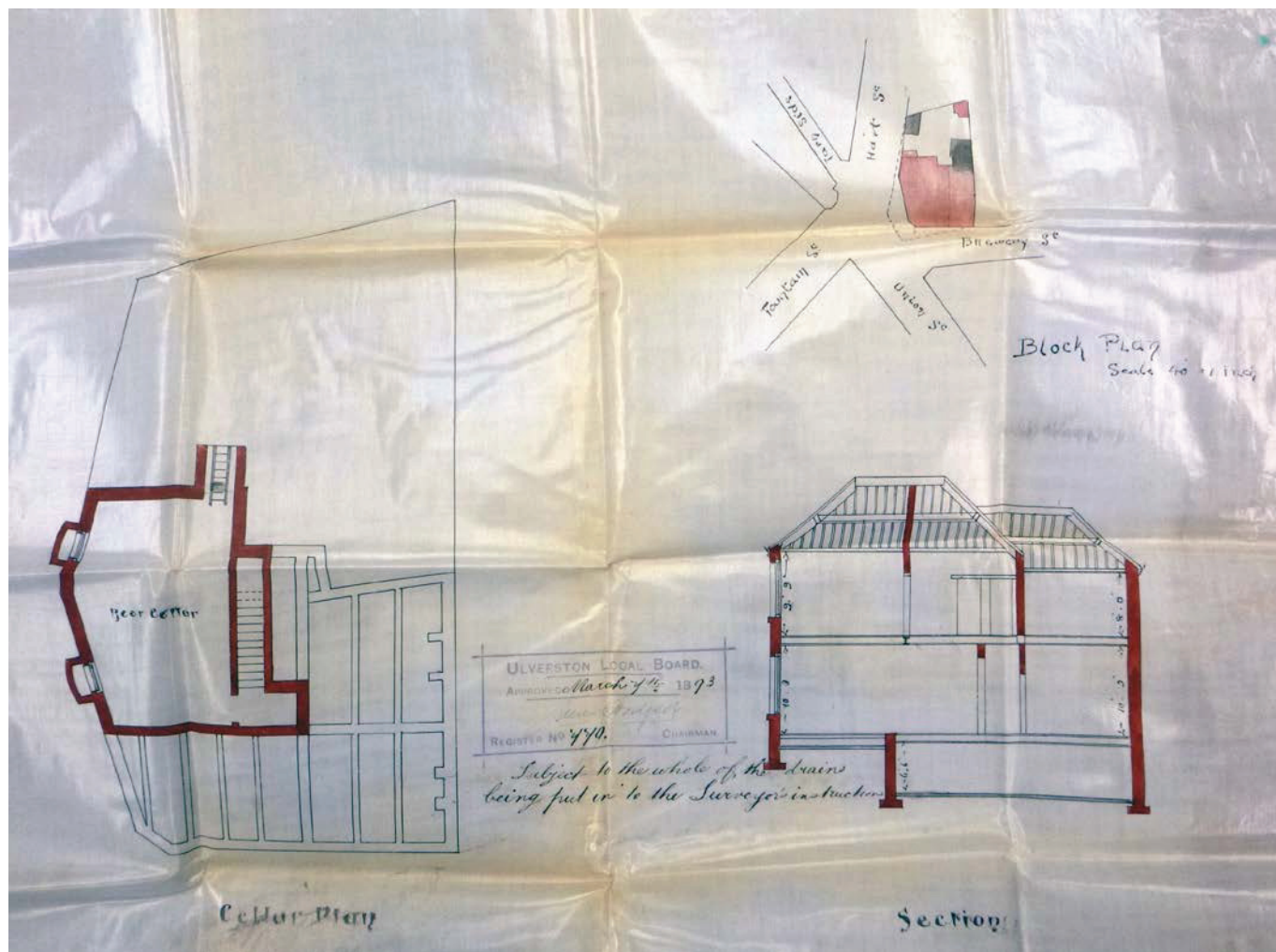


Plate 33: Cellar plan, block plan, and section of proposed alterations, 1893 (north is to the left)

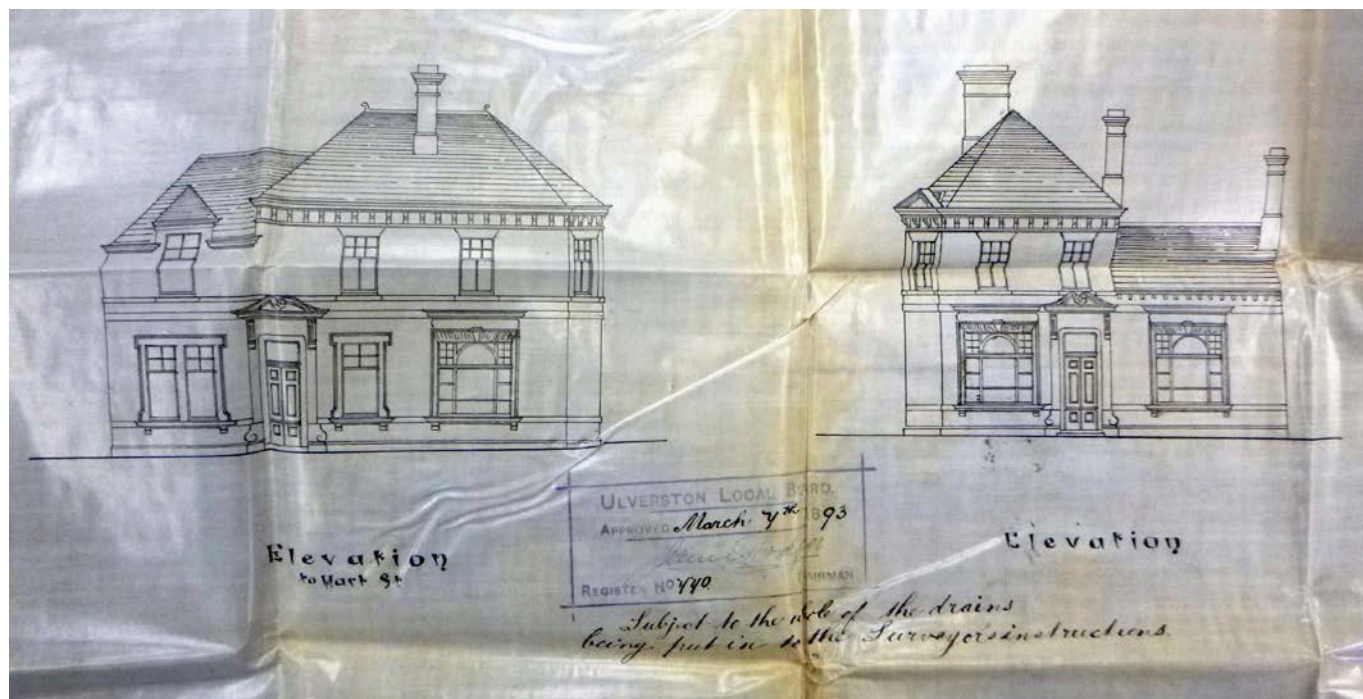


Plate 34: Elevations of proposed alterations, 1893

3.3.16 **Plans of Proposed Alterations to the “Bird in Hand”, 1894:** these comprise a third and slightly later set of plans for the construction of the Bird in Hand public house (CAC(B) BSUDU/BIPLANS 799 1894; Plate 35 to Plate 41). These also seem to have been produced by John McIntosh and are again for Messrs Ind Coope & Co.

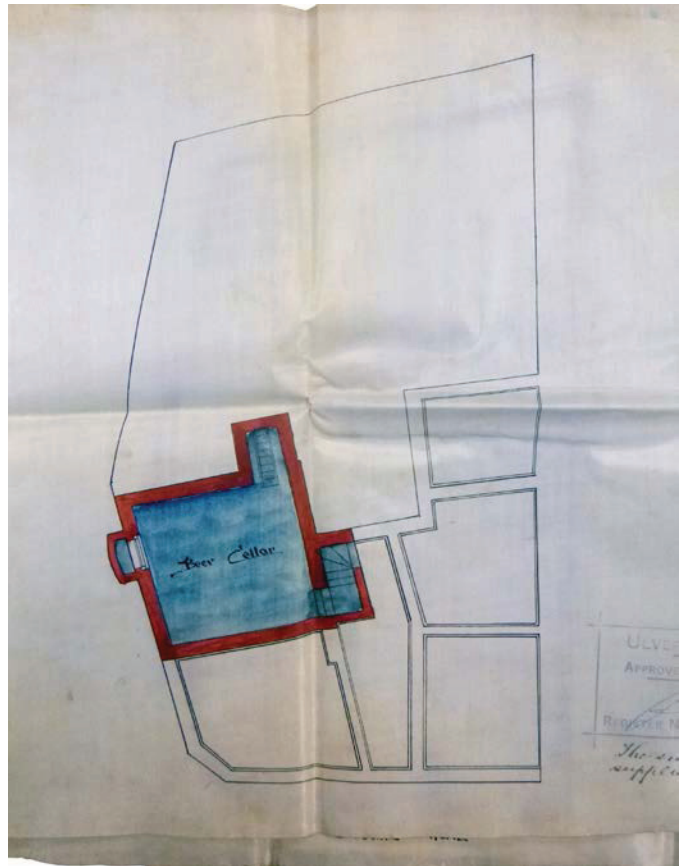
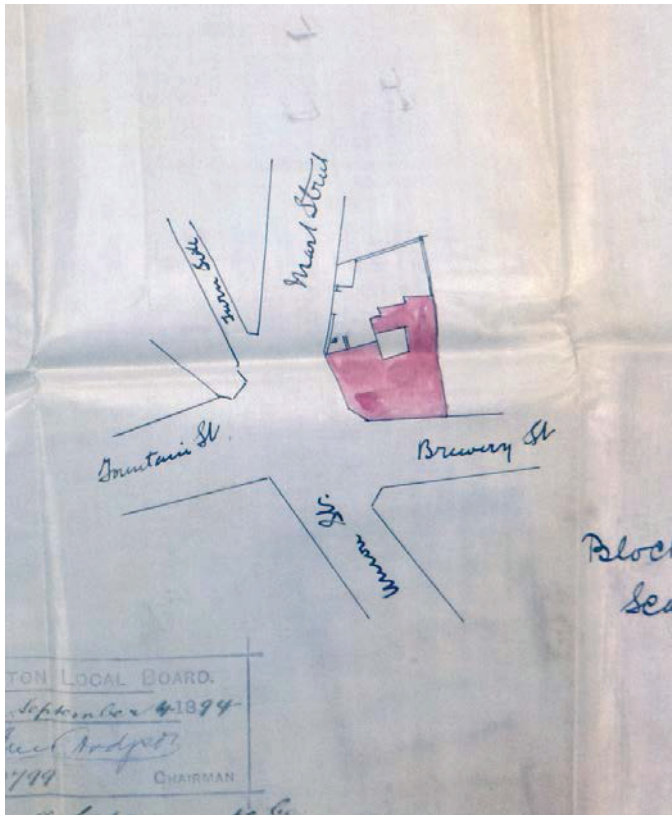


Plate 35 (left): Block plan for proposed alterations, 1894 (north is to the left)

Plate 36 (right): Cellar plan for proposed alterations, 1894 (north is to the left)

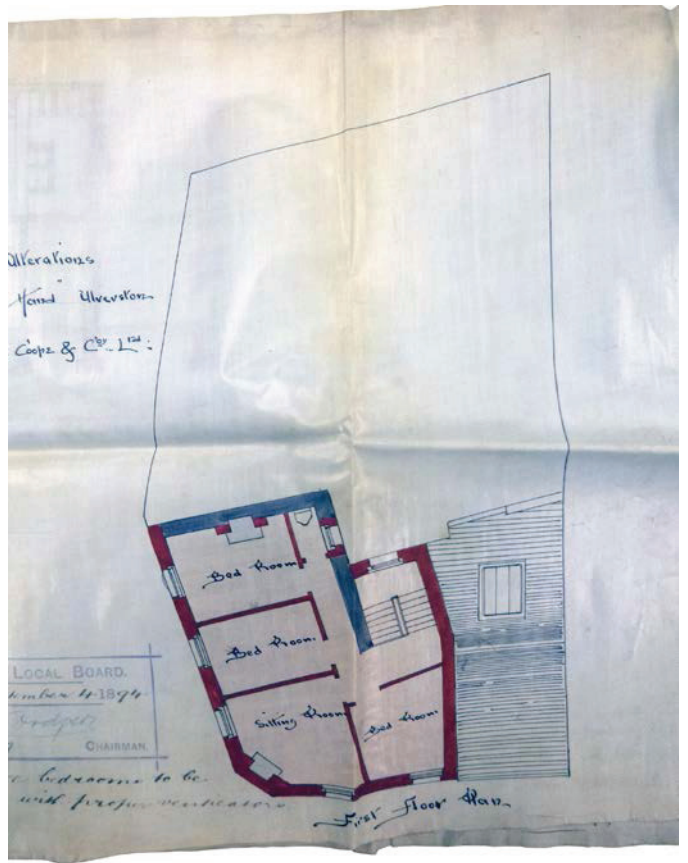
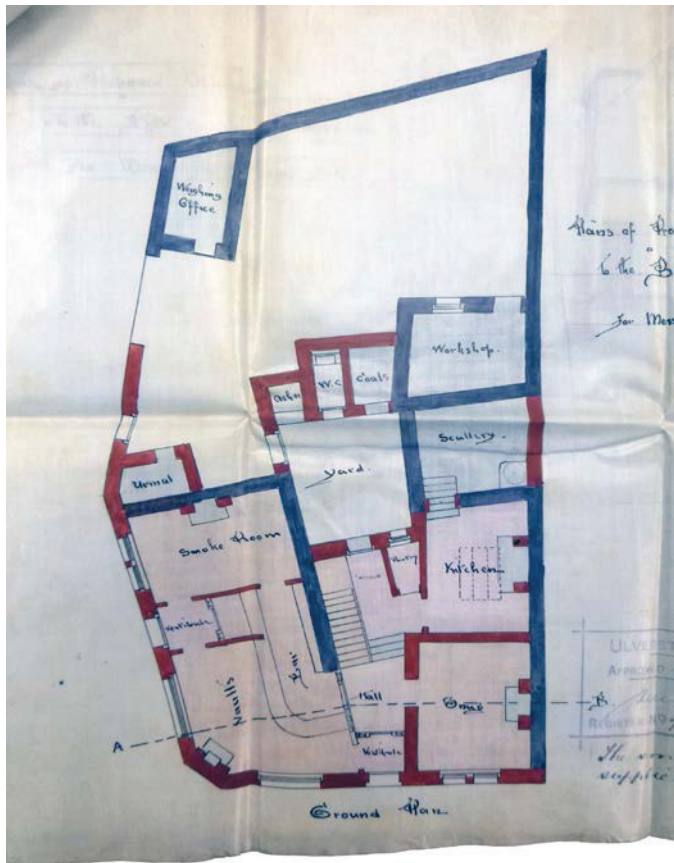


Plate 37 (left): Ground floor plan for proposed alterations, 1894 (north is to the left)

Plate 38 (right): First floor plan for proposed alterations, 1894 (north is to the left)

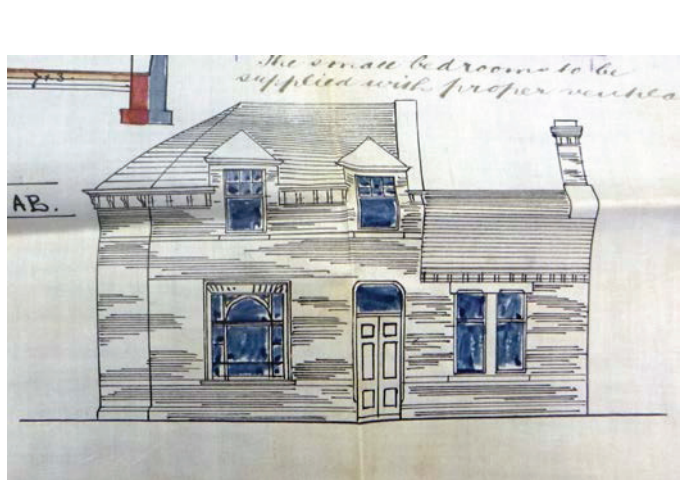
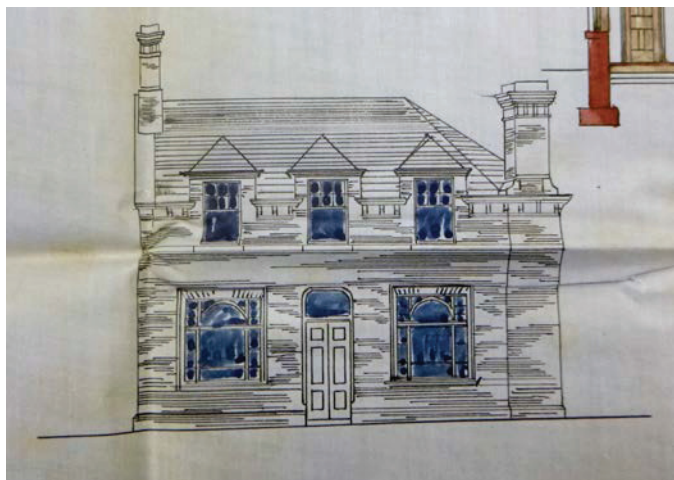


Plate 39 (left): Elevation to Hart Street for proposed alterations, 1894

Plate 40 (right): Elevation to Brewery Street for proposed alterations, 1894

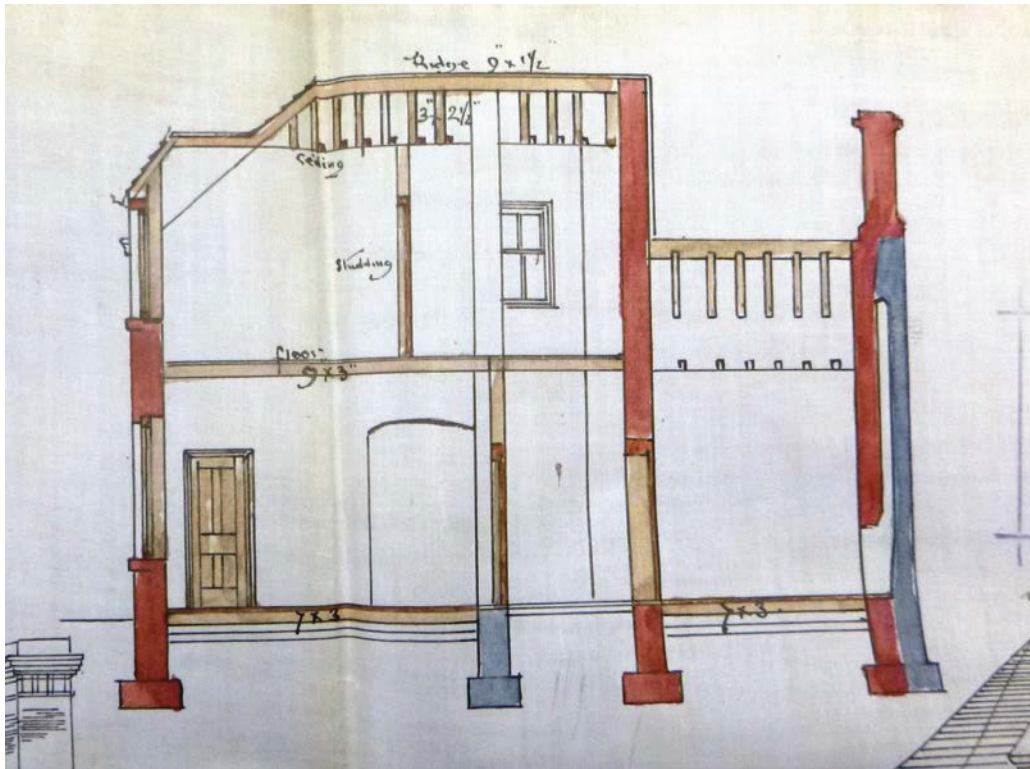


Plate 41: Section of proposed alterations, 1894

3.3.17 **Proposed Stables to the Old Brewery, 1898:** this comprises a block of stables extending around the south-east corner of the site for Messrs R & P Hartley designed by Samuel Grundy (CAC(B) BSUDU/BIPLANS 885 1898; Plate 42 to Plate 45).

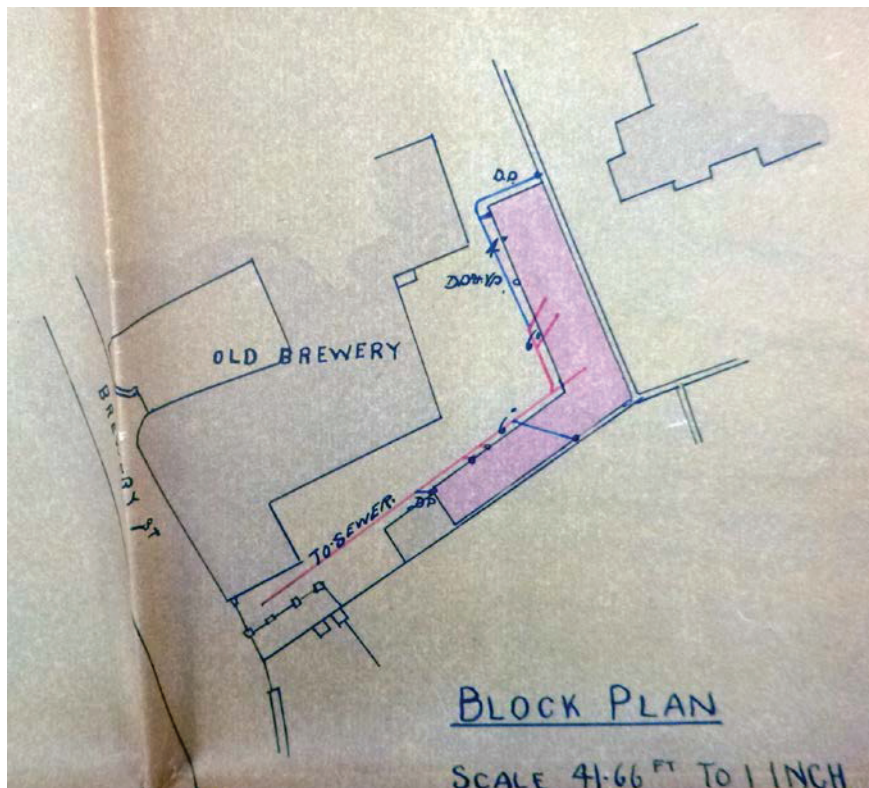


Plate 42: Block plan for proposed stables to the Old Brewery, 1898

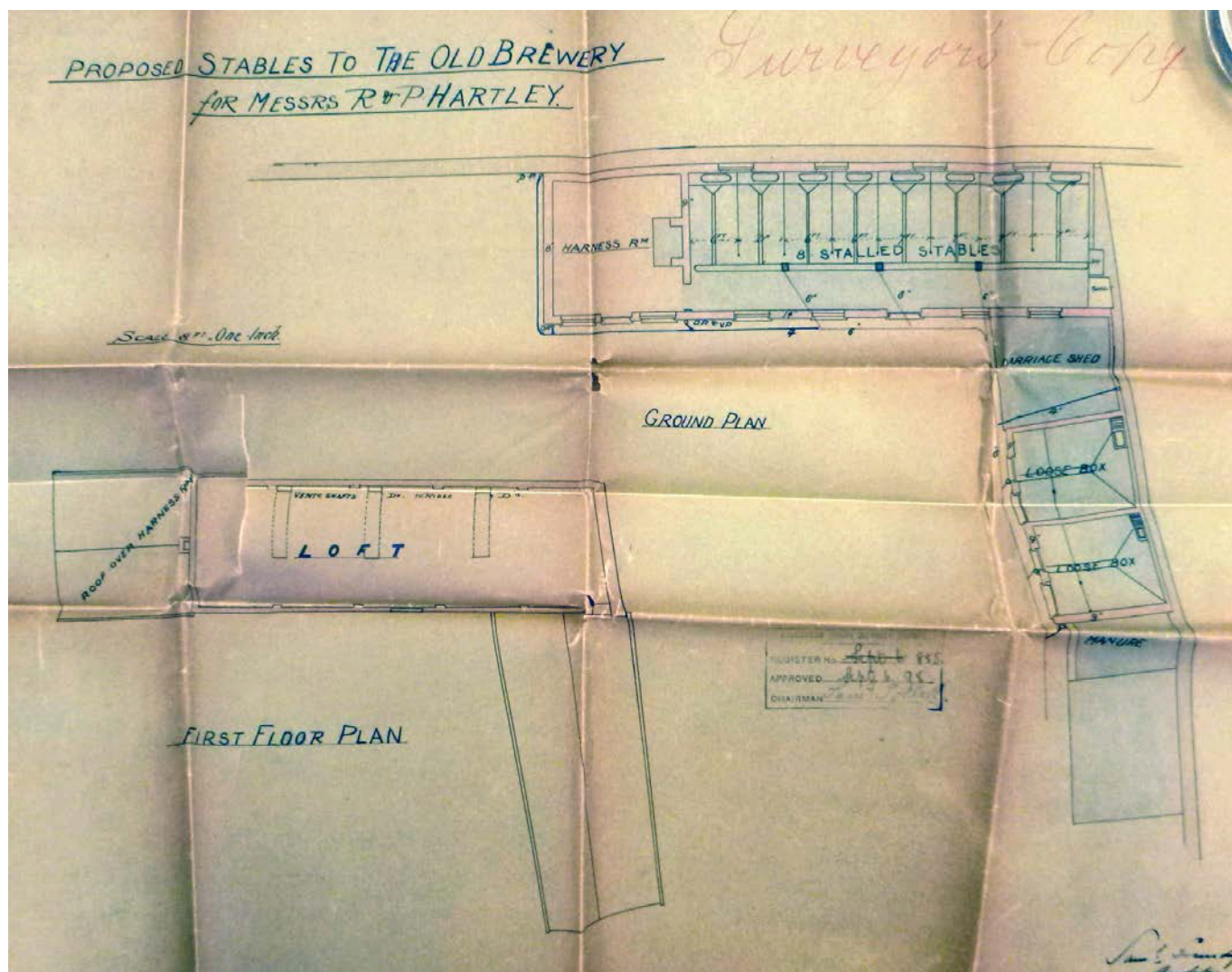


Plate 43: Floor plans for proposed stables to the Old Brewery, 1898

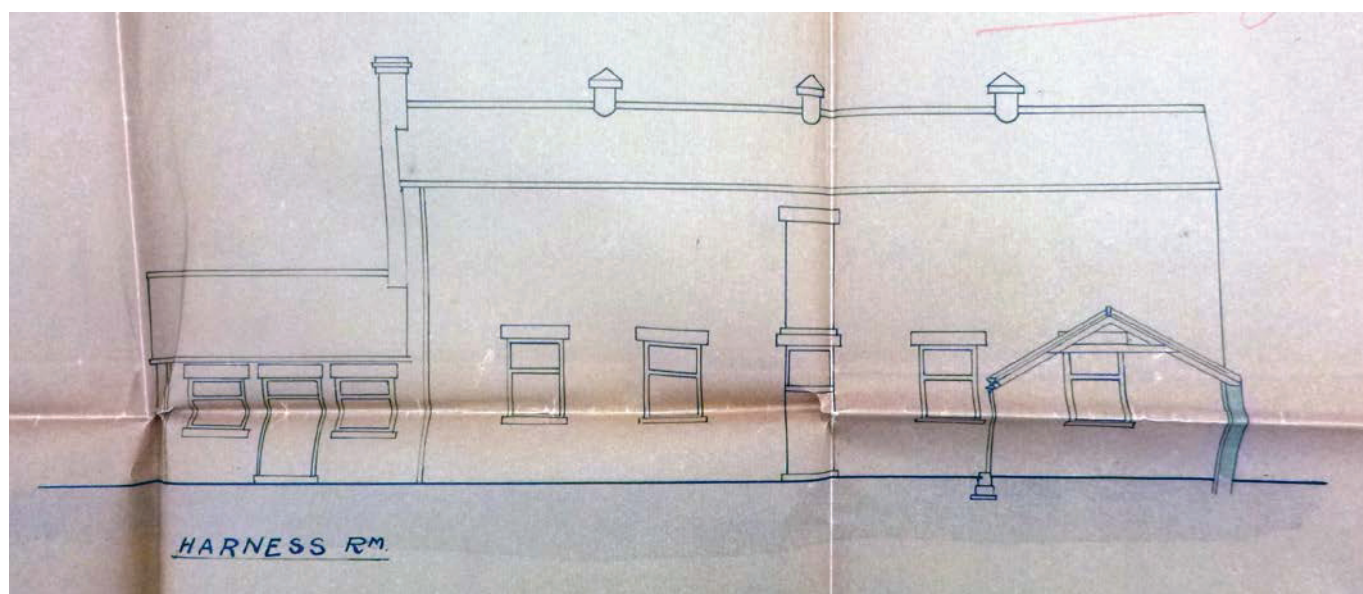


Plate 44: Elevation for proposed stables to the Old Brewery, 1898

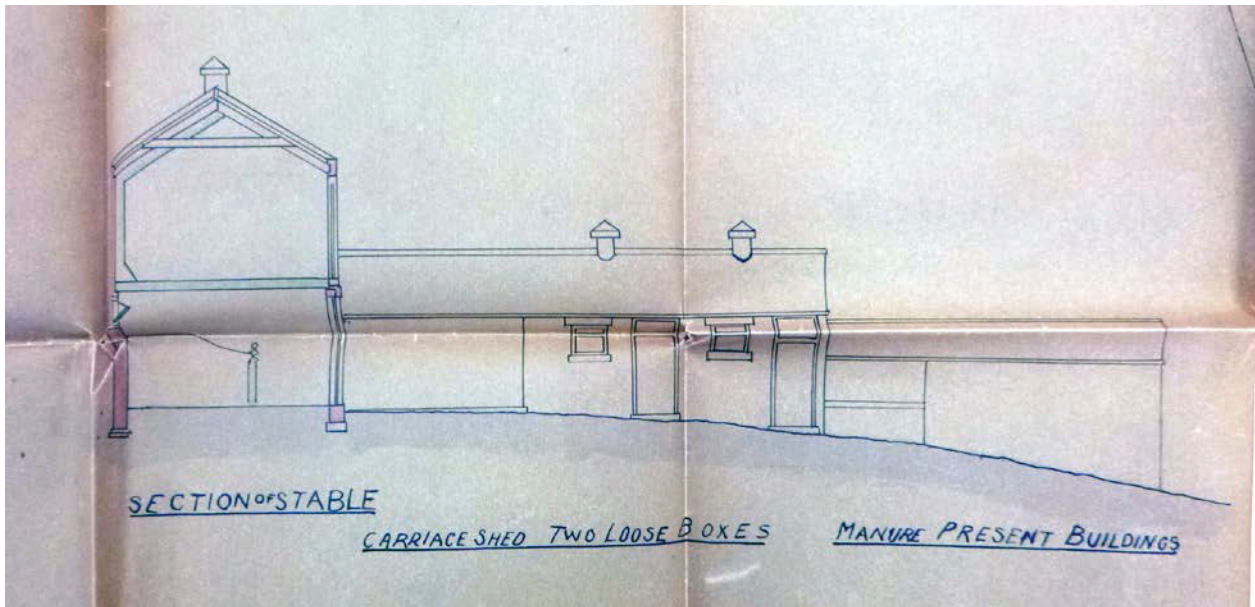


Plate 45: Section for proposed stables to the Old Brewery, 1898

3.3.18 **Proposed additions to Ulverston Old Brewery, 1898:** these are coloured versions of the same plans (CAC(B) Z/986 1882-1919; Plate 46 and Plate 47).

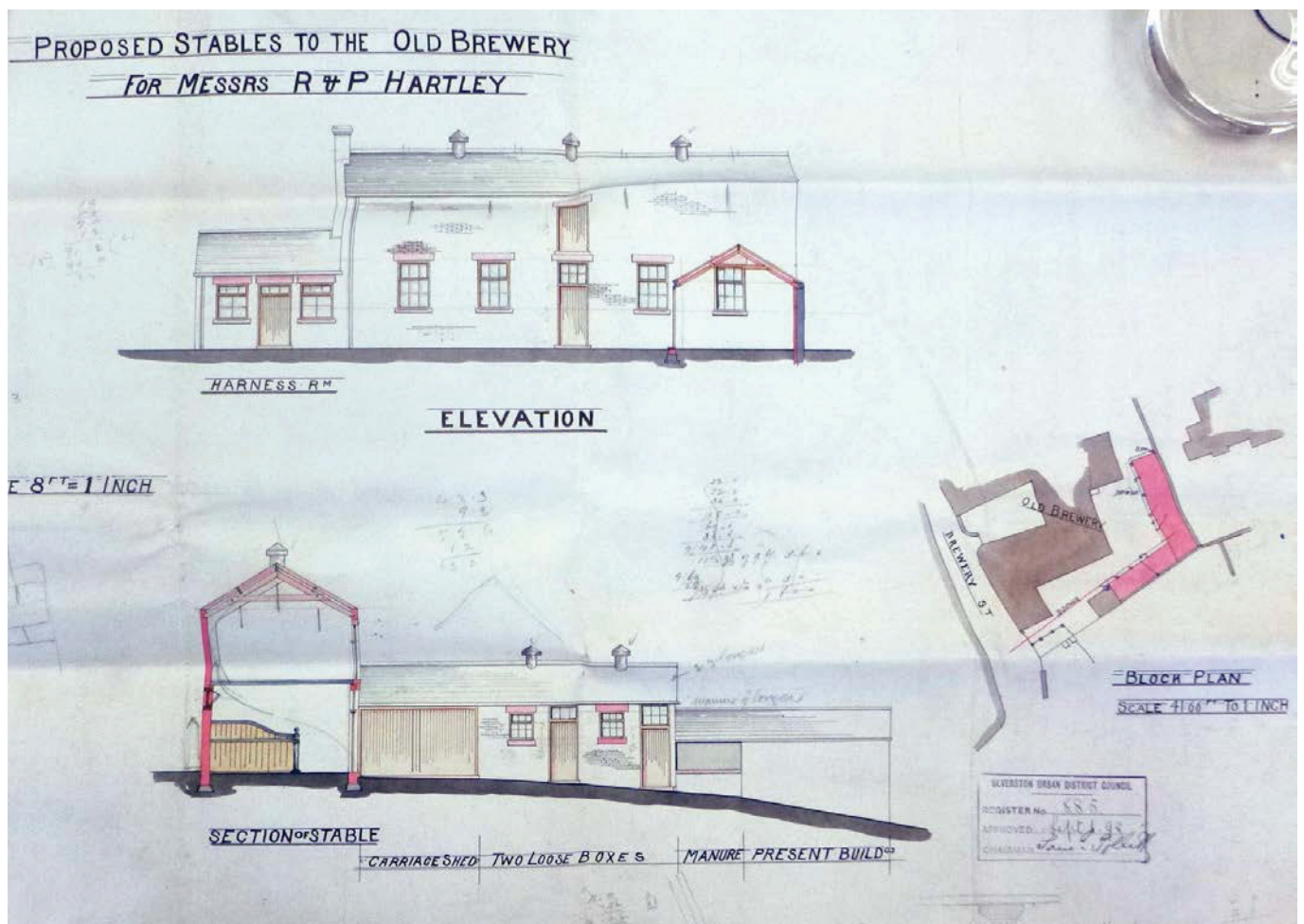


Plate 46: Block plan, elevation and section drawing for proposed stables to the Old Brewery, 1898

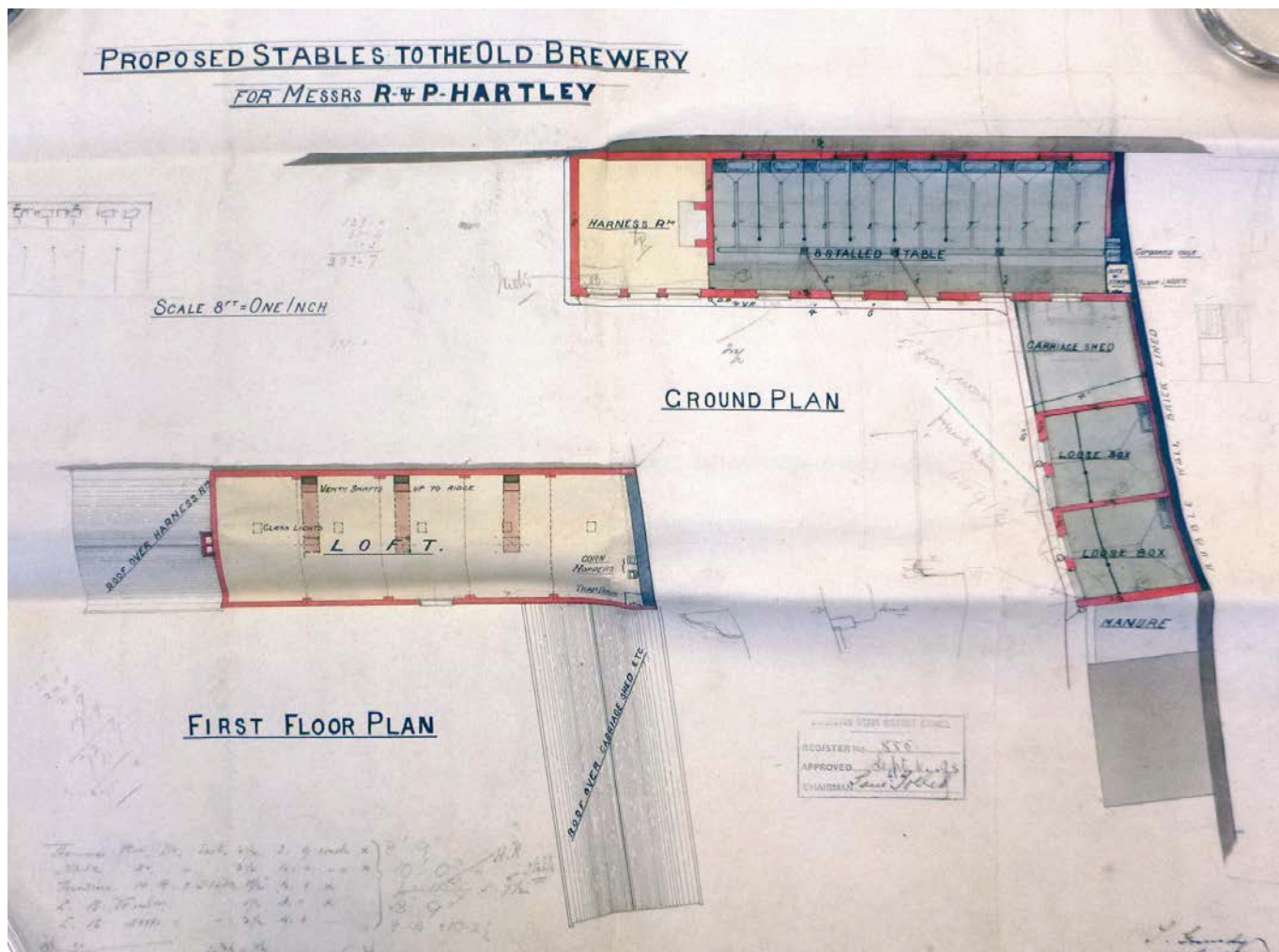


Plate 47: Ground floor and first floor plan for proposed stables to the Old Brewery, 1898

3.3.19 **Proposed Addition to the Old Brewery, 1912:** these comprise a set of plans produced by TF Tyson and Sons, Ulverston, for Messrs R & P Hartley (CAC(B) BSUDU/BIPLANS 1164 1912; Plate 48 to Plate 53). This comprises a range of new store rooms along the south side and also shows that the proposed 1893/4 alterations to the property at the corner of Hart Street and Brewery Street (above) for Messrs Ind Coope & Co have been completed (Plate 48; cf. Plate 33).

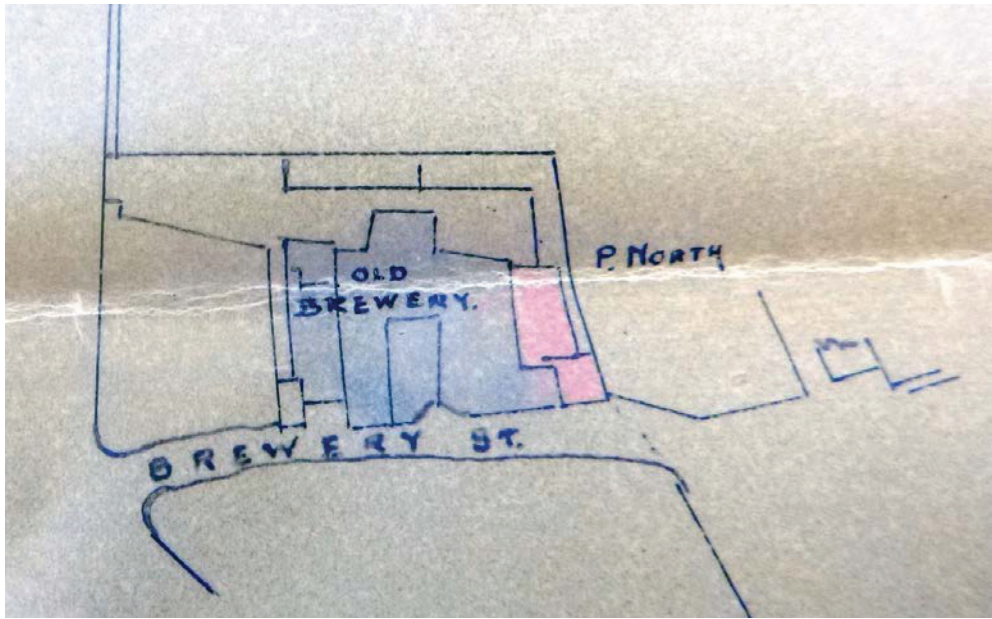


Plate 48: Block plan for proposed addition to the Old Brewery, 1912 (north is to the left)

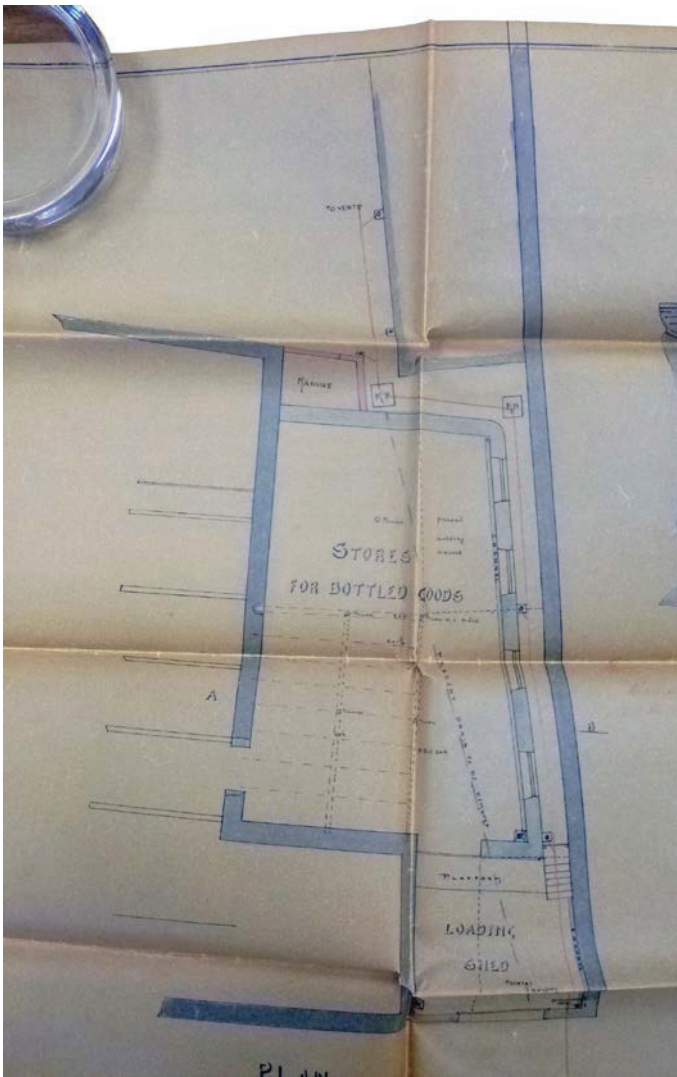


Plate 49 (left): Plan for proposed addition to the Old Brewery, 1912

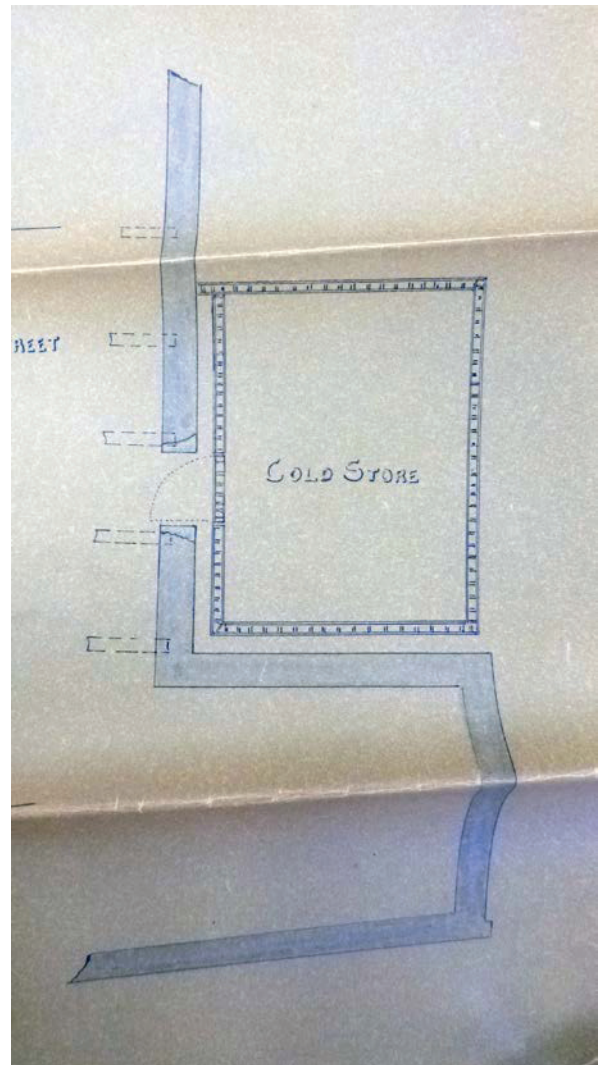


Plate 50 (right): Plan of the cold store for proposed addition to the Old Brewery, 1912

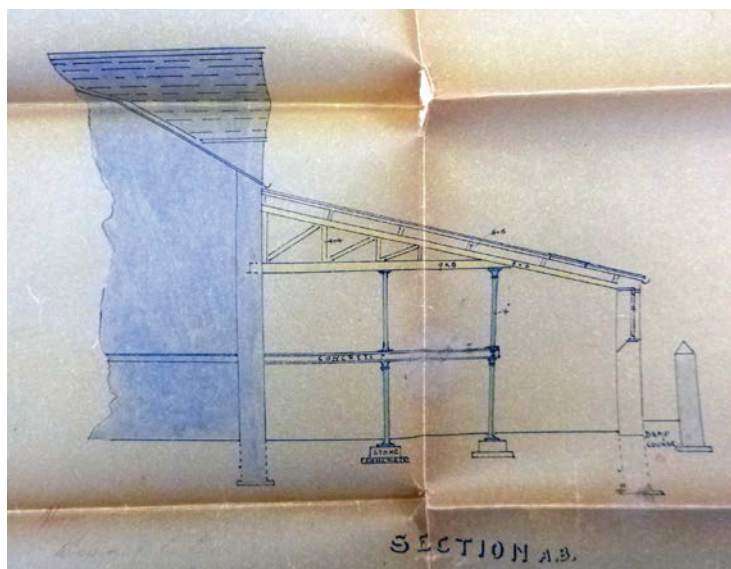


Plate 51 (left): Section for proposed addition to the Old Brewery, 1912

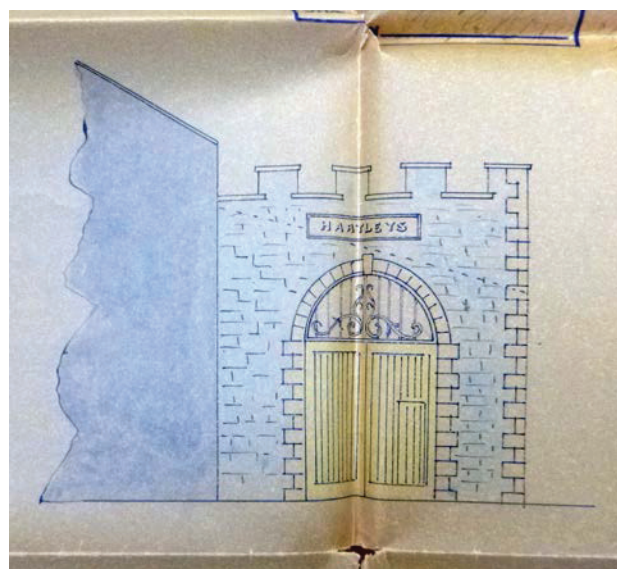


Plate 52 (right): Elevation to street for proposed addition to the Old Brewery, 1912

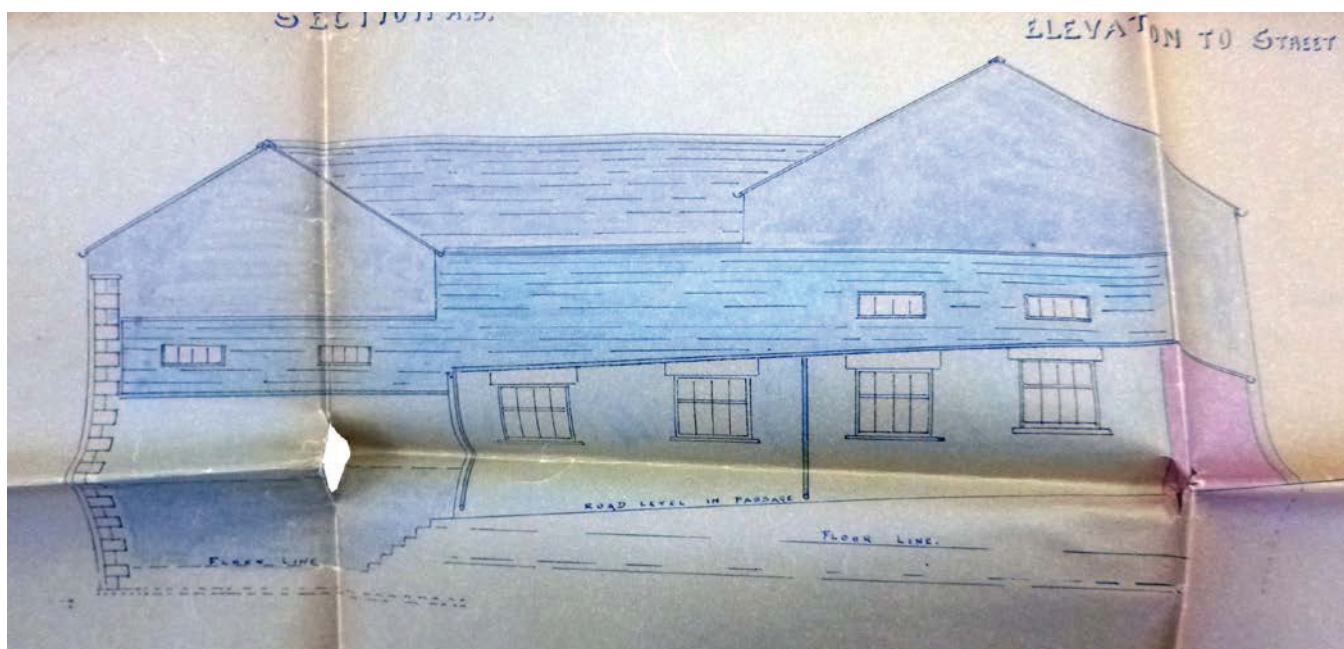


Plate 53: North-west elevation for proposed addition to the Old Brewery, 1912

3.3.20 **Ordnance Survey, 1913:** further alterations have clearly been made to buildings adjacent to the Old Brewery building, and various other structures have been built to the east and south of the same, including the stables (Plate 54; cf. Plate 23). The buildings at the corner of Hart Street and Brewery Street (at the north-west corner of the site) have been substantially altered since the previous edition of the Ordnance Survey map to form a large public house (Plate 54; cf. Plate 23). This relates to the proposals of 1893/4 (see *Sections 3.3.14-16* above). The proposed additions of 1912 (see *Section 3.3.19* above) are not shown, but this edition of the Ordnance Survey map was only revised in 1911.



Plate 54: Extract from the Ordnance Survey map of 1913

3.3.21 **Proposed Garage, 1913:** these are a series of plans produced for R & P Hartley, again produced by TF Tyson and Sons 'Builders & Contractors' of Ulverston (CAC(B) BSUDU/BIPLANS 1198 1913; Plate 55 to Plate 59). They indicate a range of relatively minor changes, some of which may not have been carried out, primarily involving the conversion and extension of part of the earlier stable block of 1898 into a garage with an inspection pit and external 'washing ground'.

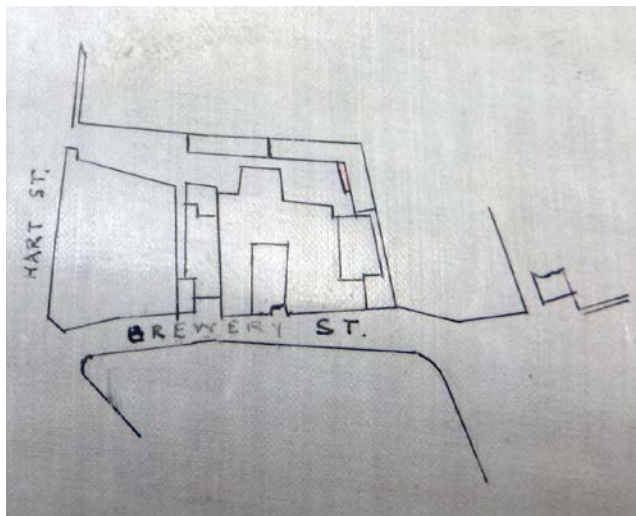


Plate 55 (left): Block plan for proposed garage, 1913

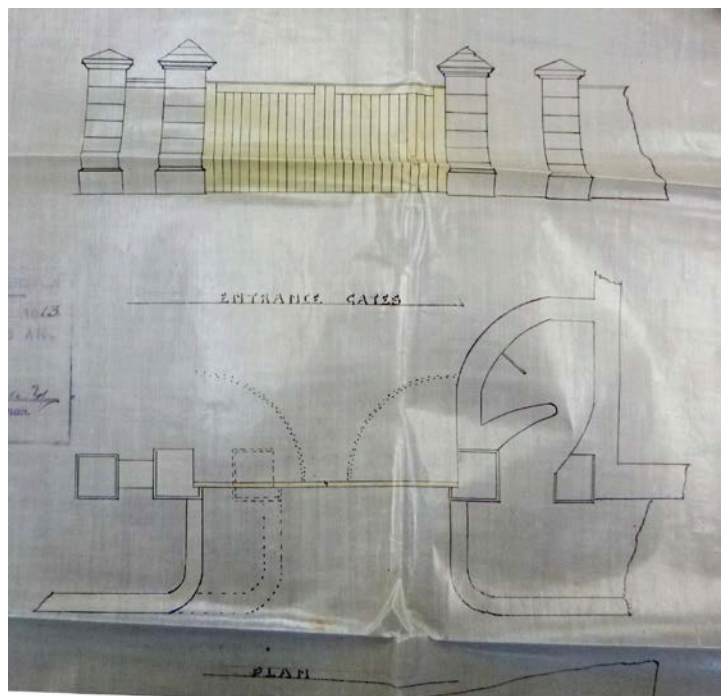


Plate 56 (right): Entrance gates for proposed garage, 1913

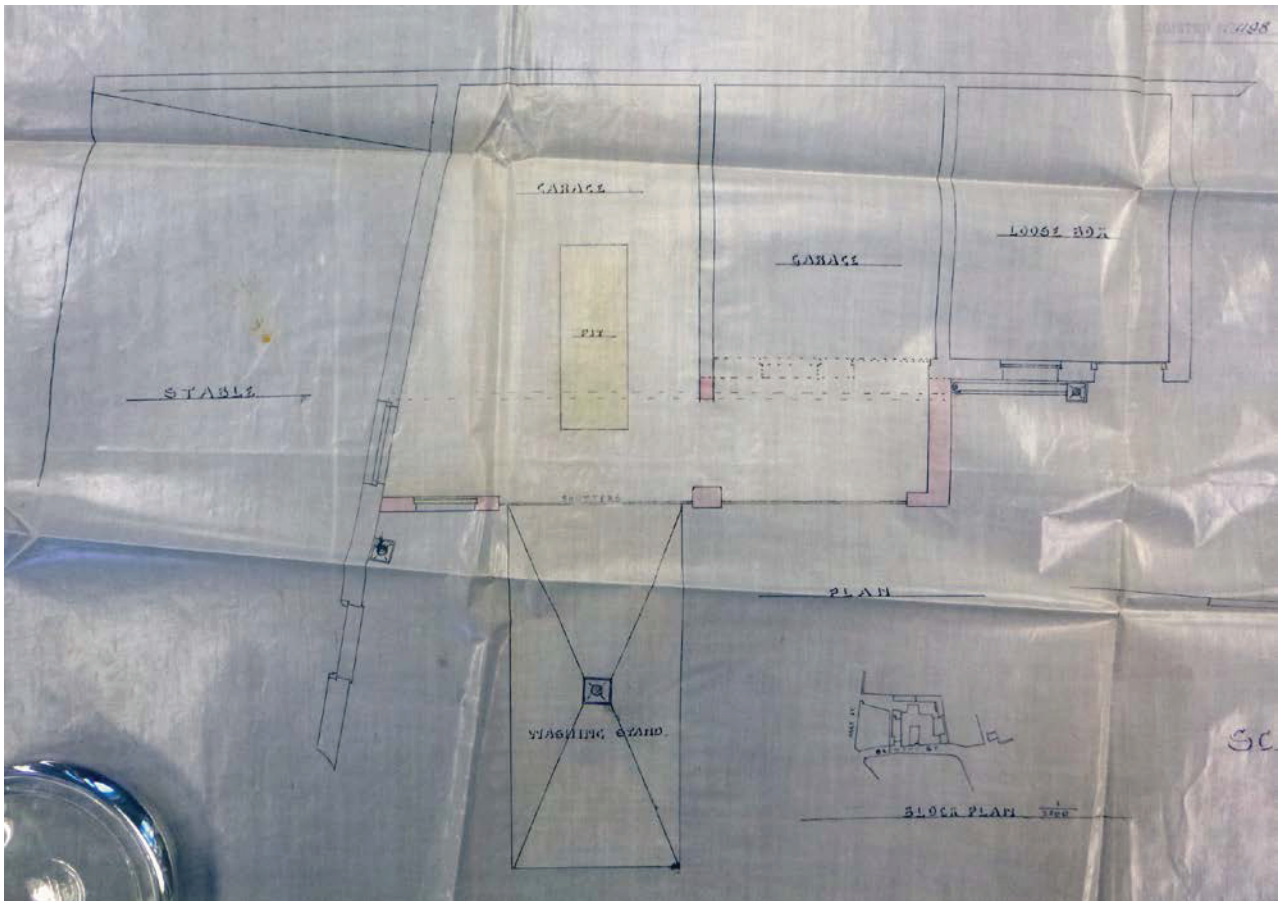


Plate 57: Plan for proposed garage, 1913

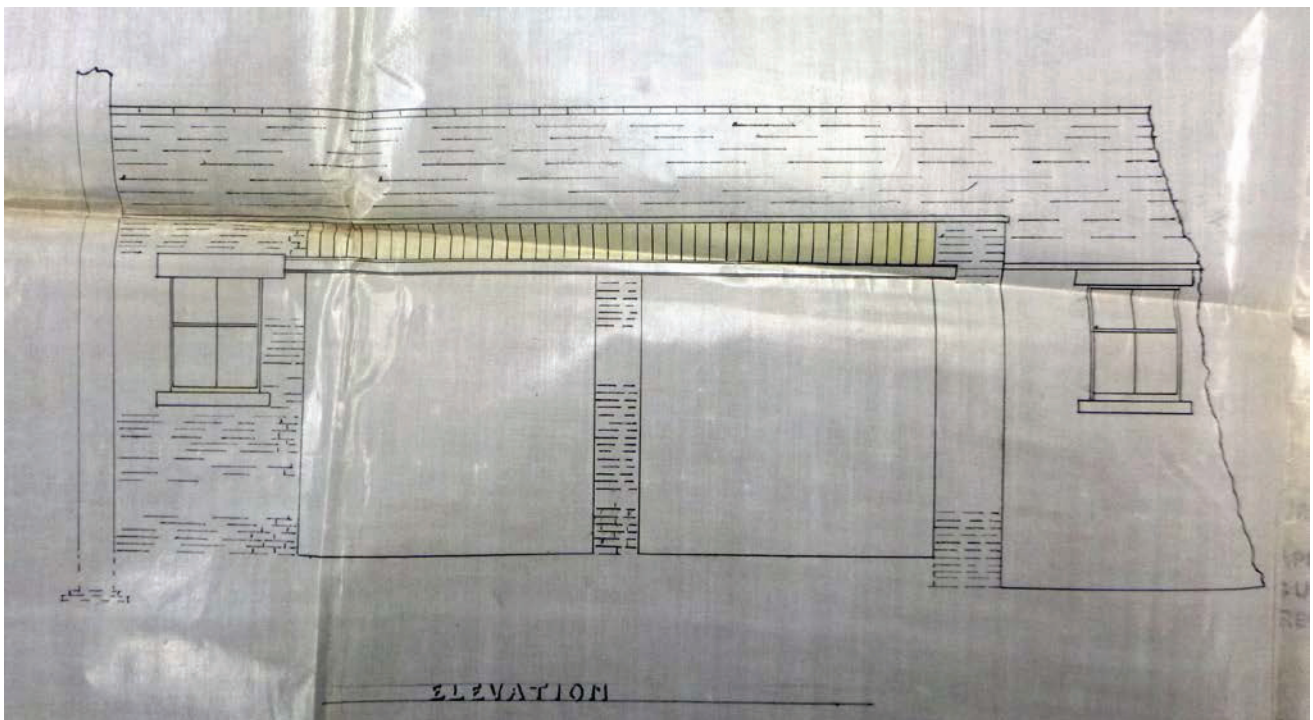


Plate 58: Elevation for proposed garage, 1913

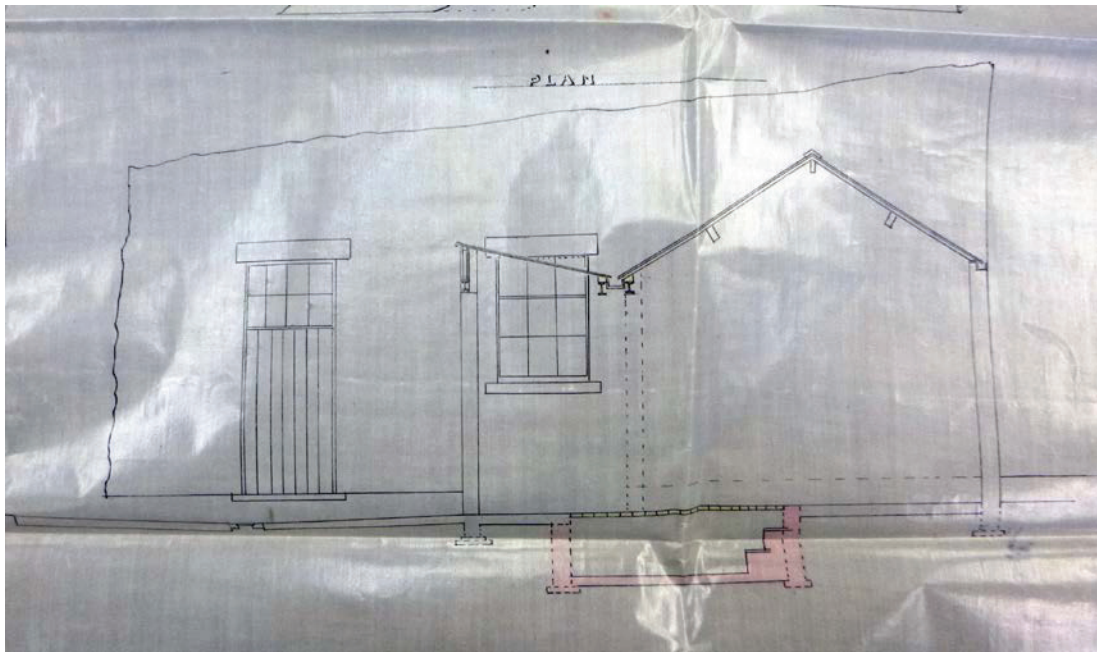


Plate 59: Section for proposed garage, 1913

3.3.22 **Proposed additions to Ulverston Old Brewery, 1919:** this is an extensive collection of drawings showing the proposed addition of a new tower containing a range of new plant, including mash tuns, wort boilers, a malt room and other water boilers (CAC(B) Z/986 1882-1919; Plate 60 to Plate 67). These drawings were also produced by JW Grundy and Sons of Ulverston. It is clear that the building on site was not constructed exactly according to these drawings and the extant tower in this location has been stated as being built in the 1930s (Architectural History Practice 2012, 16).

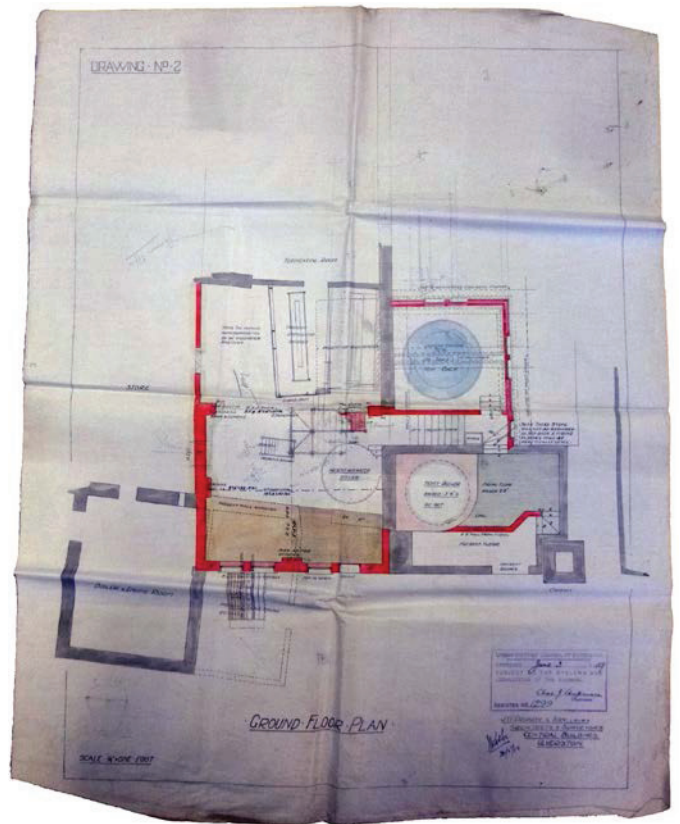
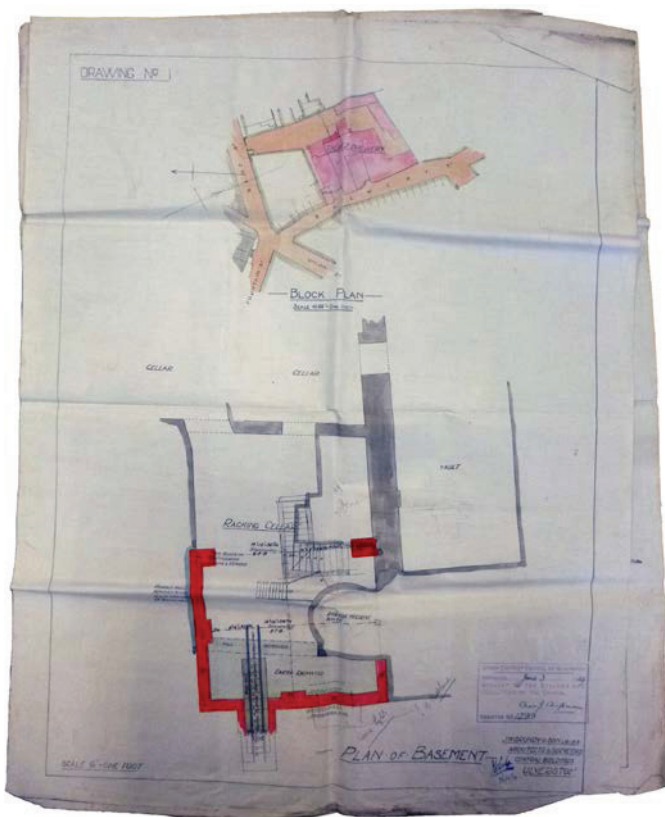


Plate 60 (left): Drawing number 1: block plan and basement plan; proposed additions to Old Brewery, 1919

Plate 61 (right): Drawing number 2: ground floor plan; proposed additions to Old Brewery, 1919

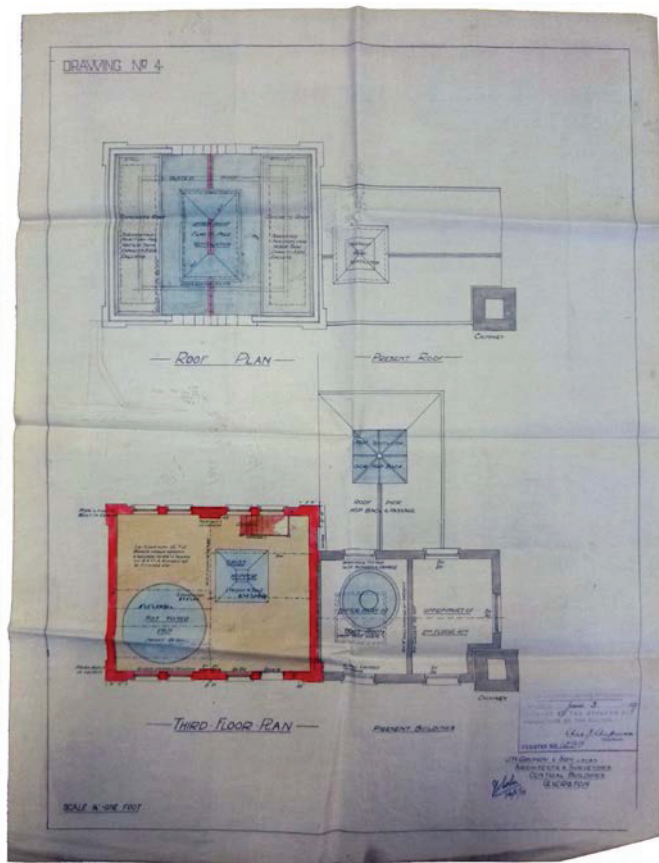
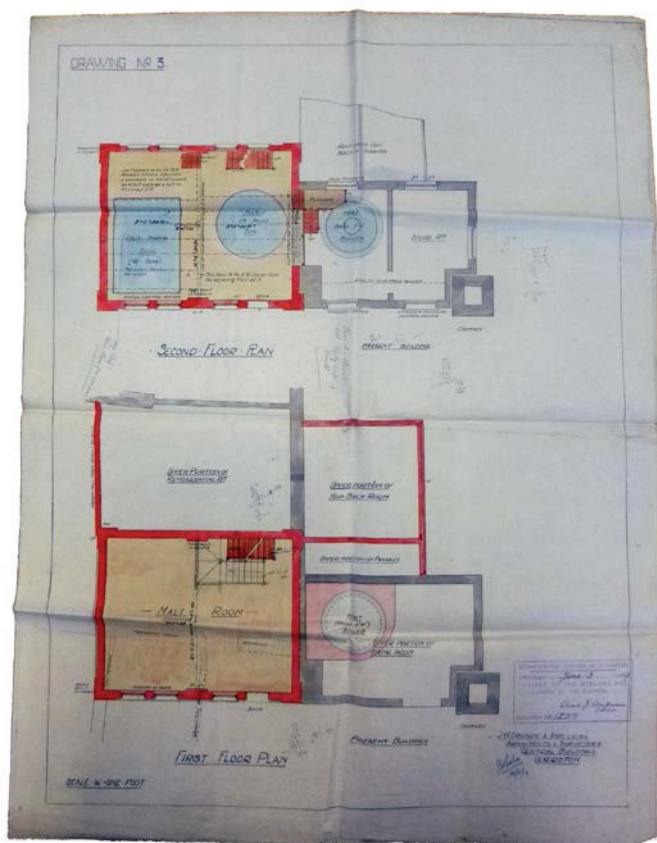


Plate 62 (left): Drawing number 3: first and second floor plans; proposed additions to Old Brewery, 1919

Plate 63 (right): Drawing number 4: third floor plan and roof plan; proposed additions to Old Brewery, 1919

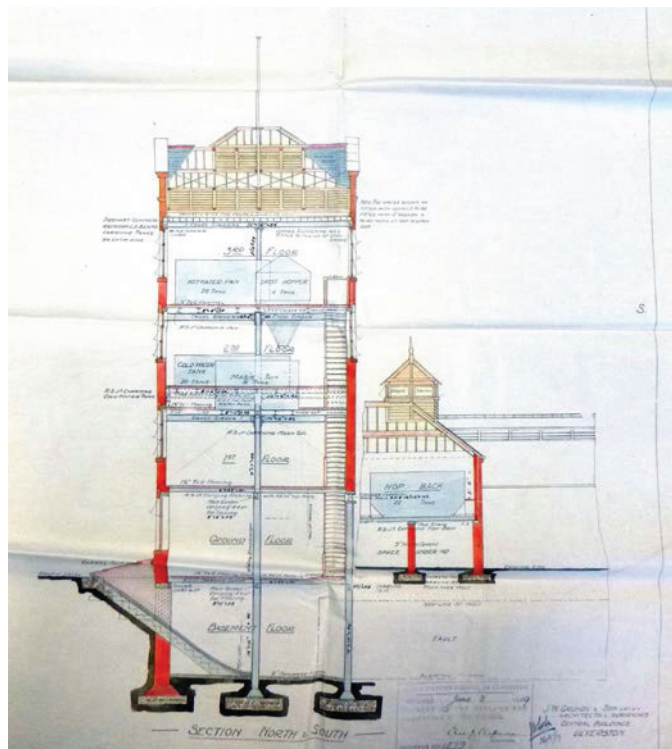
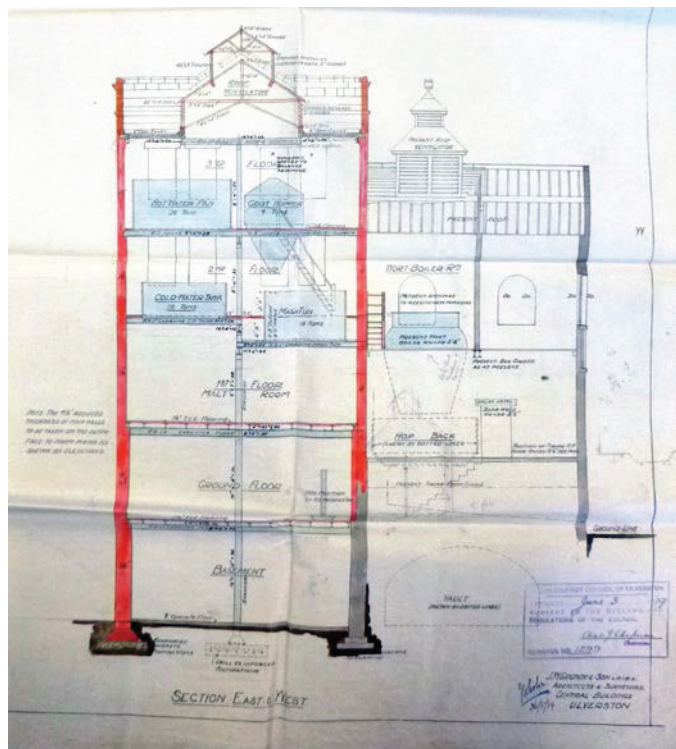


Plate 64 (left): Drawing number 5: section east and west; proposed additions to Old Brewery, 1919

Plate 65 (right): Drawing number 6: section north and south; proposed additions to Old Brewery, 1919

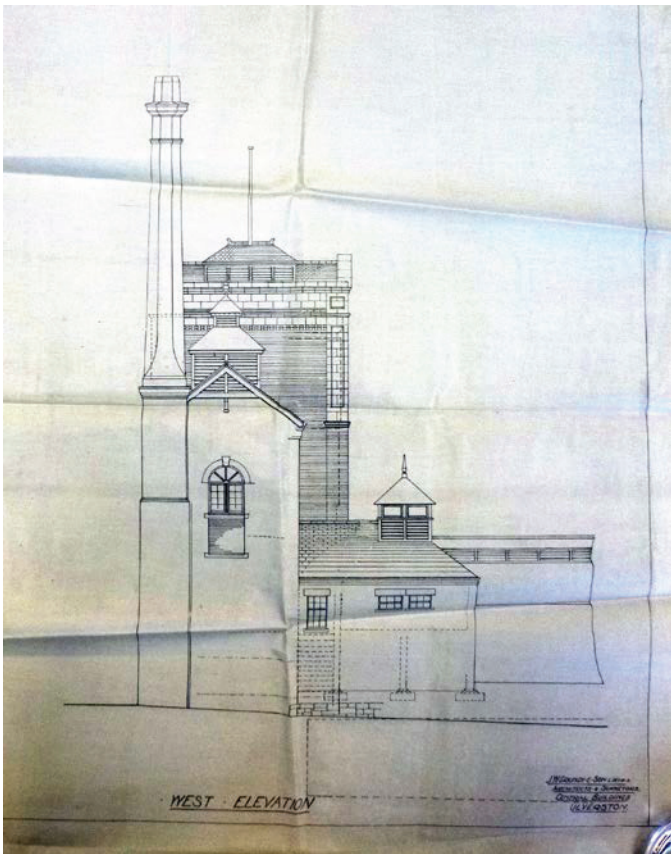


Plate 66 (left): Drawing number 7: west elevation; proposed additions to Old Brewery, 1919



Plate 67 (right): Drawing number 8: north elevation; proposed additions to Old Brewery, 1919

3.3.23 **Proposed additions to Ulverston Old Brewery, 1919:** what may have been an alternative set of drawings, or perhaps some more specialist ones to accompany those of JW Grundy and Sons, were produced in the same year by Thomas Ryder and Co Brewers Engineers of Knot Mill, Manchester (CAC(B) Z/986 1882-1919; Plate 68 to Plate 70). These are described as a 'Proposed Re-Arrangement' of the Brewing Plant' and show it located in a large tower as per the drawings produced by JW Grundy and Sons.

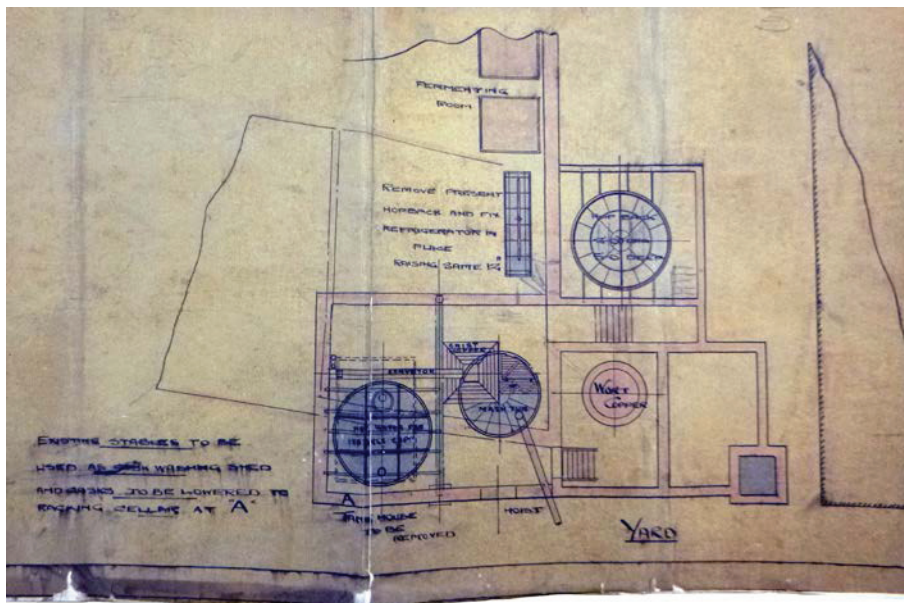


Plate 68: Plan of proposed re-arrangement of brewing plant, 1919



Figure 2: Block phase plan

Client: Homes for Ulverston CLT Ltd

© Greenlane Archaeology Ltd, November 2019

3.4 Site Visit

3.4.1 **Introduction:** a brief site visit was carried out in order to establish whether there had been any substantial change to the site since the compilation of the earlier archaeological building recording (Wardell Armstrong Archaeology 2015). Due to the poor general condition of the site only the exteriors of the buildings were examined.

3.4.2 **Site Arrangement and Character:** the site primarily comprises a row of buildings of various sizes and types running approximately north/south on the east side of Brewery Street, the row continuing around the corner onto Hart Street, where there are a smaller number of generally smaller buildings. In addition, buildings are also present along the south side of the complex, against Brewery Mount, and others along part of the eastern boundary against the rear of properties on Burlington Street. The whole site therefore includes a large courtyard across the eastern side of the centre and much of the north end, with the main access in the north-east corner off Hart Street. The buildings were recorded using the numbers given in the earlier building recording – 1 and 2 along the east side, 3 and 4 along the south side, 5-15 along the west side (Brewery Street), and 19-22 along the north side (Hart Street); numbers 16-18 were on the opposite side of Brewery Street and do not form part of the current development proposals. In all cases the buildings are in poor condition, but are still roofed and not evidently in imminent danger of collapse. Many now have vegetation growing from them and the courtyard area is heavily overgrown and difficult to access.



Plate 73 (left): Building 1, viewed from the north-west



Plate 74 (right): Building 1, viewed from the south-west



Plate 75 (left): Building 2, viewed from the north-west



Plate 76 (right): Building 2, viewed from the north



Plate 77 (left): Building 2, viewed from the north-east

Plate 78 (right): Building 2, viewed from the south



Plate 79 (left): Building 3, viewed from the north

Plate 80 (right): Buildings 4 and 7, viewed from the north-east



Plate 81 (left): Building 7, viewed from the east

Plate 82 (right): Building 8, viewed from the south-east



Plate 83 (left): Building 8, viewed from the north-east

Plate 84 (right): Building 5, viewed from the south-west



Plate 85 (left): Building 6, viewed from the south-west

Plate 86 (right): Courtyard between Buildings 6 and 9, viewed from the south-west



Plate 87 (left): Building 9, viewed from the south-west

Plate 88 (right): Building 10, viewed from the west



Plate 89 (left): Buildings 12-15, viewed from the south-west
Plate 90 (right): Buildings 12-15, viewed from the north-west



Plate 91 (left): Datestone between buildings 13 and 14, viewed from the west
Plate 92 (right): Building 19, viewed from the west



Plate 93 (left): Building 19, viewed from the north
Plate 94 (right): Building 21, viewed from the north



Plate 95 (left): Building 22, viewed from the north

Plate 96 (right): Building 22, viewed from the east

3.4.3 **Constraints:** there are no particular constraints to further archaeological work being carried out on the site, although it is apparent that the condition of the buildings and the site as a whole means that access would be difficult in many areas. The open areas are also likely to have been substantially affected by the installation of services at different times and periods of demolition and/or rebuilding are also likely to have affected earlier structures.

4. Site History

4.1 Background History

4.1.1 The background history to the site helps our understanding of the development and use of the site, where known, making use of the map evidence presented above (see *Section 3*) where relevant. The background to the site is intended to place the results of the project in its local context and in order to do so a brief discussion of the earlier history of its wider environs is also necessary.

4.2 Prehistoric Period (c11,000 BC – 1st century AD)

4.2.1 There is limited evidence for activity in the county in the period immediately following the last Ice Age; excavations of a small number of cave sites have found artefacts of Late Upper Palaeolithic type and the remains of animal species common at the time but now extinct in this country (Young 2002), with human remains found in one of these caves also dated to the end of this period (Smith *et al* 2013). The county was also clearly inhabited during the following period, the Mesolithic (c8,000 – 4,000 BC), as large numbers of artefacts of this date have been discovered during field walking and eroding from sand dunes along the coast, but these are typically concentrated in the west coast area and on the uplands around the Eden Valley (Cherry and Cherry 2002). In the following period, the Neolithic (c4,000 – 2,500 BC), large scale monuments such as burial mounds and stone circles begin to appear in the region and one of the most recognisable tool types of this period, the polished stone axe, is found in large numbers across the county, having been manufactured at Langdale (Hodgson and Brennand 2006, 45). During the Bronze Age (c2,500 – 600 BC) monuments, particularly those thought to be ceremonial in nature, become more common still. Burials in the form of cremations are also one of the typical features of the period known from the wider area (Barrowclough 2010, 149-152). While there is evidence for prehistoric activity from the general area of the town in the form of casual finds such as stone axes and axe hammers, generally dating from the Neolithic and Bronze Age (CCC and English Heritage 2002, map D), the extent of any associated settlement is much less certain. However, a large enclosure identified on Hoad, to the north of town, is considered likely to be of Late Bronze Age or Iron Age origin (Elsworth 2005; 2014). Sites that can be specifically dated to the Iron Age (c600 BC – 1st century AD) are very rare; the enclosure on Hoad may represent a hillfort, a typical site of this period, but it has not yet been scientifically dated.

4.2.2 The only find of prehistoric date within the study area is a single flint artefact discovered in the garden of Laurel Cottage on the opposite side of Hart Street (**Site 1**). This is likely to be of Neolithic or Bronze Age date.

4.3 Romano-British to Early Medieval Period (1st century AD – 11th century AD)

4.3.1 Late 18th and 19th century antiquarians considered a Roman military presence in the Furness area beyond question, but by the 20th century there was a complete reversal of opinion (summarised in Elsworth 2007, 31-37). It is evident that in this part of the country, initially at least, the Roman invasion had a minimal impact on the native population in rural areas (Philpott 2006, 73-74), but ultimately the evidence suggests a strong Roman influence or “background” presence in the peninsula during the Roman period, which doubtless would have been attractive for its rich iron reserves (Shotter 1995, 74; Elsworth 2007, 37, 41-43). While there have been occasional finds of Roman coins and pottery from around the town no evidence has yet been confirmed of settlement in the immediate area from that period, although there is a possible concentration of pottery finds in the area around the Gill (Elsworth 2007). A recent reappraisal of the evidence for Roman activity in the general area, however, suggests that a road or roads may have passed close to or through Ulverston and that this could have had an associated settlement (Elsworth 2007). One of the suggested routes of the roads follows the route of Daltongate and then part of the current A590, immediately to the north of the Blue Light Hub site boundary, where it also forms part of a parish boundary (*ibid*).

4.3.2 Finds and sites of early medieval date are extremely rare in the whole region, although they are represented by some spectacular discoveries such as the 10th century hoard of silver coins found

recently near Stainton. The nature of settlement across the wider area following the collapse of Roman administration at the end of the 4th century is highly debateable but initially at least it is likely that Furness as a whole was part of a post-Roman area inhabited by the Britons who formed into regional groups and who were evidently present in the area as demonstrated by various place-names (Edmonds 2013, 21). It is perhaps possible that Furness was part of a kingdom known as Rheged, the extent of which is unclear but may have been based around the Lyvennet Valley in north-east Cumbria or Carlisle, although it clearly stretched across the modern border into Scotland and may have had an influence as far as North Yorkshire (Clarkson 2010, 68-78). By the late 7th century the southern part of Cumbria at least had come under the control of the Angles based in the North East as Cartmel is named in a grant made by King Ecgfrith to Cuthbert, apparently in collusion with the native British nobility (Edmonds 2013, 20). How much direct control the Anglian kingdom of Northumbria actually had is difficult to determine. From the end of the 8th century and into the early 10th the Irish Sea coast began to see considerable movement of Norse Vikings, who had originally come from what is now Norway and settled in Scotland, the Isle of Man, and Ireland (Griffith 2010). At least some of those in Ireland were forcibly expelled by the Irish in 902 and as a result many settled along the North West coast in what is now Cumbria and Lancashire (*ibid*). Place-name evidence demonstrates that they were particularly prevalent in Furness; the name Ulverston is probably from the Anglo-Saxon personal name 'Wulfthere', under the influence of the Norse pronunciation, although it has also been suggested that it was vill of the manor of Hougun (SLDC 2005, 4). The latter idea is perhaps further supported by the notion that it may derive from 'how-town', from the Norse or 'haugr-tun' meaning hill-town – it was commonly known as 'Ooston' in the 19th and early 20th centuries (Elsworth 2005, 15). It is also possible that at least part of the Furness Peninsula came under the influence of the Kingdom of Strathclyde, which extended its area of influence in the 9th and 10th century and may have even taken direct control of part or all of what became Cumberland (Elsworth 2018).

4.3.3 No known sites of Roman or early medieval date are recorded within the study area.

4.4 Medieval Period (11th century AD – 16th century AD)

4.4.1 As already mentioned, Ulverston has pre-medieval origins but it is during the medieval period that it began to grow. Much of the town centre is based on planned burgage plots laid out during the medieval period, and it is from this time that it grew in size and prosperity. It was granted a market charter in 1280, although it was forced to compete with the market at Dalton, which was under the patronage of Furness Abbey, from an early date and this may have impeded the town's growth (SLDC 2005, 6). During the early 14th century it was also considerably damaged by raids from Scotland, which left considerable areas of waste (*ibid*). Finds and structures of this period are relatively rare. One of the most significance sites of medieval date within the town is Neville Hall, which is less than 150m south of the former brewery. The origins of Neville Hall are uncertain, although it was the focus of a minor manor that took the same name. It seems to have grown from a grant made by William de Lancaster to Lawrence de Cornwall in the 1280s of a messuage, mill and lands in Ulverston, which, through inheritance, passed to Sir Edmund de Neville by 1332 (Farrer and Brownbill 1914, 351). It passed through their family, which was based at Liversedge in Yorkshire, until Sir John de Neville took part in the Northern Rising of 1569 and as a result forfeited his property to the Crown (*op cit*, 352). The estates were subsequently sold off but a valuation of 1570 reveals that the Manor of Neville Hall included lands largely on the southern side of Ulverston, probably also including what became the Swarthmoor Hall estate (Brownbill 1929; although there was clearly some dispute regarding this with Conishead Priory; Gaythorpe 1906, 237-238). The hall then seems to have passed through a number of private hands, including members of the Corker and Coward family, one of whom is probably responsible for the date stone of 1618, which suggests that it was, at least partially, rebuilt at that time. It is considered possible that Neville Hall originally comprised a pele tower, perhaps of 14th century date (Perriam and Robinson 1998, 387).

4.4.2 No sites of specifically medieval date are known within the study area, apart from its general proximity to the medieval town of Ulverston and Neville Hall, although a watching brief carried out on Hart Street did recover a single piece of medieval pottery (Minerva Heritage 2009). Another piece was also recovered during an evaluation in Tarn Side, less than 50m to the north (Greenlane Archaeology

2015). It is tempting to speculate that the origins of the brewery might be much earlier than the mid-18th century, and perhaps associated with a brewery or malt kiln operated for the benefit of the Neville Hall estate, but there is no direct evidence for this. It is perhaps noteworthy that brewers are recorded in an inquisition regarding lands in Ulverston held by William de Coucy in the 1330s (Farrer and Brownbill 1914, 349), but there is no specific reason to connect this to the Old Brewery site. In addition, it is interesting to note the place-name 'Brewery Mount' immediately to the south of the brewery complex; this rises up a steep slope and the second element might be indicative of it having been the site of a motte on the basis of numerous other examples (e.g. The Mount in Warrington), although there is, again, no other evidence for this at present.

4.5 Post-Medieval Period (16th century AD – present)

4.4.1 During the post-medieval period Ulverston's prosperity increased mainly as a result of its connections to iron mining and smelting industries (SLDC 2005, 7). Its port also gained from the trade in this material and through connections to ports along the Irish Sea coast and by the 18th century it had many ships (*ibid*). This peaked with the construction of the Ulverston canal in 1796, which considerably increased the capacity of the town for maritime trade (*ibid*) by effectively creating a large quay. Ulverston's industries continued to prosper throughout the 19th century, although the railway ultimately replaced the canal, and as a result the town expanded and was subject to regular improvements and expansion (*op cit*, 8-9).

4.4.2 The origins of the brewery are uncertain. It has always been referred to as the 'old brewery', primarily to distinguish it from the 'new brewery', which was constructed on Upper Brook Street by at least 1802 (Greenlane Archaeology 2007), but probably also because it was the oldest surviving brewery in town. According to most sources, including plaques attached to the building, it was established in 1755 by John Booth and James Machell (Pearson 1997, 113; Architectural History Practice 2012, 10). However, unpublished notes by James Melville, which refer to 'an old deed', suggest that the site actually originated before 1750 when a malt kiln was passed from a David Close to his brother Thomas (CAC(B) BDX 828/1/1/262 1972; whatever the evidence for this a David Close, maltster, was certainly operating in Ulverston prior to 1742: CAC(B) BPR/2/O/13/11 1742). The area at the time was apparently referred to as Damhead, presumably on account of the mill dam and pond that were situated immediately to the west, as shown on early maps (see Plate 1 above). These notes also state that in 1755 the brewery was actually established by George Kendall, James Jackson, James Fell, William Palmer, and Bryan Christopherson in agreement with the landowner, James Machell who formed a partnership engaged '*in the business of a Common Brewery and in the brewing of Ale, Beer and other malt liquors and all goods, wares, merchandise, materials and things thereunto necessary, incident and belonging*' (*ibid*). It is not until 1763 that a '*Brewhouse with other convenient buildings and erections*' is first mentioned (*ibid*). The brewery was later taken over by various others: Case, Gradwell, Caddy, with John Booth not taking over the site until 1878 (*ibid*). The establishment of at least part of the site must definitely pre-date 1763, however, as the cottages facing onto Brewery Street have a date stone of 1757 and initials, thought to be 'I J A'. These perhaps relate to a member of the Jackson family – it is conceivable that the 'I' is actually a Latinised 'J'. However, the 'J' could also be an 'F', which would perhaps suggest it related to the Fell family instead. No corresponding entry could be discovered in the local parish registers, however.



Plate 97: Datestone of 1757 on the west elevation of the cottages on Brewery Street

4.4.3 Although details of who owned and operated the brewery during its first 100 years are relatively scarce, the available directories covering that period do provide a fairly good idea (see Table 1 below). In addition, the brewery was evidently put up for sale in 1869, as described in a newspaper advert of October 14th of that year, which provides a useful description of the site:

'Brewery and Maltkin in Ulverston

To be SOLD by Auction, by Mr W. Middleton, at the Sun Hotel in Ulverston, in the County of Lancaster, on THURSDAY, October 28th, 1869, at Three o'clock in the Afternoon... all that substantial, extensive, and well established BREWERY and MALTKILN known by the name of the Old Brewery, situate in Ulverston, in the County of Lancaster, comprising Steam Engine, Mash Tub (15 loads), Two Iron and Two Copper Boilers (together about 100 barrels), new Coolers, Working Squares, Cellars, Spirit Stores and Joiner's and Cooper's Shops.

The Maltkiln, which adjoins thereto, works 30 loads, has Two Working Floors, Five Store Rooms, Drying Kiln, and Malt Room.

There is a good Cart Shed and Gig House, and a convenient back entrance on a level with the second floor.

The Premises are complete with modern improvements, and in first-rate order, with every convenience for carrying on a large trade.

Also a STABLE, with Garden adjoining the same, situate in James's-Street, in Ulverston afore-said, being only a few yards from the Brewery and usually occupied therewith.

The Brewery has been in full work upwards of 100 years, is situate in a large and prosperous district, and presents to capitalist an excellent opportunity for advantageous investment' (Anon 1869).

Year	Name	Source
1798	William Carr, clerk to the brewery William Fell jnr, brewer James Fell, brewer	Barfoot and Wilkes 1791, 636
1825	James Fell & Co, Brewery Street	Baines 1825, 576
1829	Jackson, Fell & Co, Brewery Street	Parson and White 1829, 725
1849	Jackson, Fell & Co, Old Brewery	Mannex 1849, 454

Table 2: Owners of the brewery as recorded in directories, 1798-1849

4.4.4 Whatever the outcome of this sale, in 1878 the brewery was acquired by John Booth (Architectural History Practice 2012, 13), who clearly made a number of substantial additions and proposed others, including a new boiler house and chimney (see *Section 3.3.8-3.3.11* above). The image used on his card (Plate 6) was also used on his headed paper (*op cit*, 14) and shows the brewery at the peak of its development during this period. By the 1893/4 the original Bird in Hand public house was rebuilt, although this does not appear at that time to have belonged to the brewery (*op cit*, 15). John Booth remained at the brewery until 1896, and evidently continued to increase its trade and other properties because when it was sold by his decedent, George Albert Booth, to Robert and Peter Hartley it cost over £30,000 and included at least 75 hotels and beer shops in the surrounding area (CAC(B) BDHJ/378/4 1895-1896) and had been very productive (Pearson 1997, 114-115). At that time the brewery itself was said to comprise '*the Brewhouses or offices stables buildings land yards and appurtenances... with the Machinery fixed plant and fixtures of every description*' along with '*All the stock in trade loose plant hops beer liquors stores barrels horses carts and other loose trade effects*' (*ibid*). Hartley's also purchased the 'New Brewery' in Upper Brook Street at the same time merging the two enterprises (Pearson 1997, 115). The new owners made a range of improvements to the Old Brewery in the early 20th century, including the creation of the new brewing tower in 1919 (see *Section 3.3.22-3.3.23* above), and the firm was incorporated as Hartleys (Ulverston) Ltd in 1918 (Architectural History Practice 2012, 16).

4.4.5 During the rest of the 20th century the site remained largely the same size, although the open yard facing onto Brewery Street was glazed over (see *Section 3.3.24* above), and the brewing tower was apparently extended in the 1930s, requiring the demolition of part of one of the earlier buildings (Architectural History Practice 2012, 16; this appears to be confused with the tower added c1919 to the south of the 1882 boiler house. Another extension to the west of the boiler house may be from the 1930s). By at least 1924 a workshop attached to the gable end of No. 4 Hart Street was used as motor garage by Creighton and Sons (*ibid*). In the later 20th century there were a few changes; a new boiler house was added in the 1970s to the west of the brewing tower, a covered cask washing area was also created, and the site was generally upgraded in the 1980s following the acquisition of the site by Frederick Robinson Ltd in 1982 (*op cit*, 17). This included extensive modifications to the row of properties facing onto Brewery Street. However, brewing ceased at the site in 1991 and in 1993-4 it was adopted by Robinsons for use as a depot, the brewing tower was stripped of its fittings (at least some of which were taken for use elsewhere), and a successful application made for its demolition, although only some of this was carried out, with only the modern boiler and the original chimney removed (*ibid*).

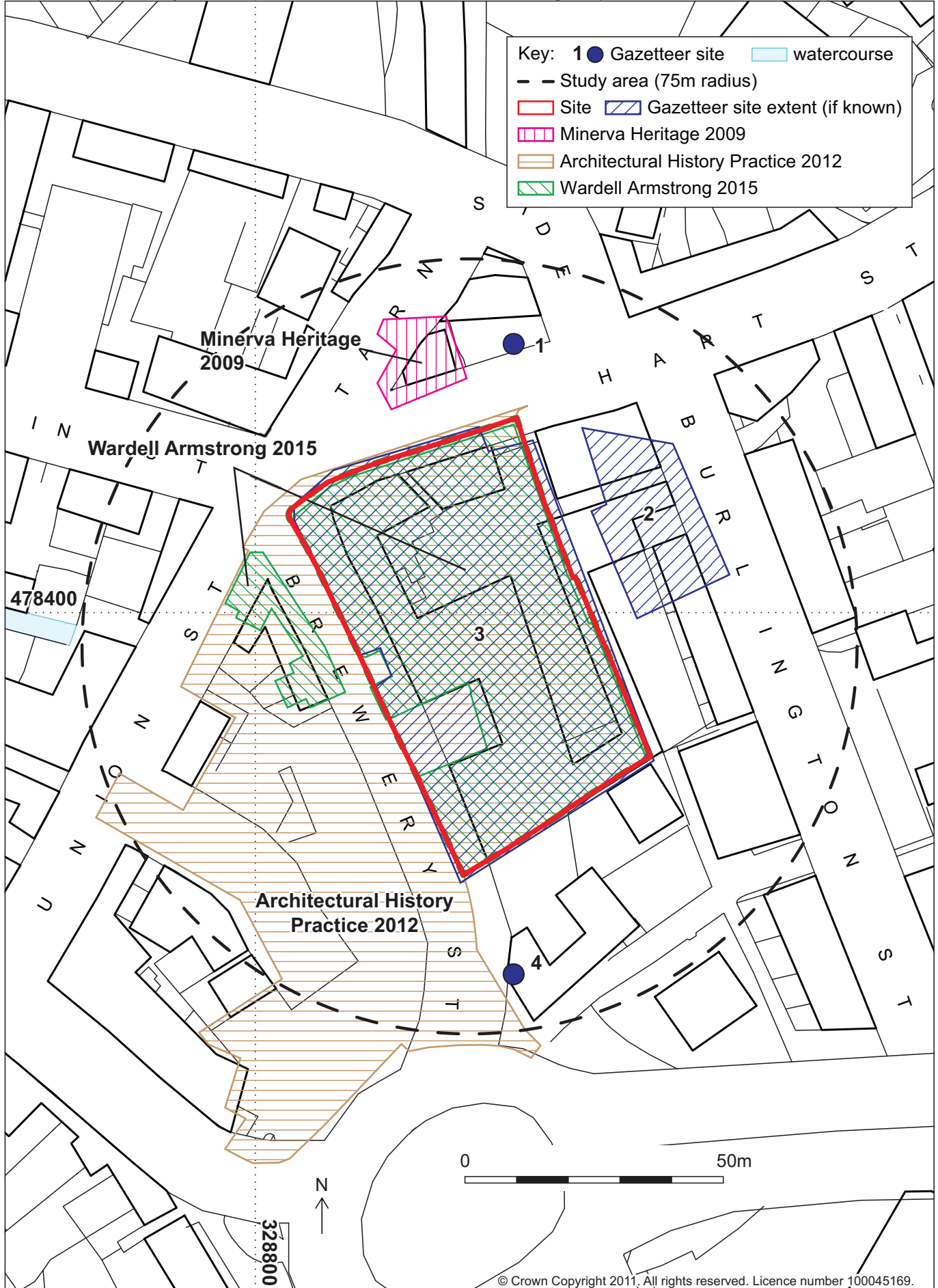
4.4.6 The remains of the old brewery and its associated buildings – the cottages facing onto Brewery Street, the former Bird in Hand public house, the workshop and former house on Hart Street, and the stable block around the south-east corner, inevitably form the dominant post-medieval element of the site as a whole (**Site 3**). There are two other sites of post-medieval date within the study area: the site of a former iron and brass foundry (**Site 2**) and a warehouse on Brewery Street (**Site 4**).

4.6 Previous Archaeological Work

4.6.1 A number of previous pieces of archaeological work have been undertaken within the study area, including two on the proposed development site as part of a previous planning application:

- **Laurel Cottage, Hart Street, 2009:** an archaeological watching brief was carried out during the construction of a new house in part of the former garden of Laurel Cottage on Hart Street. No features were revealed but finds of post-medieval date were recovered as well as a single sherd of pottery of 13th to 15th century date (Minerva Heritage 2009);
- **Old Brewery, 2012:** a heritage statement was produced as part of a proposal to develop the site of the disused Old Brewery and create a supermarket. This report outlined the history of the site's development and considered its significance and the impact of the proposals (Architectural History Practice 2012);

- **Old Brewery, 2015:** an archaeological building recording was undertaken of buildings at the disused old brewery, which originated in the mid-18th century (Wardell Armstrong Archaeology 2015).



Client: Homes for Ulverston CLT Ltd

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Figure 3: Gazetteer site plan, showing previous archaeological work

5. Discussion

5.1 Introduction

5.1.1 The discussion of the results of the desk-based assessment and site visit is intended to determine the archaeological significance and potential of any known remains (above or below ground) and the potential of these remains and for any further, as yet unidentified, remains being present. The system used to judge the significance of the remains identified within the development area, or those thought to have the potential to be present within the development area, is based on the criteria used to define Scheduled Monuments (DCMS 2013, Annex 4; *Appendix 1*).

5.2 Significance and Potential of the Heritage Assets

5.2.1 The only site of known historic interest within the proposed development site is the Old Brewery complex (**Site 3**). This represents a remarkably well-preserved, albeit heavily modified, example of a post-medieval brewery, beginning in the mid-18th century and continuing in use for almost 250 years, with substantial elements of the early fabric remaining. Its importance within the Conservation Area for Ulverston has already been discussed in relation to the previous scheme, which would have seen the demolition of substantial parts of the site (Architectural History Practice 2012). By contrast, the current scheme looks to retain and reuse many of the standing buildings. The additional historical research carried out as part of this report has allowed a further refinement of the probable phasing of the site and shows that it developed over eight main phases between c1750 and the early 20th century (Figure 2). The earliest phases are arguably the most significant and they also make up the most substantial part of the complex, although some of the later phases, of late 19th and early 20th century date, represent the only surviving plant buildings, albeit without any of the machinery now intact. These represent an important part of the site as whole, acknowledging its industrial heritage.

5.2.2 The present scheme's proposals to retain the mid-18th century core of the site and the visually striking towers of late 19th/early 20th century date (as noted in the Ulverston Conservation Area Appraisal (SLDC 2006)), with the loss of only some minor late and substantially modified buildings along the south and south-east sides, is in keeping with the guidance of NPPF. The proposals would have the potential to ultimately enhance the site, by opening out some of the rear yard areas and improving access to the historic buildings. The current scheme has the potential to provide an economically viable use for the site, which will have the benefit of preserving the most significant of the historic buildings.

5.2.3 The potential for further information to be gained through examination of the site is largely below-ground archaeological remains, in particular the examination of parts of the site that have been demolished, such as the original boiler, demolished in the 1930s, and the 1882 chimney, demolished in the 1990s. In other areas there are open spaces that potentially contain further remains of archaeological interest, primarily along Hart Street. This too has the potential to enhance the understanding of the site and therefore increase its historical significance, another key feature of NPPF guidance and reason why the current proposals should be treated favourably.

5.3 Potential for Previously Unknown Archaeological Remains

5.3.1 Details of the archaeological remains present within the study area are presented in the results of the desk-based assessment (*Section 4*; Figure 3; *Appendix 1*) and the importance of those sites that are within the proposed development area and/or likely to be directly affected is discussed above (*Section 5.2*). The potential for as yet unidentified archaeological remains to be present, however, is based on the known occurrence of such remains in the study area and local environs (see *Section 4*). Where there are no remains known within the study area the potential is based on the known occurrence within the wider local area. The degree of potential is examined by period and the results are presented in Table 3 below; in each case the level of potential is expressed as low, medium, or high.

Period	Present in study area?	Potential
Late Upper Palaeolithic	No	Low
Mesolithic	No	Low
Neolithic	Yes?	Low
Bronze Age	Yes?	Low
Iron Age	No	Low
Roman	No	Low
Early Medieval	No	Low
Medieval	Yes	Med
Post-medieval	Yes	High

Table 3: Potential for unknown archaeological remains by period

5.4 Disturbance

5.4.1 The presence of the extensive group of buildings associated with the brewery, even though these are of historical and archaeological significance in their own right (see *Section 5.2* above), is likely to have extensively disturbed any earlier remains. In addition, the subsequent demolition of parts of the brewery site and the repeated installation of new services will also have affected any below ground remains.

5.5 Impact

5.5.1 At present the proposed development is relatively low impact as it retains a large amount of the standing buildings and does not involve the addition of any large structures elsewhere. However, it does also involve some demolition of historic buildings, the conversion of others, and landscaping in some of the resulting open areas, so there is the potential for some impact on below-ground remains.

5.6 Conclusion and Recommendations

5.6.1 The remains of the Old Brewery represent a substantial block of historic buildings dating from the middle of the 18th century onwards and are therefore of some historical and archaeological significance in terms of understanding the development of post-medieval Ulverston. The historical development of the site has already been explored (Architectural History Practice 2012) and the extant standing buildings were subject to an archaeological building recording as part of the previous application (Wardell Armstrong Archaeology 2015a), although this was relatively brief in many areas and neither of these pieces of work referenced the plans from 1919 and other historical sources discovered during the production of this report and there are still many aspects of the site's history that remain obscure, particularly the brewery's origins and what, if anything predated it. A programme of archaeological evaluation was intended as part of the earlier scheme and a project design produced (Wardell Armstrong Archaeology 2015b) but this was never carried out. There is therefore still the potential to learn more about the site through further investigation, both archaeological and historical.

5.6.2 Given that there are a few areas in which ground works are likely to be undertaken and there is therefore the potential for below ground remains of archaeological interest to be affected it is recommended that limited archaeological evaluation be undertaken in the areas of most interest, as outlined in Figure 4 (the areas of moderate potential and moderate impact, shown in blue). The specific areas of interest include the open areas along Hart Street, where there has been the least disturbance and there is the most potential for early remains being present, and the site of the original boiler, which was demolished in the 1930s, and the site of the 1882 boiler chimney, which was demolished in the 1990s. There is no specific need for further archaeological building recording, although a better refining of the phases of development of the site can now be presented based on the improved documentary evidence.

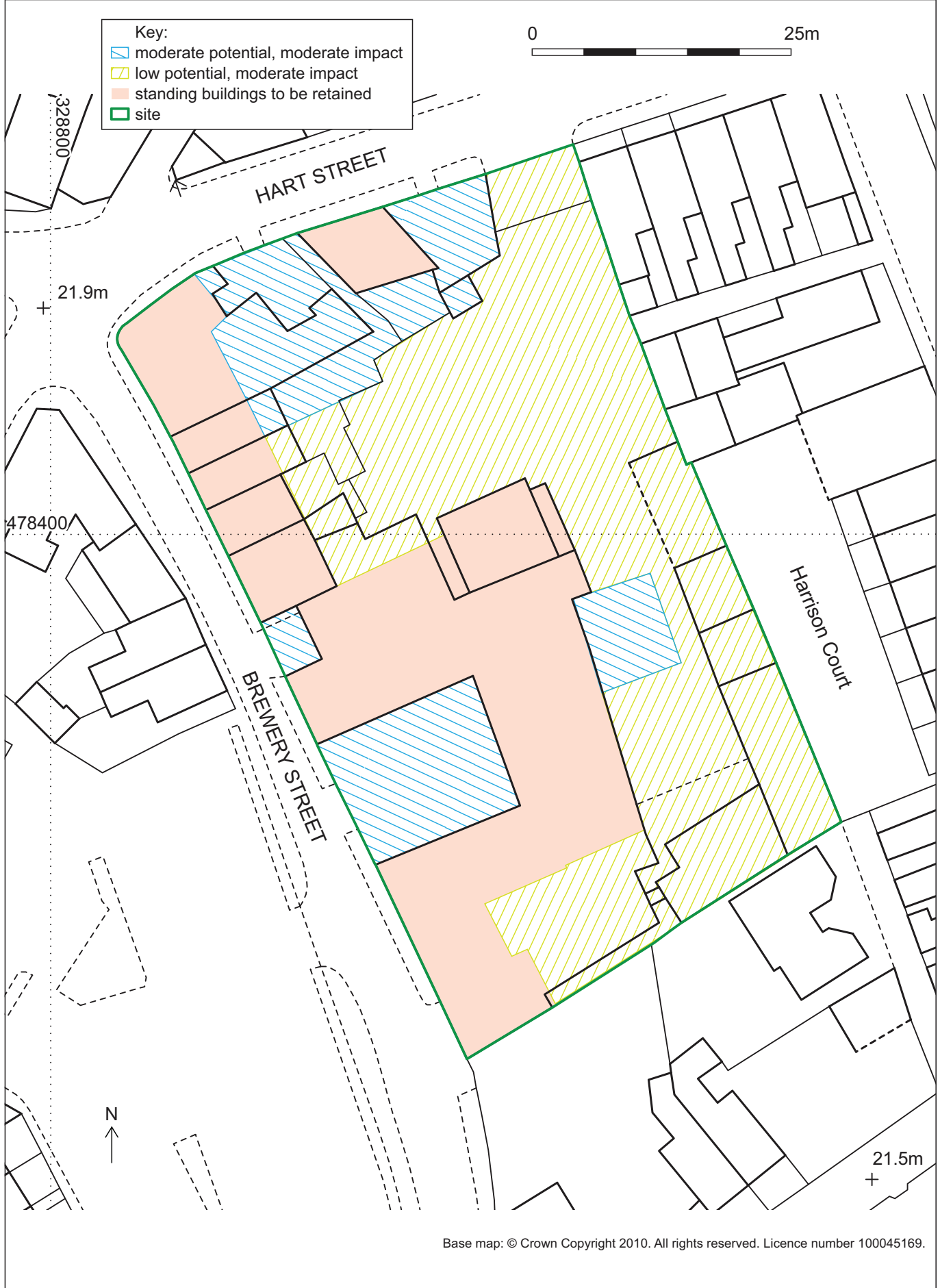


Figure 4: Site plan showing the archaeological potential and impact from the proposed development

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Appendix 1: Site Gazetteer

Site Number: 1**NGR:** 328850 478452**HER No:** 43912**Sources:** HER**Designation:** none**Description:** a flint tool was found in a garden at a house on Hart Street.**Period:** prehistoric

Site Number: 2**NGR:** 328876 478419**HER No:** 18269**Sources:** HER; Ordnance Survey 1850**Designation:** None**Type:** foundry (site of)**Description:** site of an iron and brass foundry.**Period:** post-medieval

Site Number: 3**NGR:** 328850 478370**HER No:** 43665**Sources:** HER; Wood 1832; Architectural History Practice 2012; Wardell Armstrong Archaeology 2015**Designation:** None**Type:** brewery**Description:** the remains of the Old Brewery, thought to have begun operation in the 1750s and continued until the 1990s.

Site Number: 4**NGR:** 378850 478330**HER No:** 41215**Sources:** HER; Elsworth and Dawson 2005, 13, site 06**Designation:** None**Type:** warehouse**Description:** Brewery Street; single storey, possibly reduced, presumably with loft. Built of stone rubble in random courses with upper section in brick. Three inserted windows and an inserted wagon doorway in south-west elevation, high-level loading doorway in northwest elevation within brick-built section.**Period:** post-medieval

Appendix 2: Significance Criteria

After DCMS 2013, Annex 1: '*Principals of Selection for Scheduled Monuments*'

- i) *Period*: all types of monuments that characterise a category or period should be considered for preservation;
- ii) *Rarity*: there are some monument categories which in certain periods are so scarce that all surviving examples which retain some archaeological potential should be preserved. In general, however, a selection must be made which portrays the typical and commonplace as well as the rare. This process should take account of all aspects of the distribution of a particular class of monument, both in a national and regional context;
- iii) *Documentation*: the significance of a monument may be enhanced by the existence of record of previous investigation or, in the case of more recent monuments, by the supporting evidence of contemporary written records;
- iv) *Group Value*: the value of a single monument (such as a field system) may be greatly enhanced by its association with related contemporary monuments (such as a settlement and cemetery) or with monuments of different periods. In some cases, it is preferable to protect the complete group of monuments, including associated and adjacent land, rather than to protect isolated monuments within the group;
- v) *Survival/Condition*: the survival of a monument's archaeological potential both above and below ground is a particularly important consideration and should be assessed in relation to its present condition and surviving features;
- vi) *Fragility/Vulnerability*: highly important archaeological evidence from some field monuments can be destroyed by a single ploughing or unsympathetic treatment; vulnerable monuments of this nature would particularly benefit from the statutory protection which scheduling confers. There are also existing standing structures of particular form or complexity whose value can again be severely reduced by neglect or careless treatment and which are similarly well suited by scheduled monument protection, even if these structures are already listed historic buildings;
- vii) *Diversity*: some monuments may be selected for scheduling because they possess a combination of high quality features, others because of a single important attribute;
- viii) *Potential*: on occasion, the nature of the evidence cannot be specified precisely but it may still be possible to document reasons anticipating its existence and importance and so to demonstrate the justification for scheduling. This is usually confined to sites rather than upstanding monuments.