

23 UPPER BROOK STREET, ULVERSTON, CUMBRIA

Archaeological Building Recording



Client: Lanquest Properties Ltd
Planning Ap. Ref.: 5/06/0433
NGR: SD 28507 78445

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Non-Technical Summary

A planning application (5/06/0433) was made by Lanquest Properties on behalf of Aquine Ltd for the construction of residential properties on 23-25 Upper Brook Street, Ulverston, Cumbria (SD 28507 78445). Following a recommendation by Cumbria County Council Historic Environment Service, a programme of archaeological work was recommended by South Lakeland District Council. This included the recording of a 19th century warehouse, which was to comprise a Level 2-type recording and a rapid desk-based assessment. The recording was carried out by Greenlane Archaeology in April 2007.

Documentary sources demonstrate that the building was one of a number of warehouses on Upper Brook Street, and that this area of town was a focus for light industrial activity in the 19th century. The warehouse was built between 1832 and 1852 and it appears to have largely retained its original form.

The building recording revealed five main phases of building and alteration, the earliest of which comprises the construction and consolidation of the working warehouse. Changing usage of the neighbouring brewery plot afforded the opportunity for alterations and caused the need for repairs in the first half of the 20th century. Minor alterations have subsequently occurred up to the present day.

Acknowledgements

Greenlane Archaeology would like to thank Chris Richardson of Lanquest Properties Ltd, and his client, Alan Curtis of Aquine Ltd, for commissioning and supporting the project, and for providing site plans. Additional thanks are due to the staff of Cumbria Record Office in Barrow-in-Furness for help with accessing their archives, and Sam Higgins of Sitka Construction Ltd for his patience and help on site.

The building recording was carried out by Daniel Elsworth and Sam Whitehead, and the report was written by Sam Whitehead who also produced the illustrations. The project was managed by Jo Dawson, who also edited the report.

1. Introduction

1.1 Circumstances of the Project

1.1.1 A planning application (5/06/0433) was made by Lanquest Properties on behalf of Aquine Ltd to construct 11 residential units including low cost housing and parking at 23-25 Upper Brook Street, Ulverston, Cumbria (NGR SD 28507 78445; Figs 1 and 2). Following a recommendation by Cumbria County Council Historic Environment Service (CCCHES), a programme of archaeological work was recommended by South Lakeland District Council (*see accompanying CD*). This involved a desk-based assessment, evaluation, and watching brief (carried out by Greenlane Archaeology in March 2007; Greenlane Archaeology 2007), and a programme of building recording. The building recording, which forms the subject of this report, was of a 19th century warehouse that stands on the site and is due to be converted as part of the development. A project design was produced by Greenlane Archaeology (*see accompanying CD*), and following the acceptance of this the recording was undertaken on 30th March 2006.

1.2 Location, Historical Background, Geology, and Topography

1.2.1 The proposed development area is situated on the south side of the Gill, which is thought to be one of Ulverston's medieval market places (CCC and English Heritage 2002 map D) and is close to the medieval core of the town (Fig 2). The Gill area of town seems to be a focus for post medieval light industrial activity with a number of warehouses in the vicinity (Elsworth and Dawson 2005). Maritime trade with Lancaster and Liverpool was boosted by the Ulverston canal in 1796 and the town's industries prospered throughout the 19th century, although the railway eventually replaced the canal (SLDC 2005, 7).

1.2.2 The site is flat and approximately 25m above sea level, although the land to the rear rises vertically to Daltongate Court some 7m above. Ulverston is on the boundary between the West Cumbria coastal plain and the higher ground of the Furness Fells to the north; the solid geology is typically made up of Bannisdale slates (Taylor *et al* 1971, plate XIII; Moseley 1978, plate 1), and this is overlain by a drift geology made up of glacially-derived tills comprising gravels and clays (Countryside Commission 1998, 66).

2. Methodology

2.1 Introduction

2.1.1 The building investigation comprised three separate elements intended to provide a suitable record of the structure, in line with English Heritage standards (English Heritage 2006). In addition a rapid desk-based assessment was carried out in accordance with the project design (see *accompanying CD*), and a suitable archive was compiled to provide a permanent paper record of the project and its results in accordance with English Heritage and IFA guidelines (English Heritage 1991; Ferguson and Murray n.d.).

2.2 Desk-Based Assessment

2.2.1 A rapid desk-based assessment was carried out in accordance with IFA guidelines (IFA 2001a). This principally comprised an examination of early maps of the site, which could demonstrate the basic phasing and development of the building. A number of sources of information were used during the desk-based assessment:

- **The Cumbria Record Office in Barrow-in-Furness (CRO(B))**: this was visited in order to examine early plans of the site, other primary sources, and local and regional histories and directories;
- **Greenlane Archaeology**: additional secondary sources held in Greenlane Archaeology's library, used to provide information for the site background, were also examined.

2.3 Building Recording

2.3.1 The building recording was carried out to English Heritage Level-2 type standards (English Heritage 2006), and in accordance with IFA guidelines (IFA 2001b). This is a largely descriptive investigation, with only a limited level of interpretation of the phasing and use of the buildings, which incorporates evidence compiled during the rapid desk-based assessment. The recording comprised several parts:

- **Written record**: descriptive records of all parts of the building were made using Greenlane Archaeology *pro forma* record sheets;
- **Photographs**: photographs in both 35mm black and white print and colour digital format were taken of the main features of the building, its general surroundings, and any features of architectural or archaeological interest. A selection of the colour digital photographs is included in this report, and the remaining photographs are presented on the accompanying CD;
- **Drawings**: drawings were produced by hand-annotating 'as existing' illustrations of the building drawn by the client, who provided them digitally at 1:1 (1:100 at A3). These comprised:
 - i. plans of all three main floors;
 - ii. two external elevations;
 - iii. In addition a cross section of the building was produced by hand.

2.4 Archive

2.4.1 A comprehensive archive of the project has been produced in accordance with the project design (see *accompanying CD*), and current IFA and English

Heritage guidelines (Ferguson and Murray n.d.; English Heritage 1991). The paper and digital archive and a copy of this report will be deposited in the Cumbria Record Office in Barrow-in-Furness on completion of the project. Three copies of this report will be deposited with the Cumbria Historic Environment Record, one with the client and one with the client's architect, and one will be retained by Greenlane Archaeology. In addition, a digital copy will be offered to the NMR and a record of the project will be made on the OASIS scheme.

3. Desk-Based Assessment

3.1 Warehouse at 23 Upper Brook Street

3.1.1 Very few records were available pertaining to the construction, ownership and specific function of the warehouse building on Upper Brook Street. A plan of the adjacent brewery from c1854 (CRO(B) BD/KF 146/24 n.d.) shows the warehouse plot belonging to a 'late G Dodson'; the brewery has a different owner and there is no apparent link between the two properties.

3.1.2 The 1910 ratings valuation (CRO(B) BT/IR 19/2 1910) shows the occupier of the time to be Joshua Woodburne and the owner is S Warhurst; the property is described as 'warehouse, Upper Brook Street'. The occupier can be traced back through a series of trade directories as follows. A directory of c1910 (Bulmer c1910, 398) lists Joshua Woodburn as an oil merchant and drysalter. In 1898 there is a listing for Jos Woodburn (no occupation) at 20 Upper Brook Street (Mackereth 1898, 422), which is presumably the same property. Mannex and Co (1882, 232), however, lists a Joshua Woodburn, oil merchant, dry salter and manufacturer of dry soap and baking powder, as being on Leather Lane.

3.1.3 An aerial photograph from 1929 shows the warehouse with its now vanished lean-to on the south-west side (Plate 5).

3.2 Map Regression

3.2.1 A number of early maps of the site were examined, revealing that the warehouse was built after Wood's town plan of 1832 and before the Ordnance Survey map of 1852. Very little change in the building can be elucidated from the Ordnance Survey maps from 1852 through to the present day:

- **Ordnance Survey 1852 (Plate 1):** this is the first map to depict the warehouse and shows it butting the south-east side of the brewery building that pre-dates Wood's 1832 map. The warehouse also has a building butted on to its south-eastern side. It seems likely that the structure was a separate lean-to or shed in this yard area from where there has never been access into the warehouse. The lean-to utilised the already existing rear retaining wall and warehouse wall (see Plate 5);
- **Ordnance Survey 1890 (Plate 2):** the warehouse remains largely unchanged from 1852 to 1890. The only slight changes occur in the driveway/access point to the building from Upper Brook Street. The main change is the addition of a long narrow building that butts the north-east elevation of the warehouse as well as the north-west side of the brewery. This building may be no more than a shed or covered outbuilding;
- **Ordnance Survey 1913 (Plate 3):** again the warehouse appears unchanged, the brewery building to the north-west has been demolished but its original south-eastern wall/boundary remains, running from the rear retaining wall to Upper Brook Street. Two small buildings have now been added on the brewery plot, adjacent to the north-west elevation of the warehouse;
- **Ordnance Survey 1933 (Plate 4):** by this date the buildings to the north-west of the warehouse have been replaced by a larger single building and the narrow structure in front of the warehouse has been removed permitting easier access, possibly for goods vehicles.

3.2.2 **Conclusion:** cartographic sources demonstrate that in plan at least the warehouse has not changed since its construction, between 1832 and 1852, and the

present day. Very little documentary evidence is available about the warehouse itself, its usage and ownership. Many changes have occurred to buildings around the warehouse, perhaps the most noticeable is the removal of the large lean-to structure to the south-east sometime since 1941. The narrow buildings on the driveway of the warehouse present since its construction were finally removed between 1913 and 1933; this is probably to facilitate easier access into the building from Upper Brook Street.

4. Building Recording

4.1 Setting

4.1.1 The warehouse building is located at the north-west end of Upper Brook Street close to the Gill. It has a flagged front yard which sets it back from the street, forming a break in the uniform row of adjacent shops and houses that front directly on to the street.

4.2 Arrangement and Fabric

4.2.1 The former warehouse is orientated north-east/south-west, with the access from Upper Brook Street at the north-eastern end. There are no other entrances into the building, however there is a blocked and/or obscured doorway on the north-west side of the ground floor (see Plate 7). The building is covered in a coat of roughcast render which obscures the fabric of its construction. A mixture of brick and stone was observed beneath the render high on the north-west elevation (Fig 4) but the construction here may well be atypical. The window sills are constructed from red sandstone and the doorways are framed by timber. The warehouse is three storeys high and has been re-roofed with corrugated concrete; the roof contains three corrugated plastic skylights. The warehouse butts a large retaining wall to the rear and west which rises nearly to the roof of the property. A similar retaining wall can be seen to the east of the warehouse at the rear although it is unclear if this wall butts the warehouse or vice-versa. The south-east corner of the front elevation of the warehouse is partially obscured by a neighbouring shed (see Plate 6) and a large adjacent shop building to the north and west has recently been demolished (Greenlane Archaeology 2007).

4.3 External Detail

4.3.1 The warehouse is three storeys high, each floor consisting of a single room with a door on the north-east (front) elevation (see Plate 6). The upper two floors also have windows on the north-east elevation and the roof contains three skylights.

4.3.2 **North-east elevation:** this is the front of the building (Fig 3; Plate 6). It is entirely finished with a roughcast render. The main entrance is a large timber garage doorway in the centre of the ground floor which is constructed from tongue and groove boards and appears to be a later addition. There is a pair of linked loading doors on the south-east side of the first and second floors, with timber surrounds and a timber sill/lintel between which is heavily worn by a rope or chain. The south-west sides of the first and second floors both house four-light fixed casement windows, and both windows have dressed red sandstone sills. There is a cast iron down pipe on the south-east side of the building and another down pipe runs from the roof down to the middle of the second floor on the south-west side. Two purlin ends and a pair of ridge purlins can be seen under the bargeboards at the eaves. There is also a hoist on the second floor consisting of three timbers strapped together, above which is a small aperture that would have allowed access for the rope or chain.

4.3.3 **South-east elevation:** it was not possible to record this elevation as there was no public access to this side of the building.

4.3.4 **North-west elevation:** this elevation is again covered in roughcast render, with a corrugated concrete roof and plastic guttering (Fig 4; Plate 7). There are four shallow buttresses roughly equidistant along this elevation, which only extend half way up the wall. The lower part of this wall is butted by a later brick and stone wall which comes midway up the first floor. The later wall has cut 'T'-shaped iron girders

indicating the location of the roof structure, below which a roof drain/gutter runs between the two buildings. The wall is 2.75m high, a lower plinth at 1.70m acts as a buttress and supports another buttress which is angled against the rear wall and retaining wall at the rear of the plot. This wall appears to be constructed from stone with an outer skin of rendered stretcher laid bricks. It houses a doorway towards to north-east (front) elevation suggesting shared access between the two buildings. This elevation clearly shows the additional length of the upper floor, which has utilised part of the flat area on top of the retaining wall at the rear of the building.

4.3.5 **South-west elevation:** the ground and first floor at the rear of the building were incorporated into a large retaining wall; the second floor of this elevation could only be accessed through privately owned land, and so could not be recorded.

4.4 Internal Detail

4.4.1 **Ground floor (Fig 5):** the interior comprises a single large room with a concrete floor which is painted green. The ceiling contains three beams orientated south-east/north-west. The rear two beams rest on buttresses and have had their north-west ends reinforced with bolted iron girders (see Fig 8; Plate 10) which are marked '...England British Steel'. The beam near the front (north-east) elevation has been cut to accommodate a modified stairway (see Plate 11) and the north-west end of this is now supported by an iron post. All three beams are lightly stop-chamfered. The floorboards are all quite broad apart from areas on the north-west side where they have been replaced by narrower tongue and groove boards. Additional boards on the south-east side have been added forming a slightly lower boxed area to accommodate the hearth stone on the floor above.

4.4.2 There are two small holes in the rear (south-west) beam for housing upright posts or fittings. Electrical fittings are attached throughout, the walls are whitewashed concrete render and the ceiling timbers are also whitewashed. The north-west elevation is a brick built concrete rendered wall with two buttresses which also house another iron girder running north-east/south-west along the north-west wall. The south-west and south-east walls are plain. The north-east wall houses a large garage doorway, with associated timber panelling to the north-west, which has all been inserted below two iron girders and a concrete lintel. The stairs are along the north-west wall and are modern timber and chipboard. There is also a doorway in the north-west wall near the front of the building; this is closed over with chipboard. The fuse box is housed inside the north corner of the building.

4.4.3 **First floor (Fig 6):** the stairway protrudes through the floorboards in the north corner of this room and is modern in construction. There are three ceiling beams all lightly chamfered which are orientated north-west/south-east; the rearmost (south-west) has a heavily chamfered south-west side. The floorboards are a mix of wide originals and later narrower tongue and groove boards. The underside of the hatch to the north-east of the building has beaded battens and beaded attachments around the opening and extra reinforcing. The walls are all concrete rendered. There is a window with splayed jambs on the north-west side of the north-east elevation. It has a modern plywood sill and plywood covering over the lintel, a beaded surround and a fixed four-light timber casement. The double loading doors on the south-east side of the north-east elevation each contain one light and are made from beaded tongue and groove planks. The doors have chamfered battens and long strap hinges and there are beaded boards over the lintel. The south-east and south-west elevations are plain. The buttresses on the north-west elevation continue into this floor although they are shallower and cut through at floor level for the insertion of an iron girder. There is a timber beam at ceiling level. The stairs are in the north side of the room

and once again the north-eastern-most beam has been cut away at its north-west end and supported on a post to facilitate them.

4.4.4 **Second floor (Fig 7):** this has a board floor, with a mix of wide original boards (pitch pine?) and later narrow tongue and groove boards. There is a hatch in the north-east end of the floor with holes for two circular pull handles. The room extends to the rear beyond the footprint of the two lower floors and this area has a concrete floor. The roof is of corrugated concrete with three corrugated plastic skylights and is supported by two king post trusses (see Plate 8). Each truss has carpenters' marks and is very lightly stop chamfered (Fig 8). Graffiti on the north-east truss includes 'W. Woodburn' and 'A.E.S. May 16 1893' which is all in pencil. The south-west truss has an iron 'T'-shaped strap with a loop, which is attached to the base of the king post. There is a single purlin per pitch, overlapping at the north-east truss; both are lightly chamfered and show possible Baltic timber marks. The two angled ridge purlins are constructed from much later timbers.

4.4.5 The hoist mechanism at the north-east end of the room (see Plate 9 and Fig 7) consists of three parallel horizontal timbers running north-east/south-west. The outer two are laid on their edges while the central timber is flat and rests on the tie beam of the truss. This central timber is bolted to the underside of the two blocks of timber which form a wedge shaped run so the rope can exit a small opening in the wall some 0.20m above; graffiti on its north-west side reads 'SW'. The two outer beams support a cylindrical axle, the north-west end of which has spoke holes; the south-east end has been turned thinner to accommodate a rope or chain. An iron bar runs between the central beam and the north-west beam attached to their lower surfaces and on the inside of the north-west beam an iron plate is attached. Also on the inside of this beam scars are evident, indicating a wheel of between 0.60m and 0.80m in diameter was attached to the spoke holes in the cylindrical timber forming the hoist.

4.4.6 The north-west elevation contains a large loading door with two lights which is made from tongue and groove boards, chamfered battens, and long strap hinges. A small aperture in the roof above the door allows a chain or a rope to exit. The window to the south-east contains four lights and has a modern sill and lintel. The south-west and south-east elevations are plain. The north-west elevation contains a blocked window just north of the centre, leaving a slight recess. The stairs are in the north corner and there is modern repair to the floor in this area.

5. Discussion

5.1 Introduction

5.1.1 The map regression shows the warehouse was built after 1832 and before 1852 (see *Section 3.2*). While there is little in the way of documentary and cartographic evidence for external change to this property, several phases of alterations and renovations were evident in the recording of this building.

5.2 Phasing

5.2.1 **Phase 1:** the earliest phase involves the construction of the warehouse as seen on the 1852 Ordnance Survey map. The building butts the brewery building but there is no indication or suggestion that the two were ever linked. The detailed plan of the brewery c1854 (CRO(B) BD/KF 146/24 n.d.) shows that there was no doorway on the south-eastern side of the building, suggesting that access to the warehouse was gained from Upper Brook Street as is currently the case. The plan also shows the brewery was owned by the late Mr John Yarker with the warehouse plot being ascribed to the late G. Dodson.

5.2.2 From the earliest cartographic evidence through to the 1941 Ordnance Survey map the lean-to is shown on the south-east side of this building suggesting that this may have been part of the original construction or at least roughly contemporary. It would seem likely that the two loading doors and windows on the first and second floors are all original, although the obscured door in the north-west elevation and the garage doors in the front are later additions.

5.2.3 **Phase 2:** the next major development to the warehouse is the demolition of the adjacent brewery building to the north-west which occurred between 1890 and 1913. The blocked window on the second floor may well have come into being at this time; it would certainly have been of no use while the brewery still stood, given the fact the brewery buildings appear (from Plate 5) to be at least as high as the warehouse.

5.2.4 **Phase 3:** the next main period of change occurs between 1913 and 1933. Once again this coincides with changes on the brewery plot to the north-west. During this period the two smaller buildings on the brewery plot are replaced by a much larger building that butts the warehouse; the 1929 photograph (Plate 5) shows the interim phase. In conjunction with this development the narrow linear building to the north-east of the warehouse is removed. The effect of removing the structure to the north-east is to open up the access to the warehouse from Upper Brook Street and this may well coincide with the insertion of the garage doors into the warehouse allowing vehicular access. The construction of the doorway in the north-west elevation may be contemporary with the garage doors, since both involve the insertion of concrete lintels.

5.2.5 The construction of the wall for the new building to the north-west of the warehouse incorporates a linear buttress that has been built to accommodate the doorway from the warehouse. It seems likely that the doorway and the new building on the former brewery plot are therefore contemporary, as it seems that the brewery and warehouse had no links. The construction of the building to the north-west may well have been a catalyst for further repairs and alterations to the warehouse itself; a new guttering system was constructed that took water from the warehouse roof down to the level of the new building's roof and drained water along a channel between the two buildings (see Figs 3 and 4). It is possible that at this time the corrugated concrete roof was added to the warehouse.

5.2.6 **Phase 4:** at some point the beams on the ground floor roof were repaired; this is evidenced by the addition of bolted-on iron girders to their north-west ends (see Plate 10). A large amount of the replaced floorboards are also on this side of the building and on this floor which suggests damp entered through the north-west wall. It seems likely that the new guttering arrangement (see *Section 5.2.5*) may well be responsible for moisture entering the wall of the warehouse at this level. The timbers in the roof were in very good condition and the flooring on the second floor was almost all original.

5.2.7 **Phase 5:** at some point the window on the second floor was blocked and rendered over. In addition (probably very recently), the new stairway was introduced (see Plate 11) which involved the cutting of the north-eastern-most beam on the ground floor and first floor and supporting them on posts facilitating a wider stairway. At the time of the building recording the warehouse was being used as a joinery workshop where window frames were being produced; it is conceivable that the stairs were altered to allow the movement of frames between floors. The lean-to on the south-east side of the building has also been removed at some time since 1941.

5.2.8 **Conclusion:** the building recording has narrowed down the construction date of the warehouse to between 1832 and 1852, and has revealed that the basic layout of the building has remained largely unchanged since that time. Many of the changes that have been made to the property have been a consequence changing land use on the plot to the north-west, and the fact its original construction butted an existing building. The warehouse was occupied by a merchant called Joshua Woodburn at the turn of the 20th century who probably used it for the storage of oil or salt. A more detailed history of ownership and usage for the building could undoubtedly be produced with further research, but it was outside the scope of the project.

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6.1 Primary and Cartographic Sources

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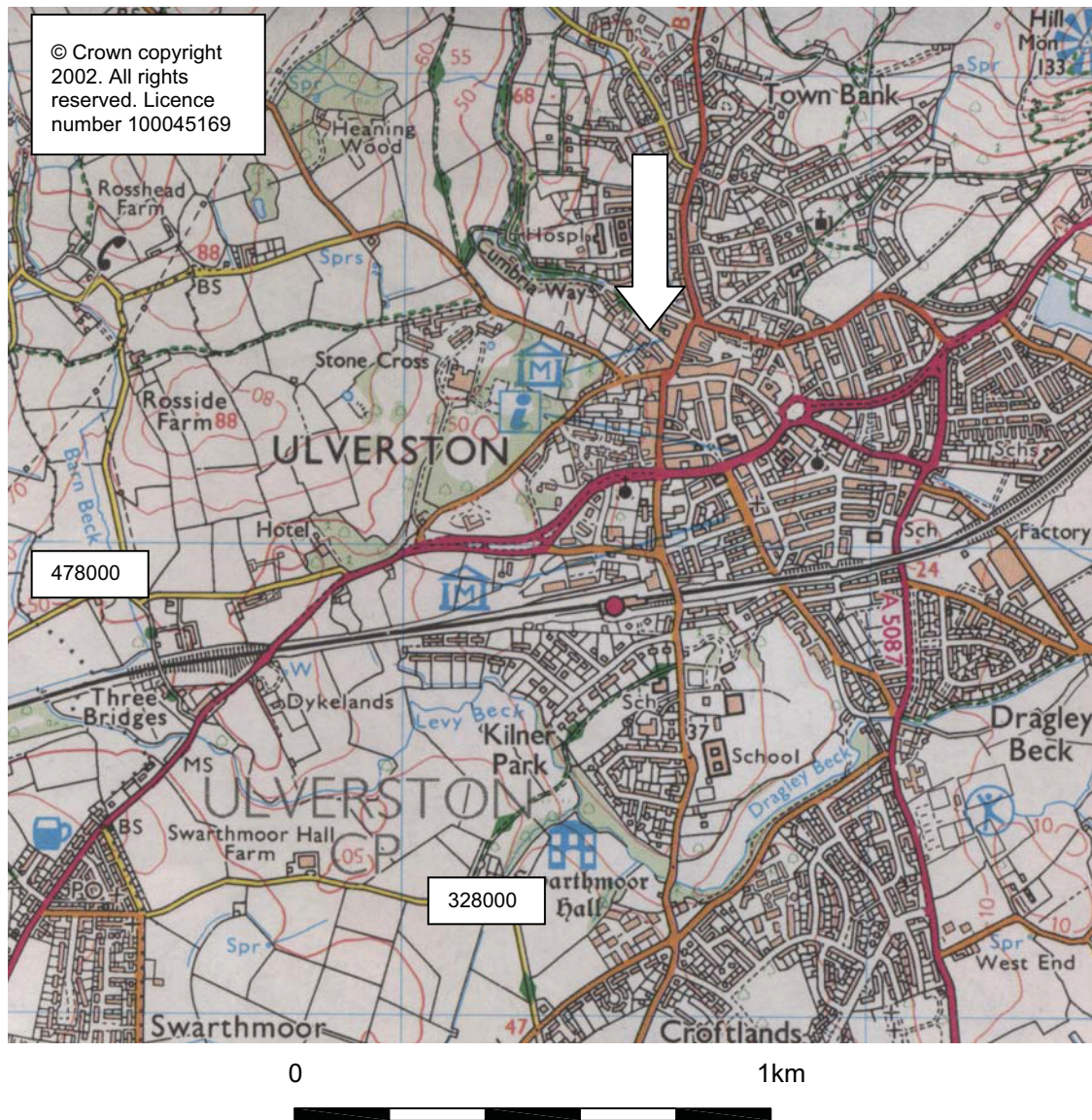
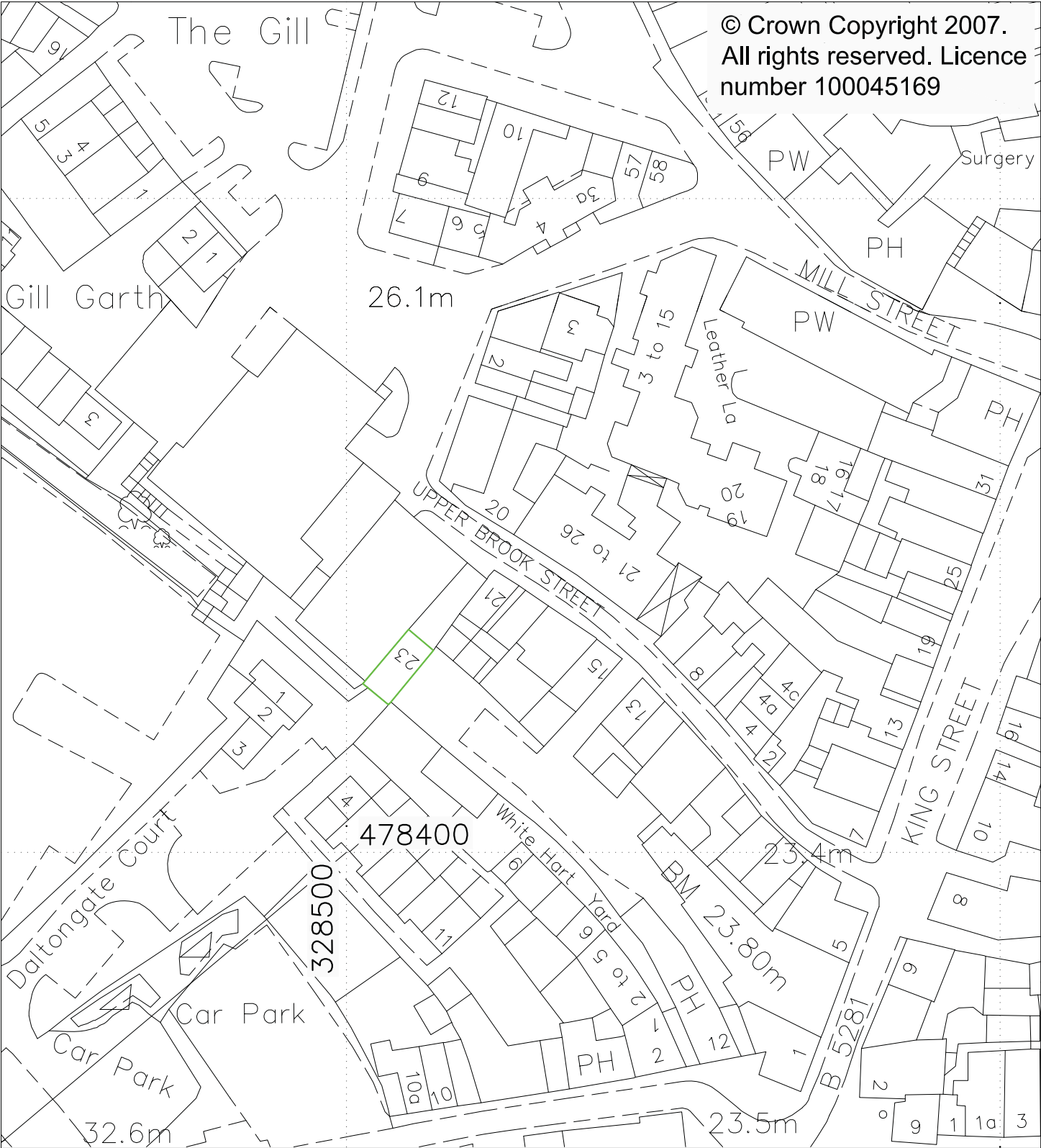


Figure 1: Area location

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Key:



Proposed development site

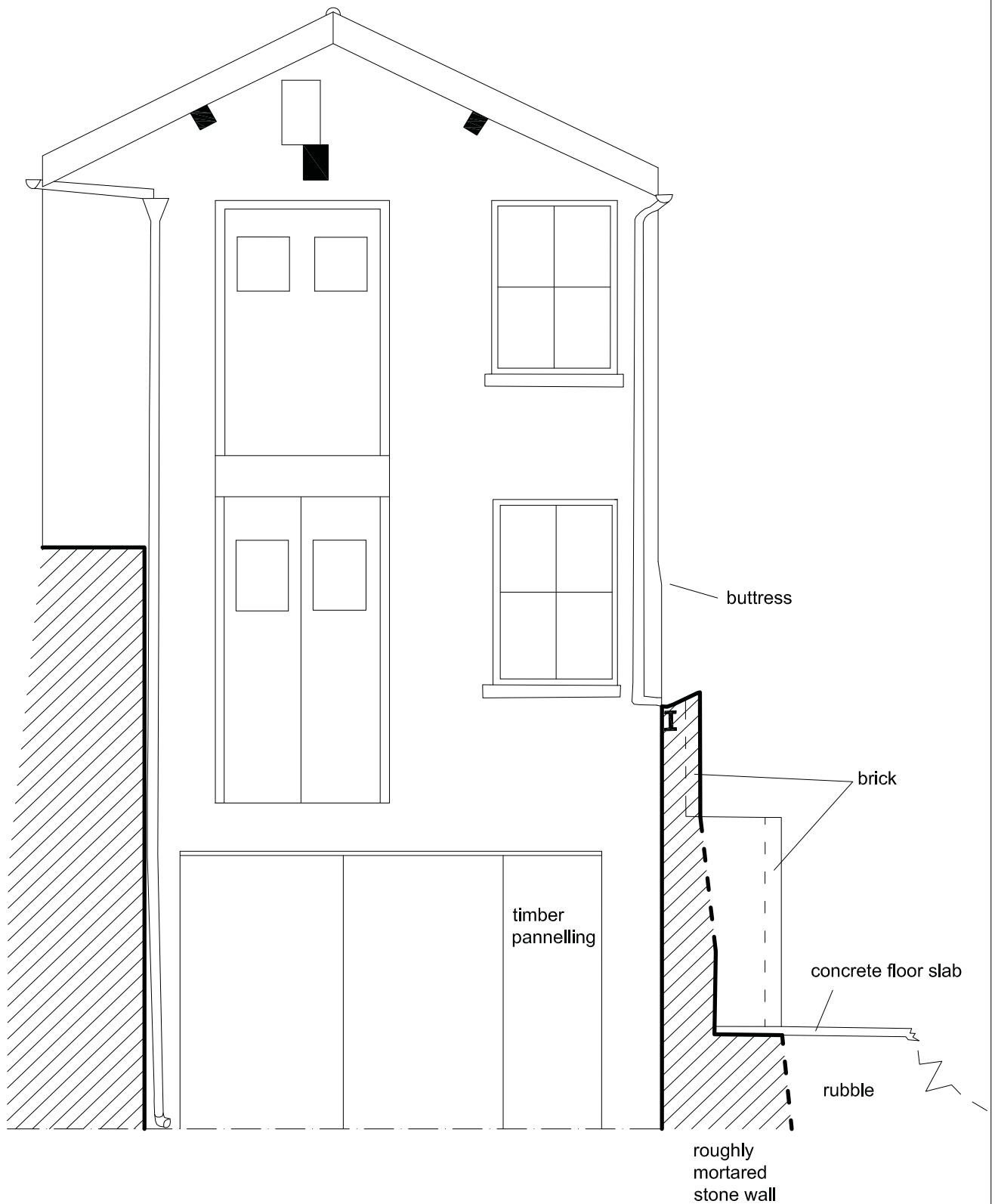


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100m



Figure 2: Site location map



Project:
Upper Brook Street

Project Code: G1045
Site Code: UB07
Date: April 2007

Key:
 — — — ground surface
 cross-sectional wall cross-sectional timber
 ▨ — — — projected line

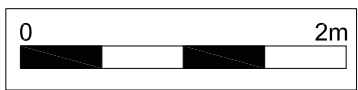
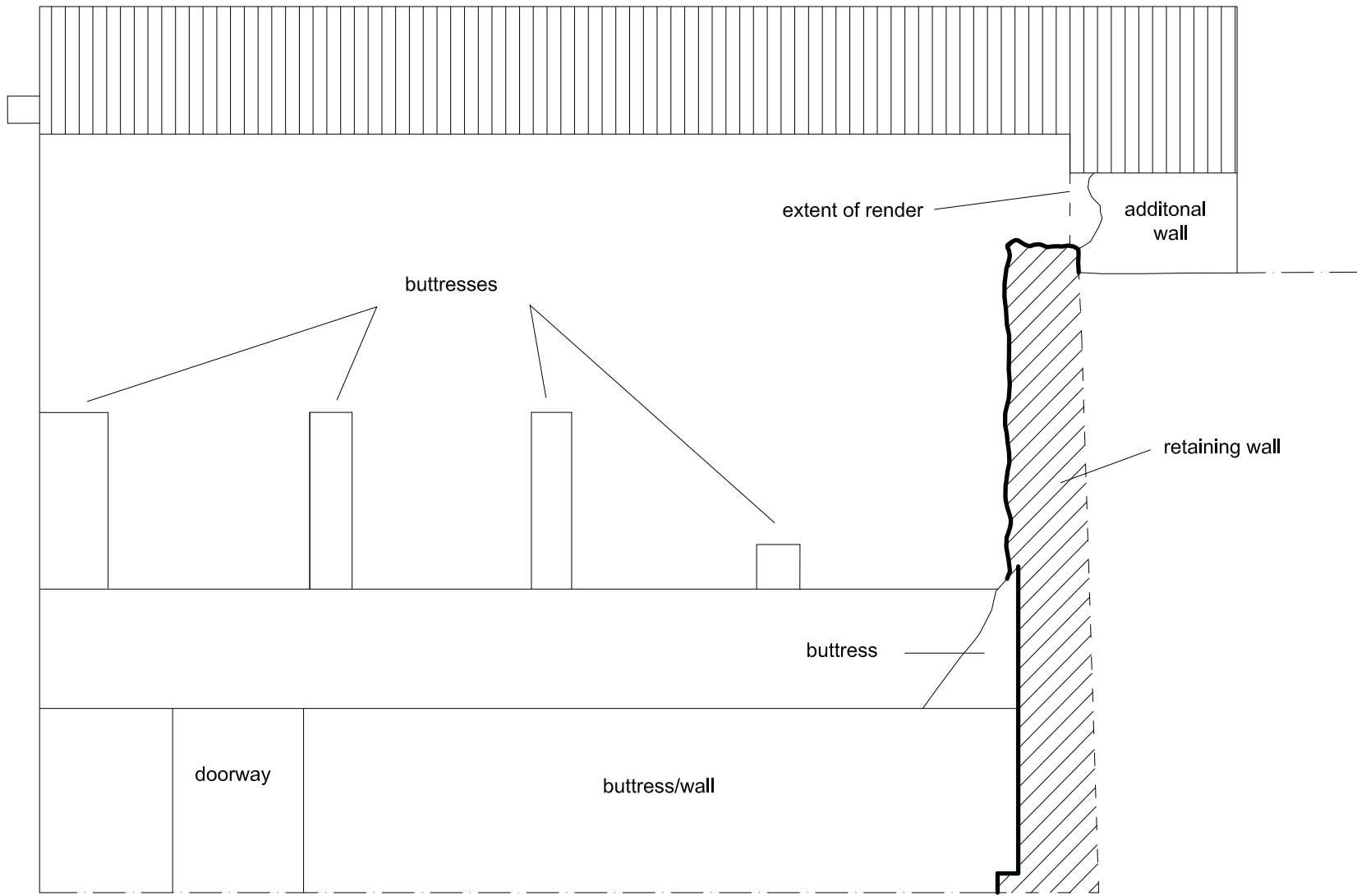



Figure 3: North-east elevation



Project:
Upper Brook Street

Project Code: G1045
Site Code: UB07
Date: April 2007

Key:

- — — ground surface
- - - - - projected line
-  cross-sectional wall

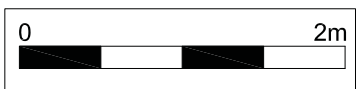
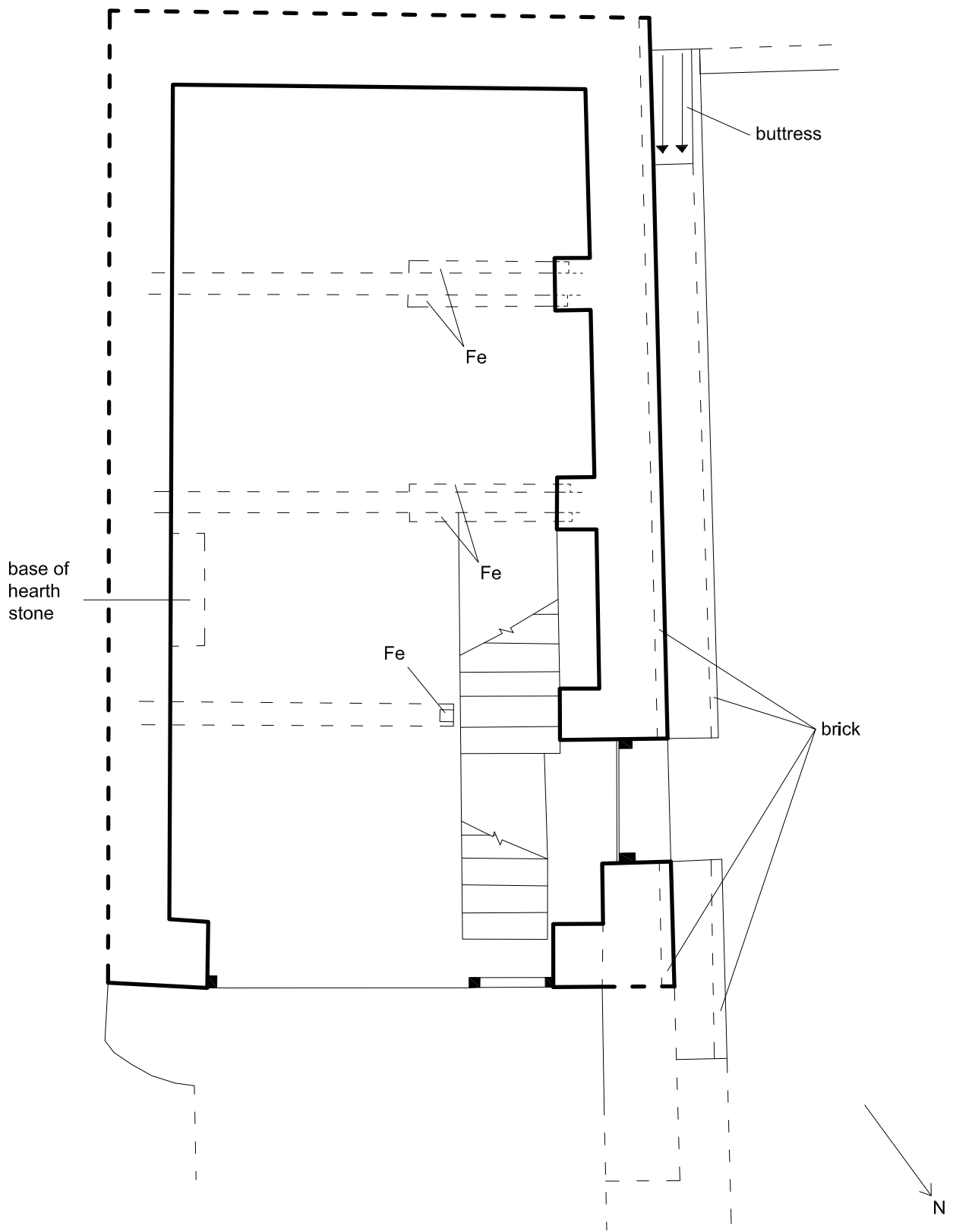


Figure 4: North-west elevation






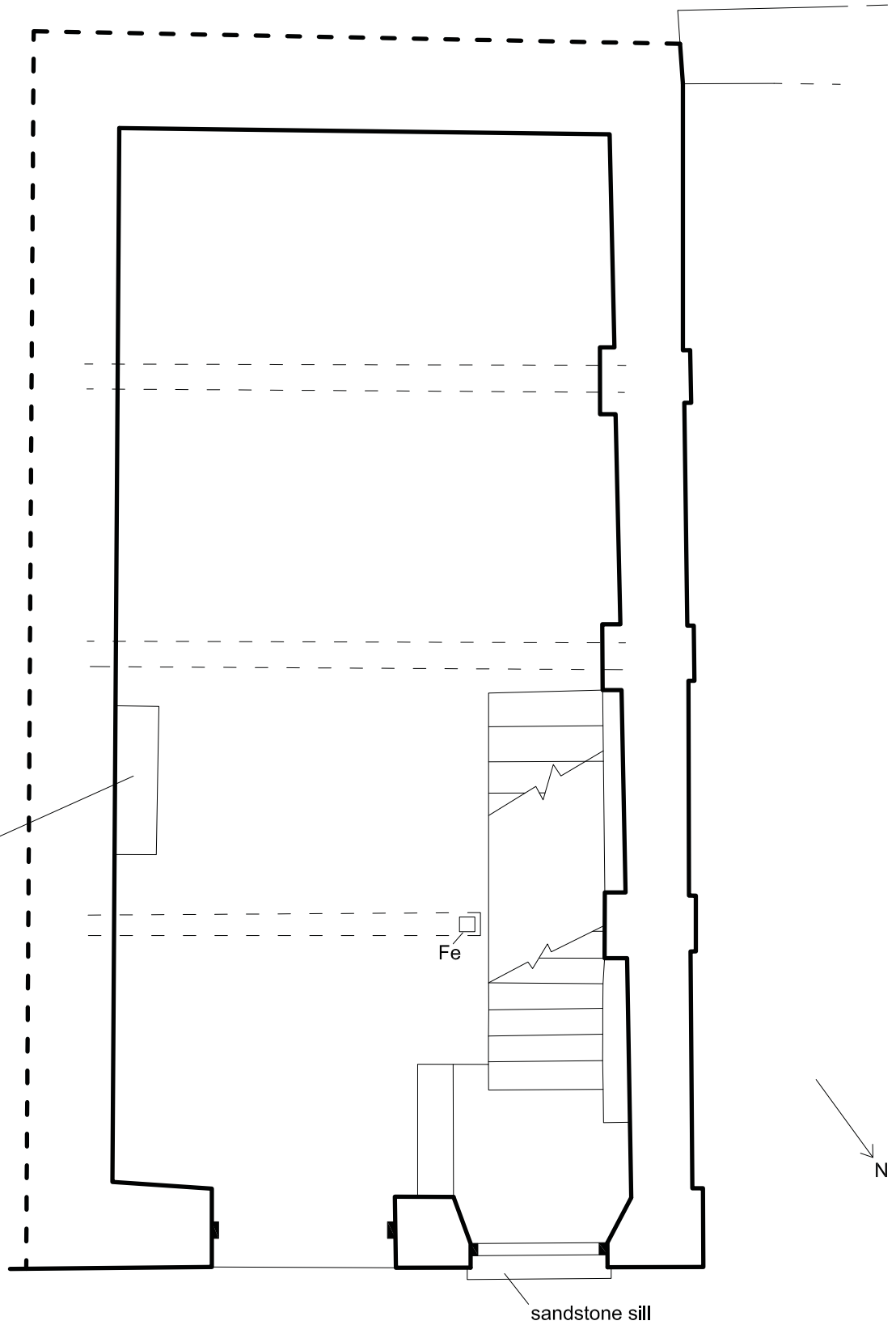
Project: Upper Brook Street	Key: ——— main wall - - - beam - - - projected line	 cross-sectional timber	
Project Code: UB07 Site Code: G1045 Date: April 2007			

Figure 5: Ground floor plan

Stone slab



Project:
Upper Brook Street

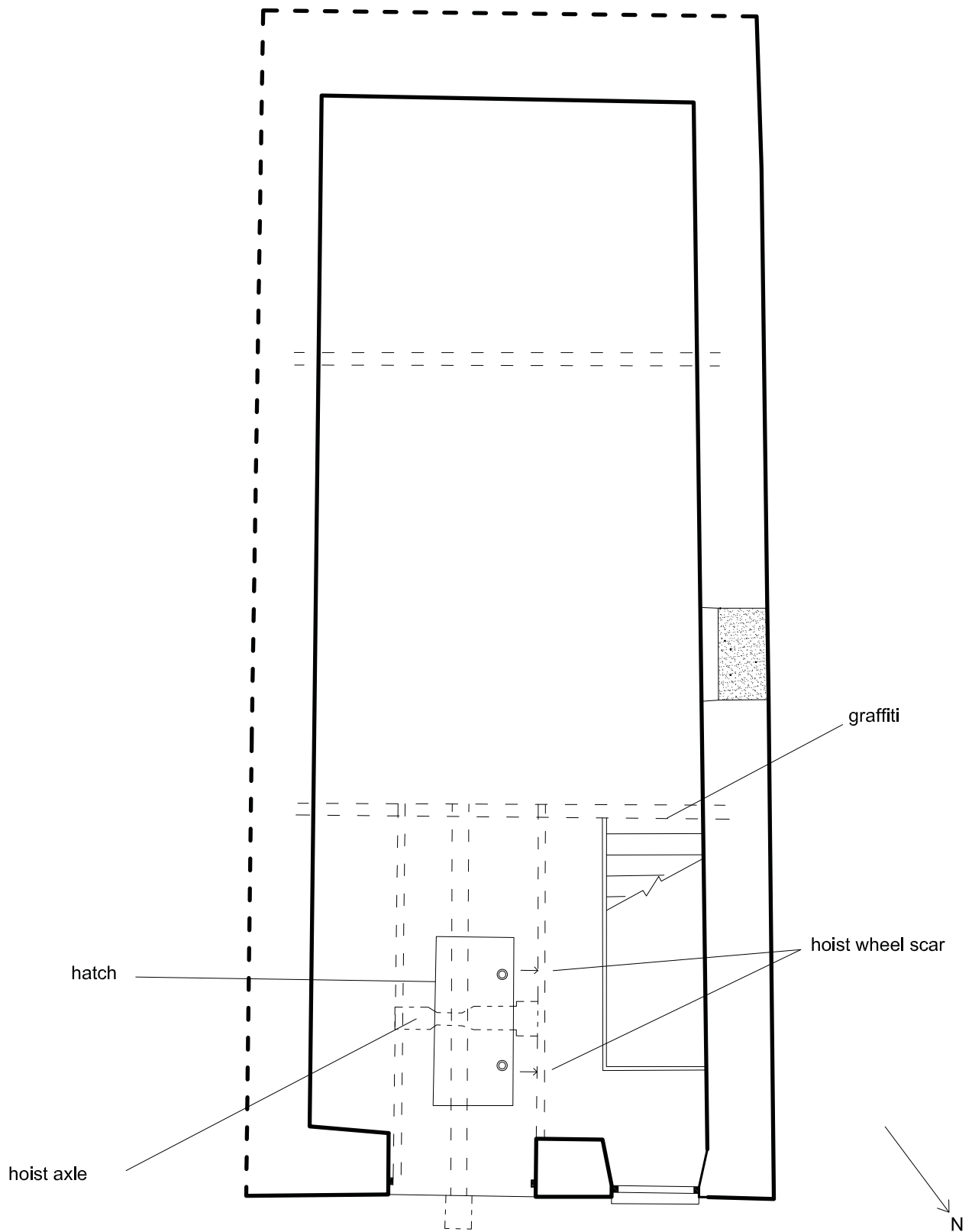
Project Code: G1045
Site Code: UB07
Date: April 2007

Key:
— main wall
■ cross-sectional timber
- - - projected line

0 2m

Greenlane
ARCHAEOLOGY

Figure 6: First floor plan



Project:
Upper Brook Street

Project Code: UB07
Site Code: G1045
Date: April 2007

Key:

— main wall

█ cross-sectional timber

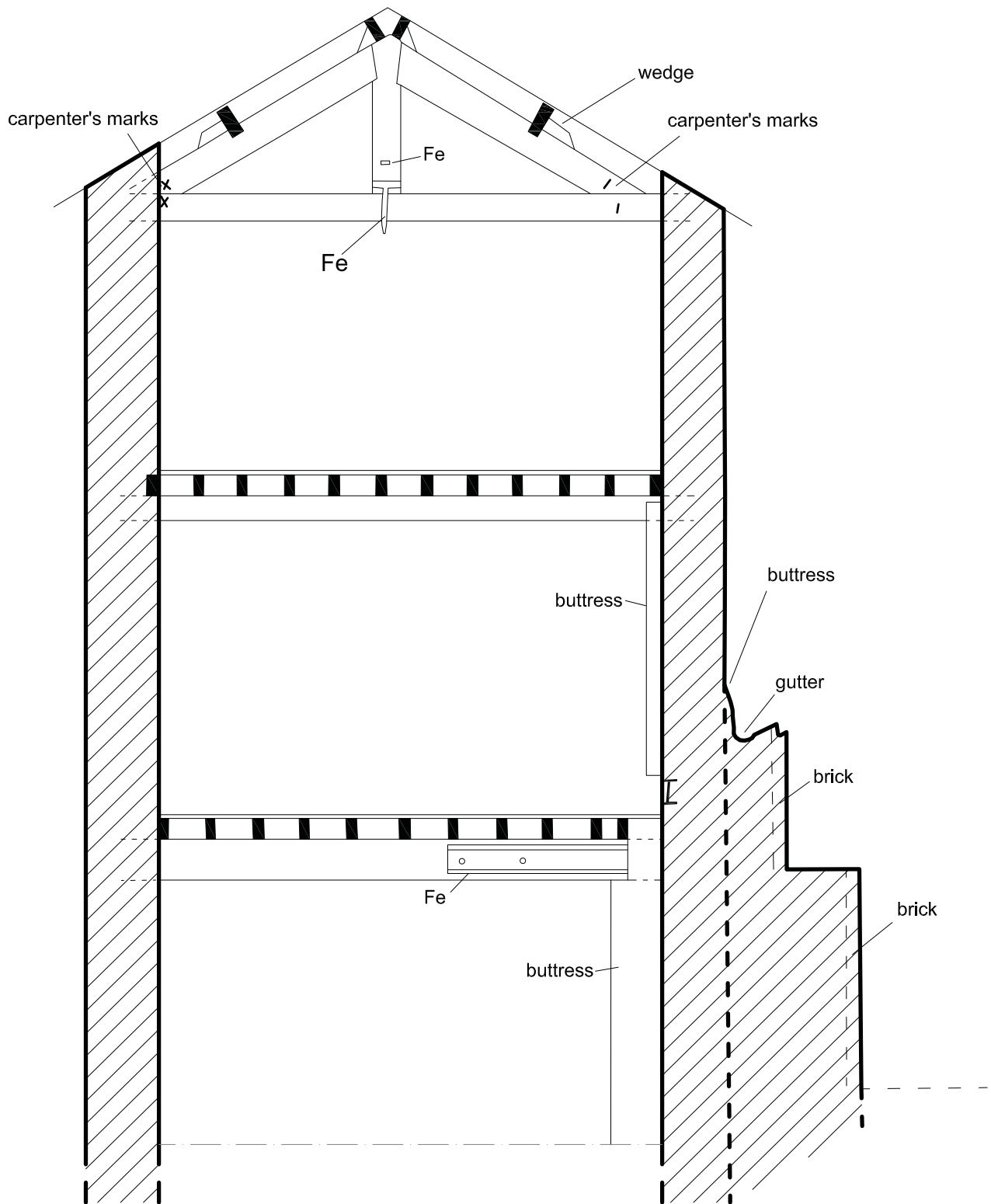
█ blocking

- - - projected line

0 2m

Greenlane
ARCHAEOLOGY

Figure 7: Second floor plan





Project: Upper Brook Street	Key: — — — ground surface	0 ————— 2m
Project Code: UB07	cross-sectional wall	cross-sectional timber
Site Code: G1045		— — — projected line
Date: April 2007	— — — concrete	

Figure 8: Cross section facing north-east

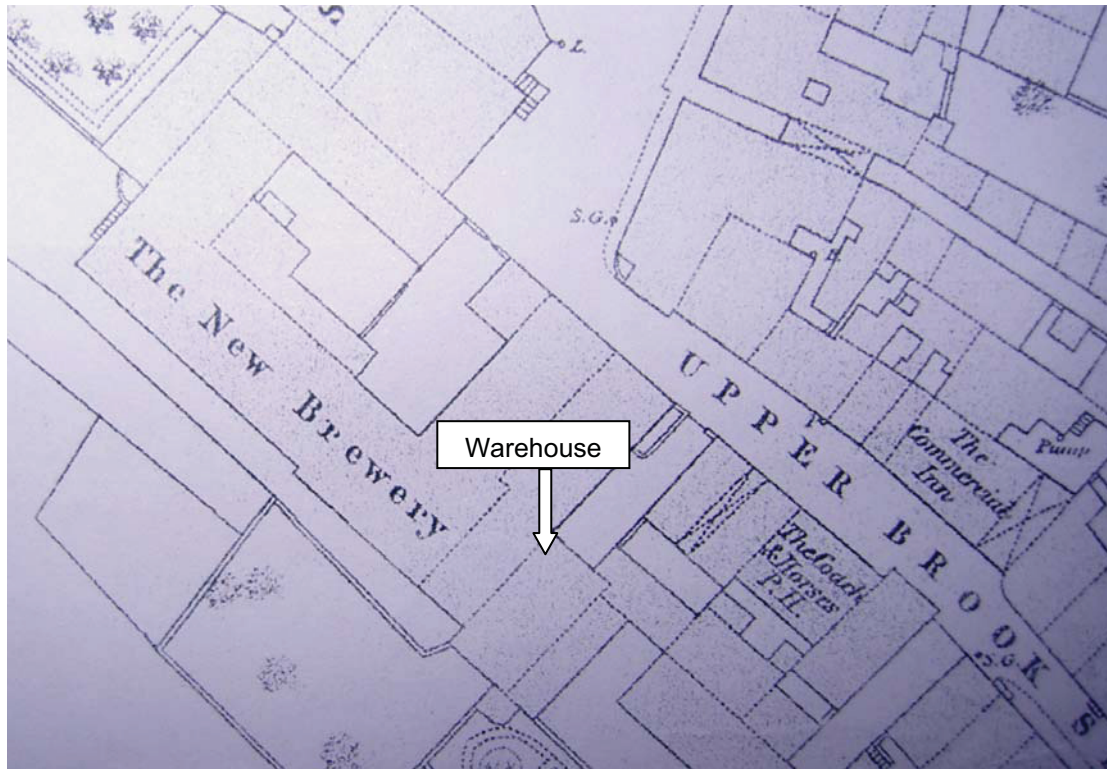


Plate 1: Extract from Ordnance Survey 1852 map



Plate 2: Extract from Ordnance Survey 1890 map

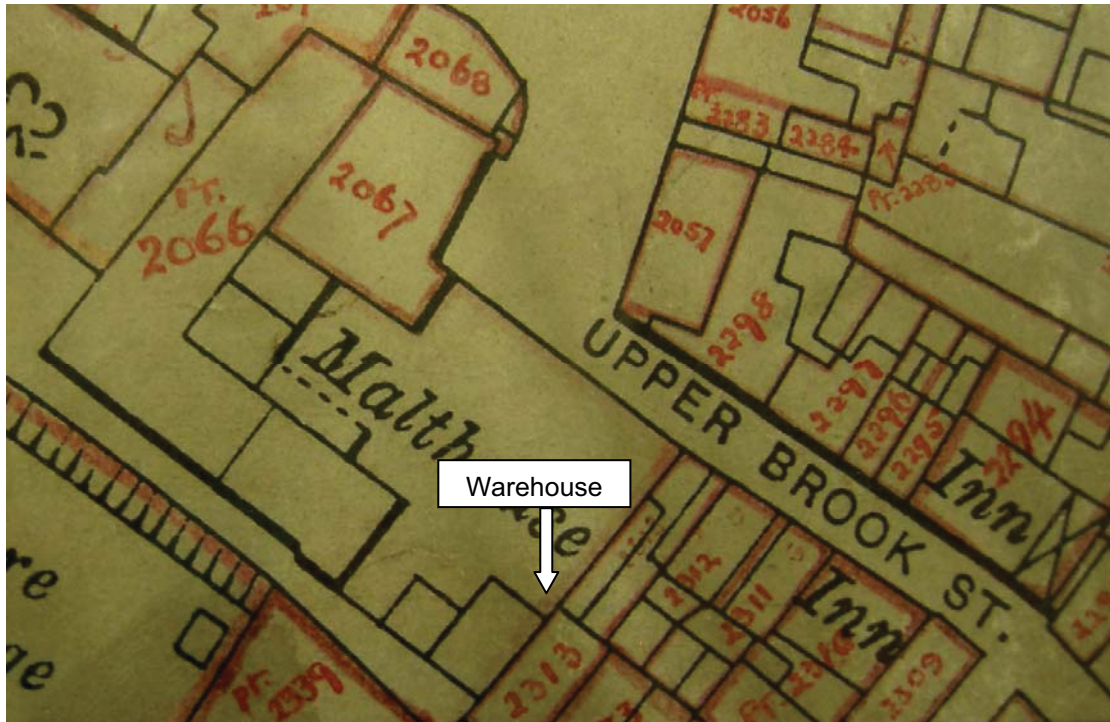


Plate 3: Extract from Ordnance Survey 1913 map

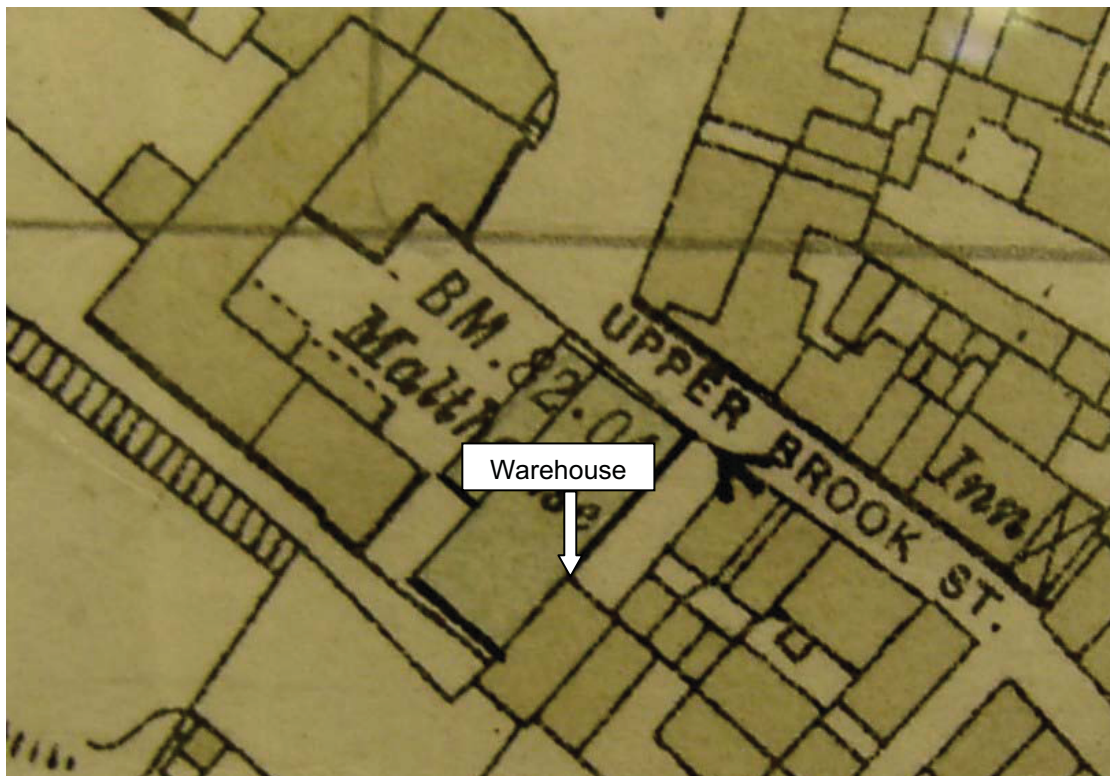


Plate 4: Extract from Ordnance Survey 1933 map

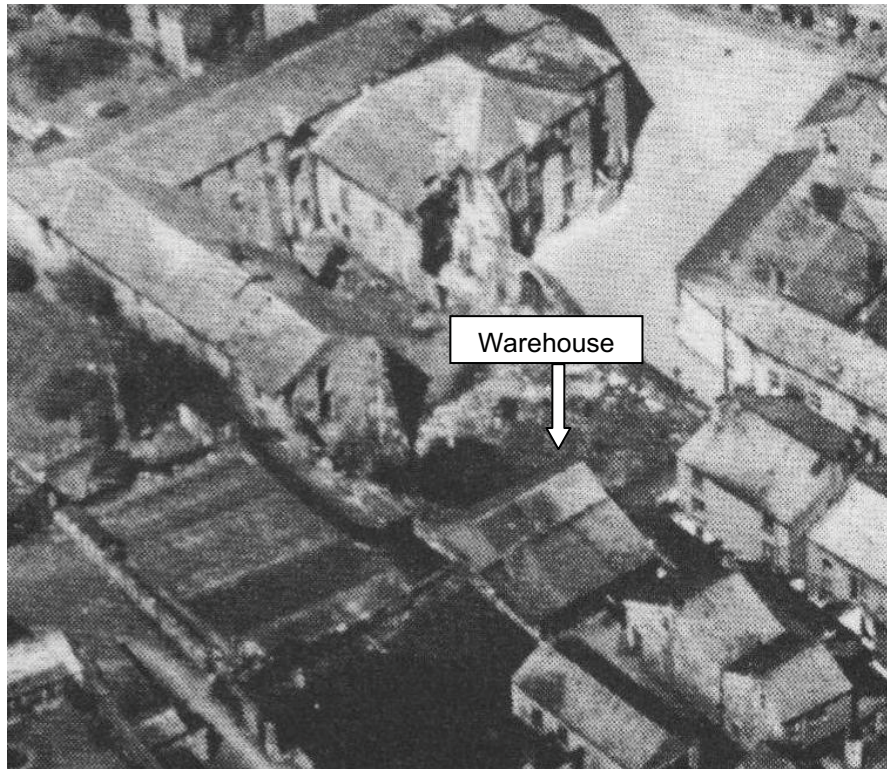


Plate 5: The warehouse in 1929 (Snell and Rushton 1979, 24)



Plate 6: External north-east elevation, from the north



Plate 7: External north-west elevation



Plate 8: Detail of roof structure



Plate 9: Hoist mechanism on second floor



Plate 10: Detail of first floor beam repair



Plate 11: Cut beam and post support to accommodate modern stairway