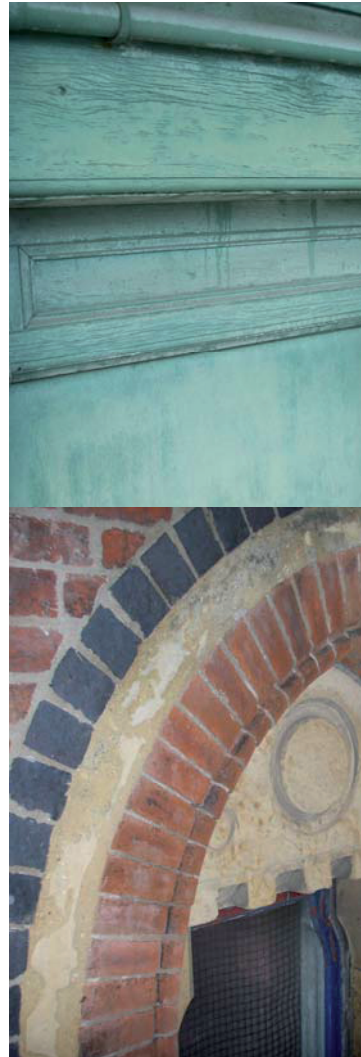


104 ABBEY ROAD, BARROW-IN-FURNESS, CUMBRIA

Archaeological Building Recording



Client: Barrow Borough Council
NGR: SD 19960 69680

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September 2008



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Non-Technical Summary

Prior to a programme of renovation of a derelict commercial property at 104 Abbey Road, Barrow-in-Furness, Cumbria a programme of archaeological building recording of the affected building was carried out by Greenlane Archaeology. This was intended to provide an as-existing record of the building, describe the phases changes that have been carried out within it, and where possible provide historical information to explain the context of these. A project design was produced by Greenlane Archaeology and following the acceptance of this the work was carried out in June, July, and August 2008.

The property is Grade II Listed and form part of a row properties of similar design including the Duke of Edinburgh Hotel and No. 102. Abbey Road developed relatively late in the history of Barrow, largely as a result of the construction of the Central Station in 1882. The entire row of buildings was, according to a datestone on 104, built in 1875 and the plans were submitted in 1874, suggesting that the idea of creating a new station was considered some time before it was built. It is perhaps no coincidence that the designer of the Duke of Edinburgh and 104 was Howard Evans, who had become the borough surveyor in 1870. The original plans suggest that client was a Henry Whiteside, who may have been a corn dealer, but it is not known what the building was originally used for. The entire block was built by William Gradwell, who was heavily involved in property speculation during Barrow's early development and was closely connected to the syndicate of businessmen responsible for most of the town's major construction projects. Later users of 104 were very varied, but during the 20th century it was dominated by Cooke and Sons furnishers, hence it became known as 'Cooke's Buildings'.

The building recording revealed four phases of development and alteration, and the availability of detailed records coupled with the evidence from the structure itself allows a relatively detailed understanding of these to be established. It is evident that the buildings initial arrangement (which ultimately seemed to include the construction of No. 102 as well) was substantially changed at an early date, with a large extension to the rear of the building and general reorganisation. An elevator shaft was later added, perhaps in the early 20th century, and minor internal alterations were made, perhaps including the addition of radiators and removal of original fireplaces. Subsequently, extensive modern alterations were also made, which unfortunately led to the loss of many remaining original features and addition of numerous internal partitions, although much of the external façade remained intact.

Acknowledgements

Greenlane Archaeology would like to thank Barrow Borough Council for commissioning the project, and particularly Steve Solsby, Val Holden, Brian Vickers, Charles Wilton, and Roger Parkinson for their additional help and information. Further thanks are due to John Coward and Mike Darwell at John Coward Architects for providing their comments. Additional thanks are due to the staff of Cumbria Record Office in Barrow-in-Furness for help with accessing their archives, and to Kevan Morrison at Barrow Town Hall planning office for providing copies of the original drawings. Thanks are also due to Bob Milloy at Craig and Green Architects for providing copies of their photographs of the building prior to the erection of the scaffolding and hoarding (see Plate 23).

The desk-based assessment and building recording were carried out by Sam Whitehead, Steve Clarke, Dean Williams, Dan Elsworth, and Tom Mace, all of whom also contributed towards the compilation of the report. The project was managed by Dan Elsworth, and the report was edited by Dan Elsworth and Jo Dawson.

1. Introduction

1.1 Circumstances of the Project

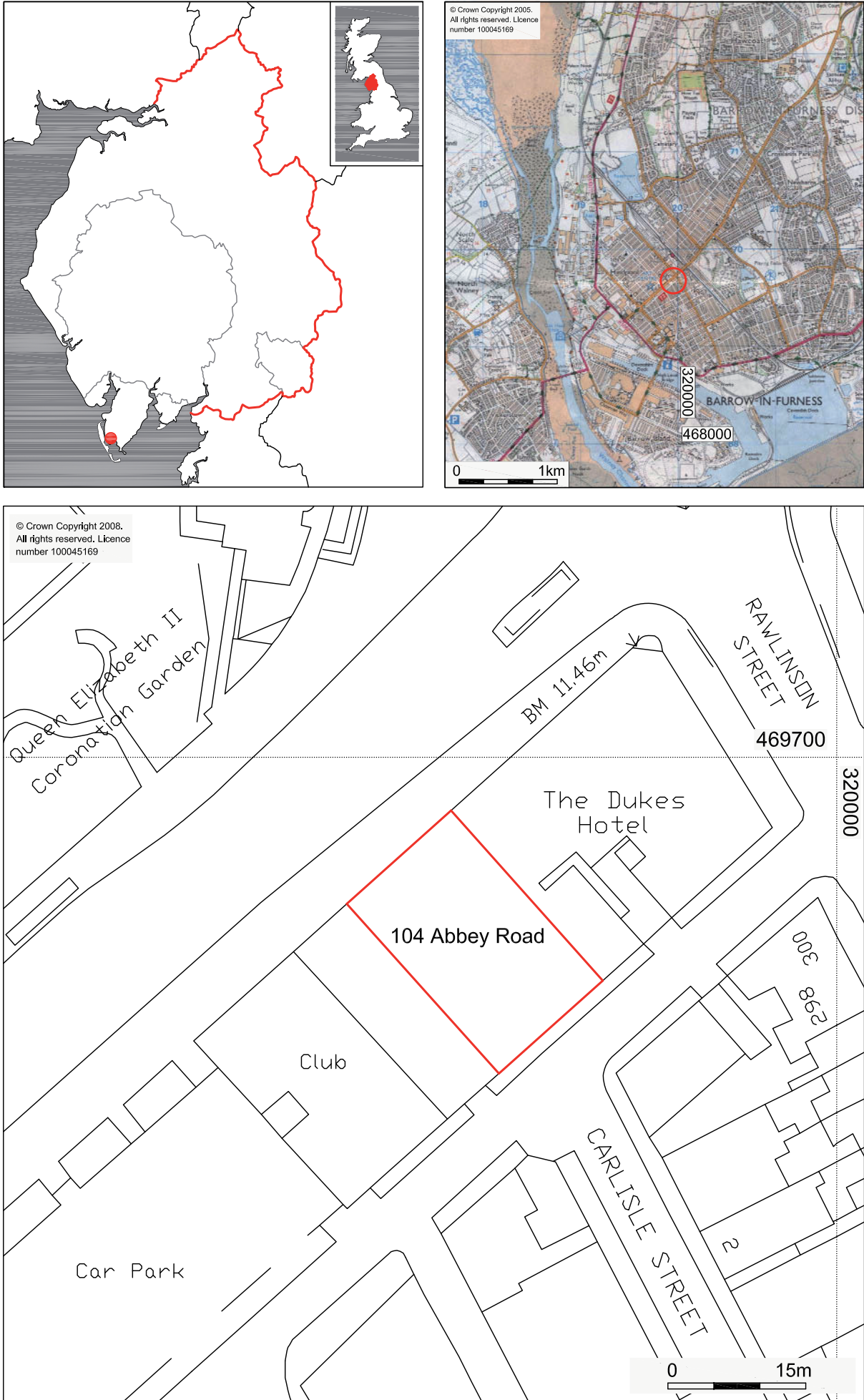
1.1.1 Prior to the of proposed redevelopment of 104 Abbey Road, Barrow-in-Furness (also known as 'Cooke's Buildings'; NGR SD 19960 69680) by Barrow Borough Council (hereafter 'the client') a programme of archaeological building recording was undertaken by Greenlane Archaeology. The building is Grade II Listed (see *Appendix 1*) and so a record to English Heritage Level 3-type standards (English Heritage 2006) was requested by Barrow Borough Council. This was to provide an as-existing record of the building, describe and detail its development and changes over time, and identify documentary evidence relating to it. This would also feed into work carried out as part of a conservation management plan that was to be compiled as part of the funding application.

1.1.2 104 Abbey Road is one of a row of three Grade II Listed Buildings at the north-east end of the street, along with the Duke of Edinburgh Hotel and number 102, known as 'Oxford Chambers'. It has a datestone bearing the year 1875, which is likely to be the date at which the other properties were also built. All three buildings are brick built, with stone details, in a similar late Victorian Gothic style, and their Listed status distinguishes them as being of some historic and architectural importance.

1.2 Location, Geology, and Topography

1.2.1 Abbey Road is one of the major thoroughfares of the modern town of Barrow-in-Furness, running in a general north-east/south-west direction from Hindpool Road in the centre of Barrow to meet with the A590 to the east of Dalton. It still forms one of the main streets and is largely occupied by shops, offices, and other businesses. The property is situated near the junction of Abbey Road and Rawlinson Street, between the Duke of Edinburgh Hotel to the north-east, and 102 Abbey Road to the south-west. To the rear of the building is a back street known as High Street.

1.2.2 Barrow-in-Furness is largely situated on an area of red Sherwood sandstone of St Bees type, but there is a large area of Carboniferous limestone to the north-east (Moseley 1978, plate 1). The overlying drift deposits comprise glacial material such as boulder clay, which forms a hummocky rolling landscape outside of the town (Countryside Commission 1998, 27). The site is situated at approximately 11m OD (Ordnance Survey 2005; Fig 1).



Client: Barrow Borough Council

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Figure 1: Site location

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), and the guidelines of the Institute of Field Archaeologists (IFA 2001b). In addition a desk-based assessment was carried out in accordance with the project design and IFA guidelines (IFA 2001a; 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; Brown 2007).

2.2 Desk-Based Assessment

2.2.1 A number of sources of information were used during the desk-based assessment:

- **Cumbria County Record Office, Barrow (CRO(B))**: this was visited in order to examine early maps and plans of the site, deposited plans, original documents relating to businesses and properties on the site, and local and regional histories and directories;
- **Barrow Town Hall**: copies of the original plans of the property as proposed in 1875 and details of more recent planning applications were obtained from Barrow Borough Council at the Town Hall;
- **Craig and Green Architects**: photographs of the building prior to the erection of the scaffolding and hoardings were obtained from Craig and Green Architects;
- **Greenlane Archaeology Library**: additional secondary sources, used to provide information for the site background, were examined.

2.3 Building Recording

2.3.1 The building recording was carried out to English Heritage Level-3 type standards (English Heritage 2006) and the guidelines of the IFA (2001b). This is a largely descriptive investigation, with only a limited level of interpretation of the phasing and use of the building, incorporating evidence compiled during the rapid desk-based assessment as a means of interpreting the development of the structure. 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 colour 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 through a number of techniques; initially by hand-annotating 'as existing' illustrations of the building drawn as part of previous planning applications submitted between 1977 and 1991 (see *Section 6.3*). Additional detail was added by hand and utilising a reflectorless

total station coupled to a portable tablet computer operating AutoCAD LT and TheoLT on site. These methods produced a number of drawings:

- i. 'as existing' plans of all floors;
- ii. 'as existing' elevations of all external aspects;
- iii. a single cross-section through the building.

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 (Brown 2007; 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. One copy of the report will be provided for the client, one for the planning department at Barrow Borough Council, and one will be retained by Greenlane Archaeology. In addition, a copy will be provided to the Cumbria Historic Environment Record, a digital copy will be supplied to John Coward Architects, and a record of the project will be made on the OASIS scheme.

3. Desk-Based Assessment

3.1 The Development of Abbey Road

3.1.1 Because Barrow developed late in the 19th century there is a considerable amount of information regarding its recorded history. Abbey Road was one of the principal roads into Barrow but it did not develop quite as quickly as other parts of the town, especially as far out as No. 104, which was some distance from the town centre as outlined in the grid-pattern master plan for the town proposed by James Ramsden in 1856 (Marshall 1958, 230). The catalyst for building in this area was the construction of the new Barrow Central Railway station; the Duke of Edinburgh Hotel was specifically constructed to cater for visitors entering the town by train (Myers 2000, 70; Watts 2000, 17; the date of construction given by both authors is 1873, which is impossible as the plans were not drawn up until 1874, see *Section 3.3.2-3.3.8*). However, the Central Station was not opened until 1882, replacing the original one at the St George's Square at the north-east end of the Strand (Barnes 1968, 95) so plans for construction must have already been underway by the 1870s. Indeed, an account in 1881 states that the removal of the station to '*a more central situation adjoining the loop line in Abbey Road, opposite the Duke of Edinburgh Hotel*' had been proposed and '*a large plot of land has been retained for the purpose*' (Richardson 1881, 52-53). It is stated that the Duke of Edinburgh Hotel was renovated and extended in 1882, presumably in response to the opening of the new station (Myers 2000, 70; Watts 2000, 17), but no mention is made of the adjoining shops throughout this period.

3.1.2 The Duke of Edinburgh Hotel is said to have been built by William Gradwell (Myers 2000, 31, probably quoting Richardson 1881, 56). Gradwell was a local builder who rose from humble beginnings to dominate the construction of the rapidly growing town (Trescaheric 1985, 61-65). He was closely connected to the 'syndicate' of local businessmen and wealthy investors that was responsible for the development of many of the largest industries in the town and as a result was contracted to build many of their factories (*ibid*; Greenlane Archaeology 2007a). He was also a major landowner and invested in commercial properties in the town (Greenlane Archaeology 2007b; 2008), and his connections ultimately led to his becoming mayor in 1881 (Trescaheric 1985, 64). Unfortunately he died in 1882, leaving a massive estate valued at £300,000, although many of his later speculative investments left this virtually worthless (*ibid*).

3.1.3 Details are remarkably lacking regarding the early use of 104 Abbey Road. Searches for either the actual address or for the name 'Cooke's Buildings' (in various forms), by which the building is also known, yielded little relevant information about early tenants or use. The only information that can be considered accurate is that the building was used to house two shops as per its original intent. The other details that are known are the names of the architect and the client responsible for the construction of both 104 Abbey Road and the Duke of Edinburgh Hotel next door. These are noted on the original proposal plans as Howard Evans and Henry Whiteside, respectively (see *Section 3.3.2* below). Evans had become Surveyor for Barrow Town Council in 1870, and had previously been Chief Assistant Surveyor of Salford (Marshall 1958, 376). It is not certain who Henry Whiteside was and what he originally intended 104 to be used for; a corn merchant by that name is recorded on Rawlinson Street in 1876 (Mannex and Co 1876, 85), which is close enough to suggest a link, but nothing else is recorded about his connection to the building.

3.2 Owners and Occupiers of 104 Abbey Road

3.2.1 The examination of a selection of directories and year books provides some information about the businesses that subsequently occupied 104 Abbey Road. However, in the majority of cases the number of the property is not stated and the occupier can only be inferred from their position relative to the Duke of Edinburgh Hotel to the north-east and the tobacconists to the south-west, both of which are recognisable by their present name (the Duke of Edinburgh) and their early signage (Winders tobacconists). In the earliest directories even this is not possible due to the lack of street indices, so these cannot be viewed as in any way a reliable source and have therefore not been included. The businesses apparently occupying No. 104 according to the directories and year books are presented in Table 1 below:

| Occupier | Date | Source |
|---|------|--|
| George Berry; YMCA; Saves and Henshaw; TA Thompson; Christadelphian Church | 1905 | The Barrow News and Mail Ltd 1905, 134 |
| Cross and Sons, picture framers; R Preston, chair factory; TA Thompson, hairdresser; Christadelphian Church | 1906 | The Barrow News and Mail Ltd 1906, 136 |
| Cross and Sons, picture framers; The United Yeast Co. Ltd; W Maxwell, House and Estate Agent; billiard saloon | 1908 | The Barrow News and Mail Ltd 1908, 142 |
| H Cooke and Sons, house furnishers; Market Institute; W Maxwell, house and estate agent | 1915 | The Barrow News and Mail Ltd 1915, 148 |
| H Cooke and Sons, furnishers; billiards saloon | 1930 | The Barrow News and Mail Ltd 1930, 150 |
| H Cooke and Sons, furnishers | 1952 | The Barrow News and Mail Ltd 1952, 133 |
| H Cooke and Son Ltd, furniture manufacturers | 1963 | Barrett's Publications Ltd 1963, 52 |

Table 1: Occupiers of 104 Abbey Road

3.2.2 It appears that for at least some periods 104 was occupied by a number of businesses and organisations, perhaps indicating that each had only a part of one floor. The range of occupiers prior to 1915 is quite remarkable, but it is clear that by at least 1930 H Cooke and Sons were taking up much of the property and did so for over 30 years. It is perhaps unsurprising therefore that 104 became known as 'Cooke's Buildings'.

3.3 Map and Plan Regression

3.3.1 **Ordnance Survey c1873:** this map shows that although thoroughfares that would become the modern Abbey Road and Rawlinson Street were present by this date, the area was still not developed at this time. There are no buildings on the site of the present Duke of Edinburgh Hotel and 102-104 Abbey Road and it is evident that much of this part of the town has yet to develop although the layout of the streets has clearly begun to be organised.

3.3.2 **Deposited plan No. 543, 1874:** these plans show the proposed building of a "Hotel and 2 shops" on the corner of Abbey Road and Rawlinson Street. The plans are dated January 1874, and propose the commencement of building within a period of two weeks from the date of deposition of the notice. They are signed by a Mr Henry Whiteside, of Barrow-in-Furness, and name a Mr Howard Evans as the architect. It is interesting to note that although the basic outline of the building is the same as it is at present as the proposed plans, as well as the relative positions of both buildings, there are some marked differences, suggesting that either 104 Abbey Road was not constructed in its intended manner, or that major alterations occurred

after its construction. For this reason the description of the plans below includes some comparison with the current arrangement of the building in order to explain the changes that have taken place.

3.3.3 The main interior wall of the building, shown here orientated vertically (Plate 1), is the main feature which is present both in the proposed plans and in the present building. In the cellar the east main staircase at the rear of the building is in the correct place. However, the south stairs have either been moved or were not placed according to the plan. Also, there is no present sign of there having been any centrally located staircases into the cellar. The overall layout of the interior walls of the cellar appears to have changed considerably, although this largely due to modern alterations. It does appear that the rear of the cellar was originally planned to be much narrower than its present-day state.



Plate 1: Proposed plan of the cellar, 1874. The Duke of Edinburgh Hotel is on the left, 104 on the right

3.3.4 The ground floor is also significantly different in the extant building compared to the original proposal (Plate 2). The north-east half of the building appears to have been designed with corridors against the side walls leading to rear rooms and the street to the rear of the building. No sign of these corridors, if indeed they existed at all, is now apparent. As in the cellar, a substantial partition wall dividing the front and rear rooms of the floor is clearly shown, but again there is no readily apparent evidence for this having been constructed. The only staircases shown on the plans which still exist today are the east rear stairs and the central staircase to the south-west of the dividing wall. It is possible; however, that the other staircases were removed in later alterations, and the current south rear staircase added from ground floor to second floor, and it should be noted that the position of the rear stairs to the south-west of the partition wall on the plans is now the location of the elevator shaft. The position of chimneybreasts does seem to match closely between the plans and the actual structure, at least those which have not potentially been removed. The shop fronts, shown at the bottom right of the plans, are substantially different, although this is not at all unusual. It is interesting to note that the corridors at the front

of the building, which run adjacent to the main interior wall, are matched today by doors and passageways created by modern partition walls.

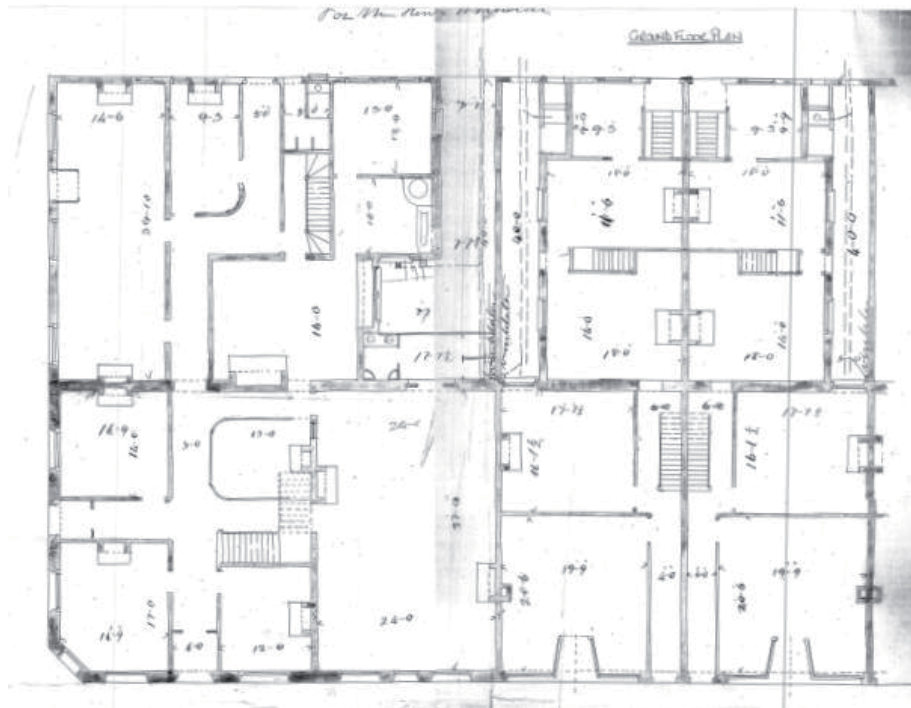


Plate 2: Proposed plan of the ground floor, 1874. The Duke of Edinburgh Hotel is on the left, 104 on the right

3.3.5 The first floor is significantly different in the rear half of the building (Plate 3). Again, this area is smaller in width than the building today, and the rear staircases do not extent to this floor at all on the plans, access being via smaller staircases, orientated north-west/south-east, towards the centre of the building. The central staircases continue through this floor, and the one to the south-west of the dividing wall may be the same as is present in the actual building, although it would appear that it has been altered from a winding to a continuous, straight stairway from the first to second floors.

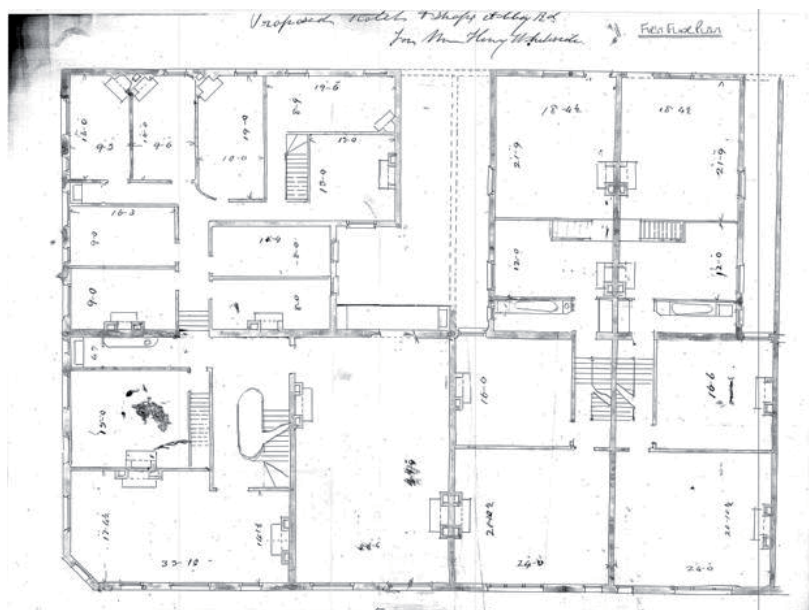


Plate 3: Proposed plan of the first floor, 1874. The Duke of Edinburgh Hotel is on the left, 104 on the right

3.3.6 The most obvious difference between the proposed plans and the building as it appears at present can be seen in the second floor and attic. Whereas the actual building extends to the same height along its entire length, the proposed plans show that the rear of the building was intended to rise no further than the first floor (Plate 4), with only the front half having a second floor and attic space (Plate 5). Whether or not the building was constructed as intended is unclear, but it is certain that had it been altered at a later date to its present form. Major alterations would need to have been carried out, including the widening of the rear half of the building and the addition of two new storeys to this area, no evidence of which is immediately apparent on any of the actual elevations. The rear staircases would have needed to have been extended upwards to fit their present positions. According to the plans, the central staircases extended to the attic, yet it is only the rear east staircase that does this today. It is possible that the south rear staircase also went as far as the attic before it was removed and replaced with an elevator.

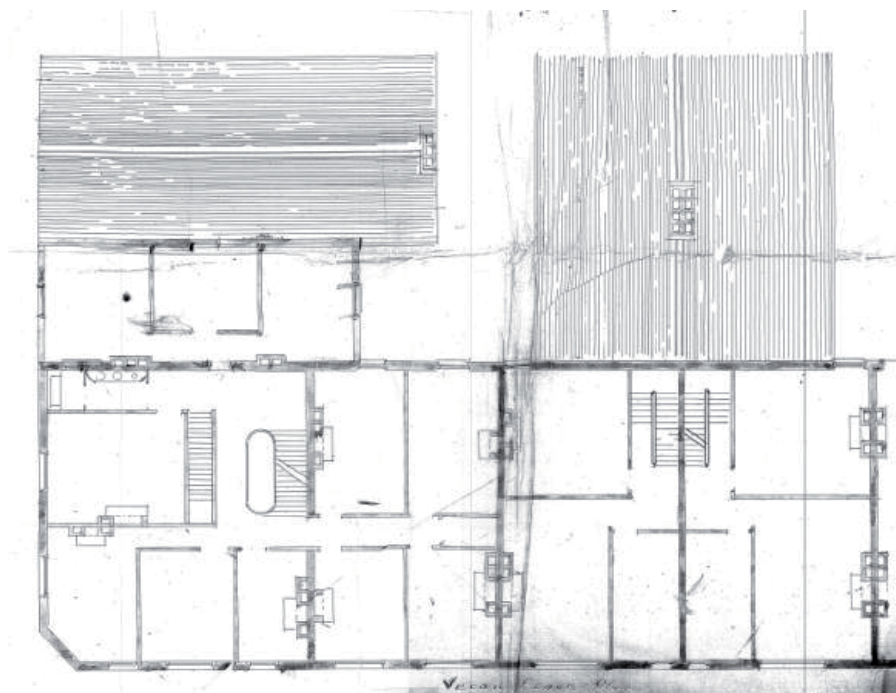


Plate 4: Proposed plan of the second floor, 1874. The Duke of Edinburgh Hotel is to the left, 104 to the right

3.3.7 Within the attic itself, the most obvious difference is again the length of the building and the presence of two staircases on the plan that are not apparent in the actual building (Plate 5). However, the position of what would be the rear elevation on the plan does match the position of the attic partition walls within the extant building. The possible partition scar in attic Room 2a (see internal description) could also be possible evidence for the former presence of the central staircase on the north-east side of the main interior wall. Although no connecting corridors either between the two attic spaces or neighbouring buildings are shown on the plan, the feature in the centre of attic Room 2a's north elevation (again, see internal description), which may be evidence for such a connection with the Duke of Edinburgh, is positioned roughly at the end of the long north-east/south-west orientated corridor running through the centre of the Hotel's attic as shown on the plan.

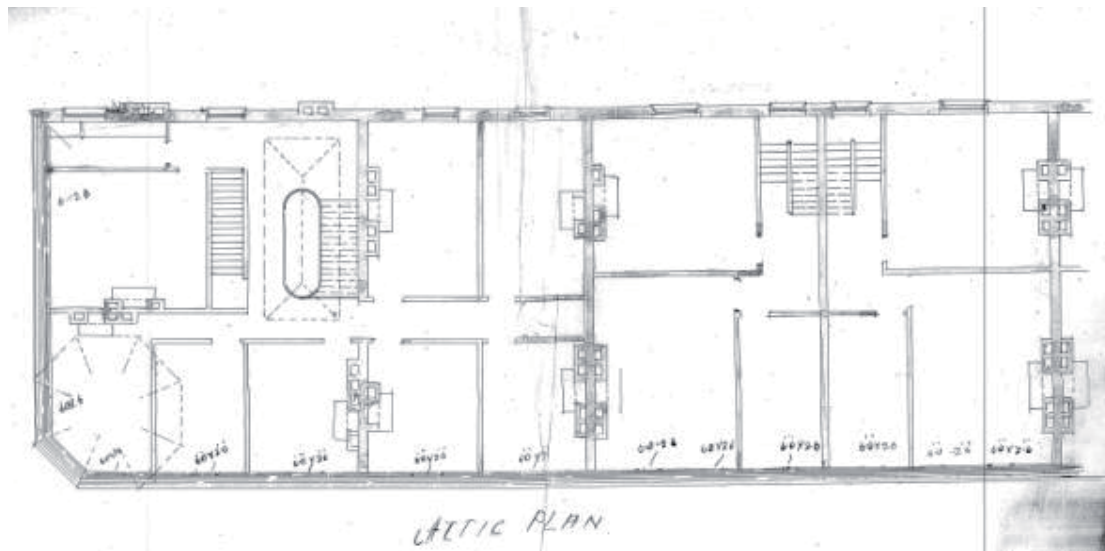


Plate 5: Proposed plan of the attic, 1874. The Duke of Edinburgh Hotel is to the left, 104 to the right

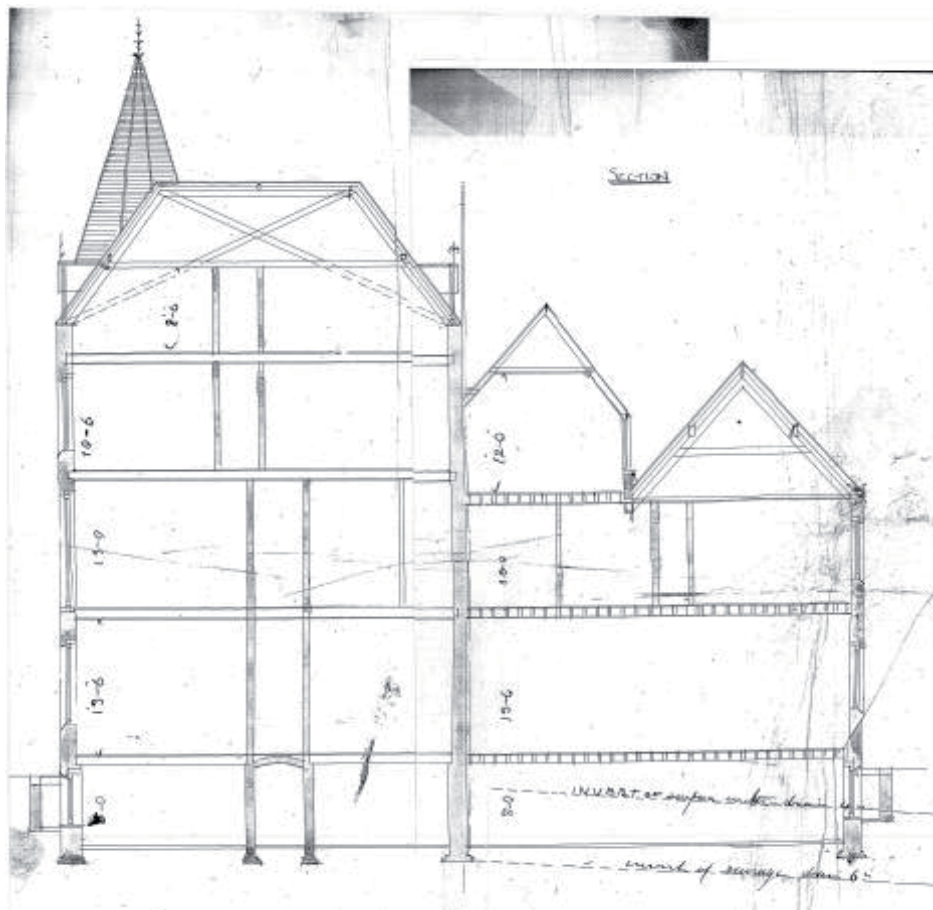


Plate 6: Proposed cross-section of the hotel, facing south-west with Abbey Road to the left and High Street to the right

3.3.8 Unfortunately the cross-section is only drawn through the proposed hotel and so does not provide any additional information about No. 104, although it is notable that the style of the truss at the far south-east end (right side of Plate 6) is similar to those used within 104.

3.3.9 **Ordnance Survey 1891:** this map shows the Duke of Edinburgh Hotel and three adjacent properties, comprising the two parts of 104 and 102 Abbey Road on the corner of Abbey Road and Rawlinson Street, the entire area of which is now much more developed in comparison with the earlier map (Plate 7). Very little detail is visible regarding the actual footprint of the building, so it is not possible to tell if the building was constructed according to the proposed plans.

3.3.10 **Ordnance Survey 1913:** again, the building is clearly visible on the corner opposite the Baths (Plate 8). Detail of the footprint of the building is still lacking, as are any divisions between the Hotel and the shops.

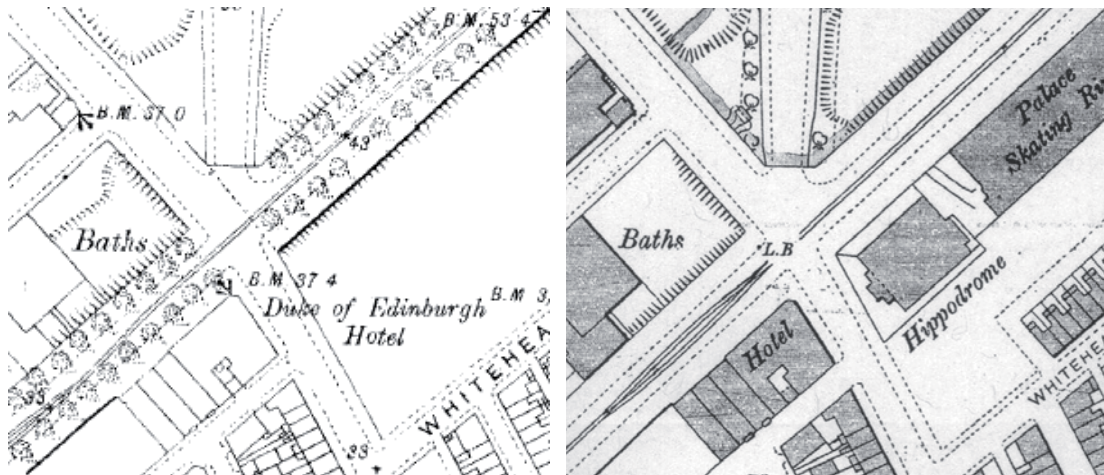


Plate 7: (left) Ordnance Survey map, 1891

Plate 8: (right) Ordnance Survey map, 1913

3.3.11 **Ordnance Survey, 1938:** in this map the footprint of No. 104 remains the same but a small extension has been added to the south corner of No. 102 (Plate 9). This is more likely to be the construction of a new building adjacent to the shops rather than extension to the building itself.



Plate 9: Ordnance Survey map, 1938

3.3.12 **Deposited plans, 1984:** these are the first plans available since the original proposal plans of 110 years earlier, and show that within that intervening century a number of alterations had already been carried out (6/84/0249/186 1984; 6/84/0301/155 1984; 6/84/761/173 1984).

3.3.13 By this time the elevator had been added and the central staircase to the north-east of the central dividing wall removed (assuming it had actually existed). The mezzanine floor above the south-west half of the ground floor had been added and

used as office space (there is a record from 1983 of a change of use of Cooke's Buildings from retail premises to office use), and there also appears to have been a mezzanine floor above the south-west half of the first floor. This is no longer apparent in the building itself, but may explain the presence of the mezzanine level room above First floor Room 1a (see internal description). Although there is a stairway in the south corner of the building from the ground floor to the extant mezzanine, this stairway did not continue up to the first floor as it does now. The second floor largely has the form that it does today although Room 2a is not present. The third floor (attic) is noted as being disused, and no plans exist for it. The Listed Building consent application for 1984 included proposed changes of use, including licensed premises, a Health Club a Snooker Hall, and an Organ Recital and Function Room on the first floor, the latter from use as a shop; and alterations to the external ground floor and elevations.

3.3.14 Deposited plans, 1986: at this time a planning application was made for a number of new alterations. This included a change of use from a shop to a Wine Bar in the basement, a Restaurant on the ground floor, and a Games Area and Club Room on the second floor, this by Astoria Leisure (Barrow) Ltd. Application was also made for the formation of a new doorway in the shop frontage, the removal and replacement of fascia signs, and some internal alterations. The plans for 1986 show little change from those of 1984, although Room 2a on the second floor has been added. The mezzanine floors are not noted on the ground or first floor plans, nor is the mezzanine above the ground floor planned. Whilst this level may well have still been in use, it is unclear when, or if, the mezzanine above the first floor had been removed, although a flight of stairs up to the extant room on that level is shown. The south rear staircase has still not been extended up to the first floor. The partition wall at the north-west end of First floor Room 1 has been inserted by this point. The front elevation shows the property much as it appears now, although the uppermost windows are not partially blocked as they are now and the finial on the north-eastern part of the roof is still intact (6/86/0056/173 1986; 6/86/0084/086 1986; 6/86/085/073 1986; Plates 10-15).

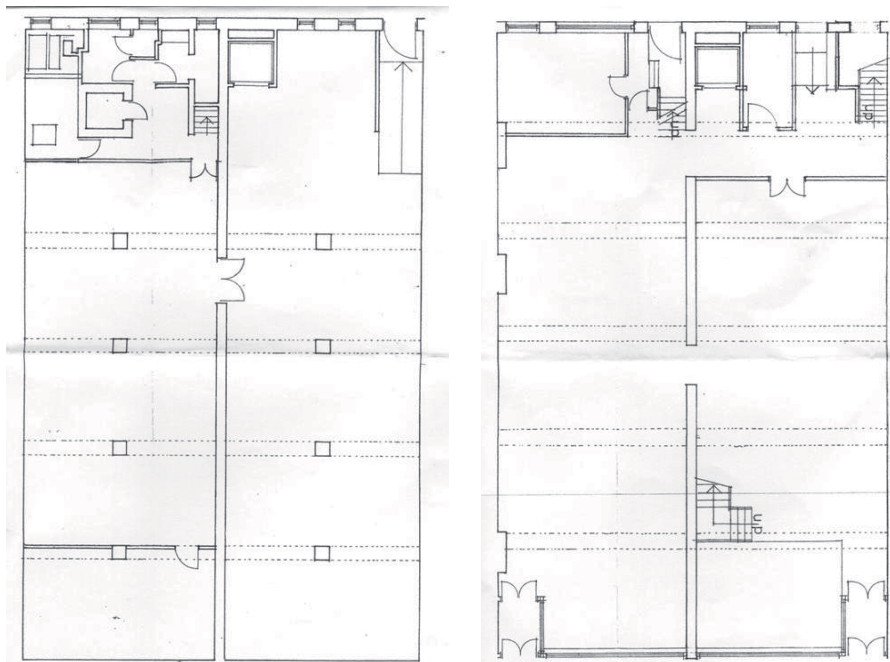


Plate 10: (left) Existing basement plan of Cooke's Buildings in 1986

Plate 11: (right) Existing ground floor plan of Cooke's Buildings in 1986

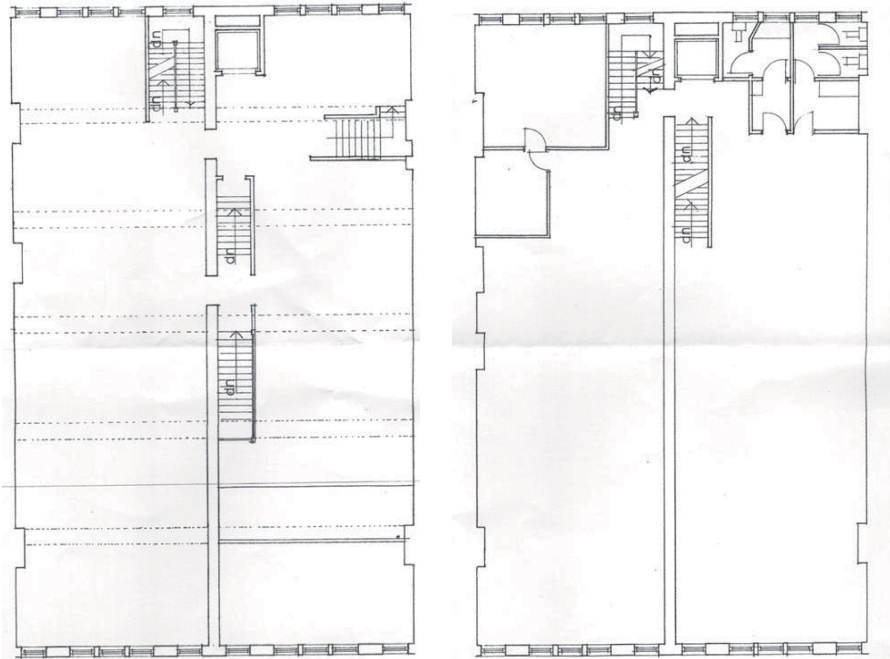


Plate 12: (left) Existing first floor plan of Cooke's Building in 1986

Plate 13: (right) Existing second floor plan of Cooke's Buildings in 1986



Plate 14: (left) The front elevation in 1986

Plate 15: (right) Part of the rear elevation in 1986

3.3.15 **Planning application, 1987:** although there are no plans available for the planning applications of this period, a Listed Building consent is recording for E.D. Brown Organs of Cooke's Buildings for the formation of a new doorway in the shop front, and the installation and fixing of ground floor window canopies (6/87/0719/086 1987; 6/87/0721/046 1987; 6/87/1030/057 1987; 6/87/1031/086 1987).

3.3.16 **Planning application, 1991:** despite being an application relating to No. 102 the associated documents do include some photographs of 104 (6/91/000/186 1991; Plate 16). While the majority of these in general do not provide any useful additional

information the views of the rear (south-east) elevation show that it originally had decorative crenellated brickwork along the top of the wall, continuing that still present on the south-west and north-east elevations, which has since been removed.



Plate 16: A view of the rear of 102 Abbey Road in 1991, just showing the original crenellated brickwork extending round No. 104 in the top right corner

4. Building Recording

4.1 Arrangement and Fabric

4.1.1 The property is located near the corner of Abbey Road and Rawlinson Street, Barrow-in-Furness, between the Duke of Edinburgh Hotel to the north-east and No. 102 (also known as 'Oxford Chambers') to the south-west. It is orientated north-west/south-east, with the north-west elevation facing onto Abbey Road and the south-east onto High Street at the rear. Little of either the front or rear elevations can currently be seen from the street due to the presence of scaffolding and a hoarding, although photographs from the 1990s show both elevations much more clearly (compare Plate 17 and Plate 18).

4.1.2 It is built principally from red brick, although decorative details such as the sill and lintel bands and hood moulds are in yellow sandstone, with some stones forming the arches also in red sandstone. The decorative tiles on the front elevation are terracotta. The bricks within No. 104 appear to be unmarked, although they are the same as those in No. 102, some of which are evidently marked 'W.G.' for William Gradwell (Greenlane Archaeology 2007a). The roof is constructed from grey slate and is topped with ceramic ridge tiles. The north-eastern half of the roof forms a gable to the north-west elevation and is hipped on the south-east side, where there are two gabled dormers, which were perhaps originally windows but now provide access onto the roof. The south-western part of the roof is hipped at both ends; at the south-east end there is a single dormer window with a gabled roof. The shop front elements, facing onto Abbey Road, are timber, as are the window casements, although these have all undergone much alteration, and there are at present large glazed windows, which are currently covered by plywood. The rear elevation has a steel ventilation pipe at the north-east end, with associated metal supports. The downpipes on all elevations are a mixture of cast iron (some of which may be original) and plastic, and there are other plastic water pipes attached to the rear elevation.

4.1.3 Internally the rooms are generally finished plaster and paint or wallpaper, or a mixture, much of which is in a poor state of repair. Many plasterboard partitions have been added throughout, and some concrete block partitions in the basement. The original massive timber beams remain, but these have mostly been clad with timber panels and finished with plaster and paint; they support timber joists and tongue and groove floorboards. The joists and floorboards are only exposed in a small number of places, are often in poor condition due to damp, and have evidently been cut through due to the installation of the elevator shaft at the south-east end of the building. The ground floor mezzanine floor is constructed from steel I-beams and tubes, with steel support pillars, and hardboard has been used for flooring in these areas. Much of the original floorboards remain on the upper floors, but in some areas these have become unsafe. The roof structure is visible on the top floor and is constructed from machine cut timber all of which is finished with a slight chamfer, although some modern timber supports have been added.

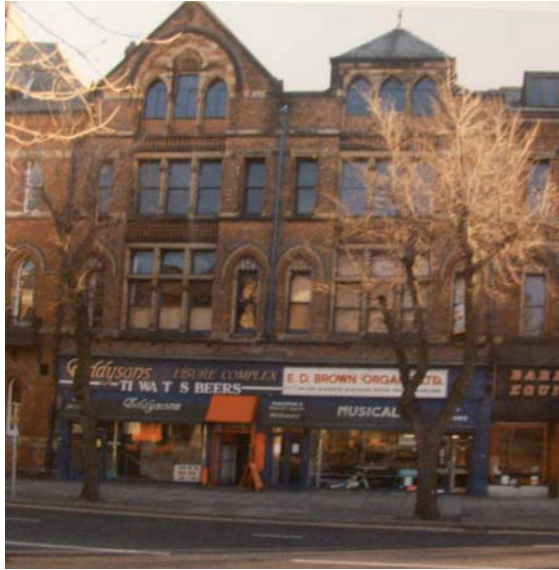


Plate 17: (left) The front elevation in 1991 (6/91/0001/186 1991)



Plate 18: (right) The front elevation in 2008

4.2 External Elevations

4.2.1 **North-east elevation:** much of this elevation is obscured by the adjoining Duke of Edinburgh Hotel, although the upper floor levels can be seen (Fig 2). On the second floor level, at the south-east end, is a four-light window with a semi-circular arch. To the north-west of this is a large chimney breast, which extends upwards to offset brick capping, with mortar flaunching and a single remaining ceramic chimney pot. To the north-west of the chimney breast, still at second floor level, are another two four-light windows with brick semi-circular arches. To the north-west is another chimney breast, topped in a similar style to the first. Further north-west of this the view is obstructed by the Duke of Edinburgh Hotel, although the upper part of a six-light window, also with a round top is visible. Above the second window from the south-east side is a square steel tie-rod plate. There are two moulded sandstone string courses above the south-east window, which continue onto the rear elevation, albeit with a slight break, and form part of a decorative area of brickwork which utilises two courses of yellow bricks, framed above and below by single courses of black bricks, some of which are offset from the exterior wall to create recesses. Above this band are decorative red bricks, forming arches. Above these and below the coloured band are the string courses of sandstone, and below the lower string course are more decorative red bricks, some of which are crenellated but which are also alternately projecting from the wall to form a larger crenellated pattern (Plate 19).

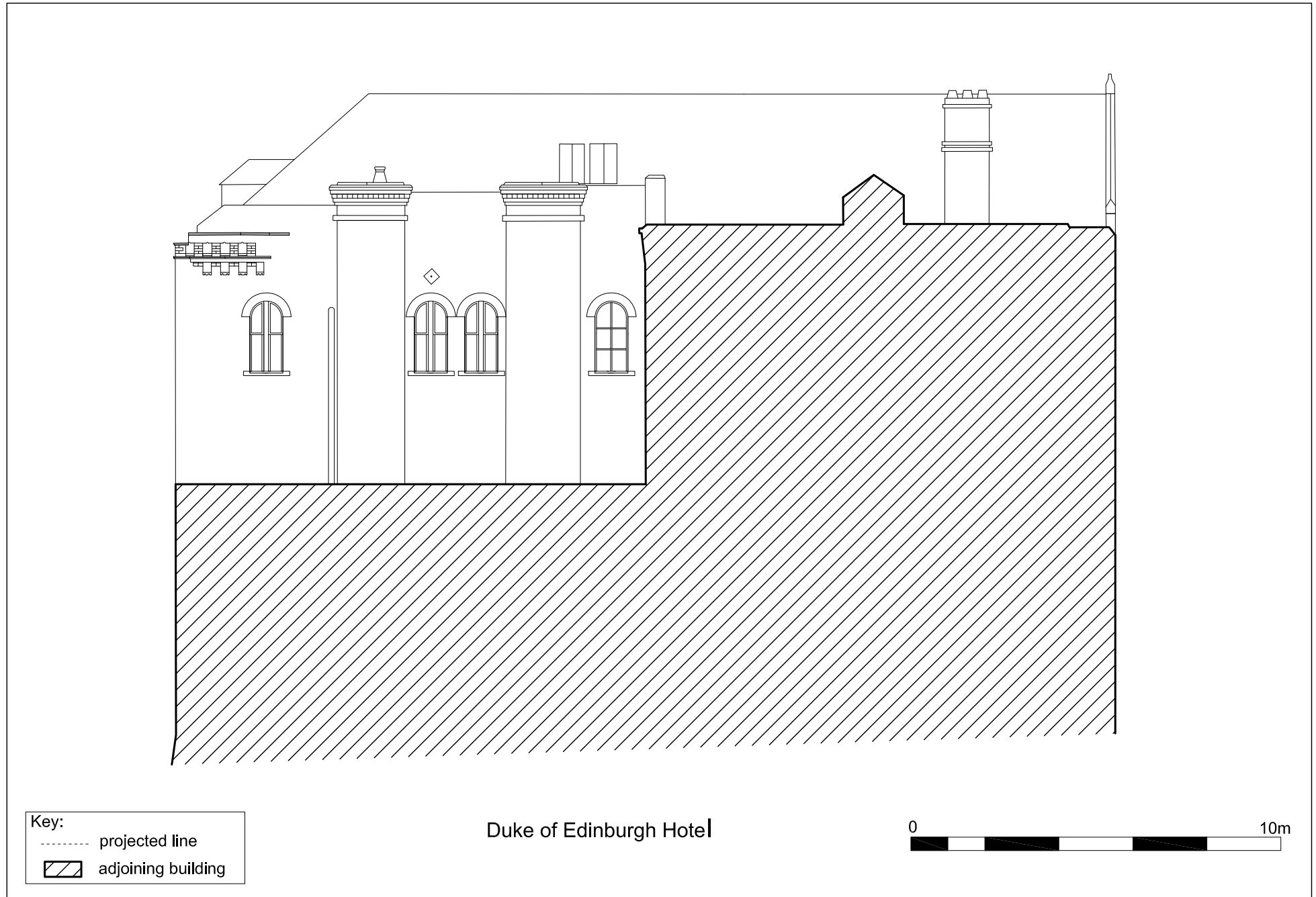


Figure 2: North-east external elevation



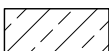
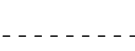


Plate 19: Part of the north-east elevation, viewed from High Street

4.2.2 **South-east elevation:** the rear elevation of the building appears to be integrated with the Duke of Edinburgh to the north-east and the rear of Oxford Chamber to the south-west (Fig 3). The former is unsurprising given that the plans show that the buildings were constructed at the same time, but this suggests that Oxford Chambers was built shortly afterwards or also at the same time. Along the elevation, at regular intervals, are seven original brick columns, which extend upwards to the height of the bottom of the first floor. These have sandstone bases, most of which are covered with a skim of concrete, and are topped with moulded sandstone capitals (Plate 20). At ground floor level these support a painted timber hoarding. At the south-west end is a double doorway recessed into the wall, with a chamfered concrete lintel and modern timber doors (Plate 21). Above this, at the level of the mezzanine floor, is a timber-framed six-light window with sandstone sill. To the north-east is another double doorway, again in a recess, with a sandstone lintel and timber doors. Low down to the north-east of this is a blocked window with sandstone lintel, into which two round metal vents have been inserted. Above the door is a timber-framed 12-light window. No sill or lintel is visible, and below this is a large board, which may cover the lower part of the window and any sill. These features are situated in a bay between the second and third brick columns from the south-west and the brickwork appears much newer than on the rest of the elevation. To the north-east of this, in the next bay, there are no features, although there is a sandstone step similar to those up to the doors in other bays along this elevation, suggesting that a doorway has been blocked. In the next bay north-east is another timber door within a recess, with an overlight blocked with board. Above this is an area of painted timber hoarding. At street level in the next bay north-east are two windows with sandstone lintels, both blocked with modern bricks (Plate 22). Above this is a long window with sandstone lintel, also blocked with boards, and above this is another window, blocked with a board and with no visible lintel or sill. In the bay at the north-east end of the elevation is a window with timber louvres and chamfered sandstone lintel. Above this is a large steel ventilation tube projecting from the wall. Above the window there is four-light timber-framed window, the bottom right light of which has been blocked with a board and replaced with a vent. This window appears to have been altered with a lower brick infill



Key:

| | | | |
|---|----------|---|----------------|
|  | concrete |  | blocking |
|  | boards |  | projected line |

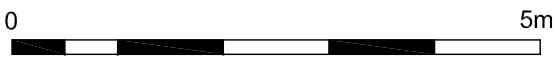


Figure 3: Rear (south-east) external elevation



Plate 20: Detail of sandstone capital at north-east end of the rear elevation



Plate 21: (left) Rear (south-east) elevation ground floor, south-west half

Plate 22: (right) Rear (south-east) elevation ground floor, north-east half

4.2.3 The first and second floors of the elevation are almost identical, with sandstone sills and lintels, and nine three-light, timber-framed square-headed windows, those on the first floor each with a single transom forming an additional light above (see Plate 23 and Plate 24). The sills and lintels form a single band, which chamfered sections at the position of each window, and there are additional bands of decorative black and yellow bricks. There is a single window in each end bay between the projecting brick columns, and three in each of the wider bays. Many of the lights of these windows have been blocked with boards, and in the fourth window from the north-east on the first floor a narrow column of bricks has been inserted on the south-west side in front of the window. The remaining window is situated in the narrow bay north-east of centre, while the bay to the south-west of the centre is block with brick and displays no features other than the sandstone bands. Above the sandstone lintel band of the second floor windows are overhanging decorative bricks, which close the bays, bringing the wall flush with the brick columns. Above this is a sandstone stringcourse, and above this is a band of decorative bricks (two courses of yellow bricks framed above with a single course of black bricks and below by another such course), topped by another sandstone stringcourse as a coping. This band extends around to the north and south elevations of the building, although on the rear elevation the parapet appears to have been altered and lowered. At attic level there are two gable-end dormer windows projecting from the north-east half of the roof, and single gable end dormer window projecting from the south-west half. Across the elevation the windows are generally fixed timber casements, though mainly blocked with boards, and the dormers themselves are

constructed from timber and slate. Their gabled roofs are slate capped with ceramic ridge tiles. A large steel ventilation tube extends up the elevation at the north-east end, terminating c1.5m above the level of the parapet. This is supported at various points by iron framework.



Plate 23: (left) Rear (south-east) elevation, as it appeared prior to the erection of scaffolding

Plate 24: (right) Rear elevation in 2008

4.2.4 South-west elevation: the majority of this elevation is obscured by the buildings adjoining to the south-west; however, the upper south-east part can be seen clearly (Fig 4). The elevation is largely devoid of features, apart from decorative brickwork slightly below the level of the parapet at the south-east end (Plate 25). This comprises a band of coloured bricks (two courses of yellow bricks framed above and below by a single course of black bricks). Regular columns of these bricks project forward from the wall, creating the appearance of recesses. Above this band are two courses of red bricks, the lower course of which has shaped bricks above the 'recesses' to create arches. Above and below the band are string courses of sandstone, and below the lower course are more decorative red bricks projecting forward of the wall, directly below each 'recess'. The bottom bricks of these projections are crenellated (Plate 25). This pattern is essentially a mirror image of that on the north-east elevation, and both are the remaining fragments of a scheme that evidently also originally ran along the south-east elevation. This decoration extends along the south-west elevation to the west for c3-4m, before butting a projecting column of bricks, perhaps the remains of a chimney breast. If this was a chimney it is missing the top of its stack. To the north-west of this stack some alteration or rebuilding appears to have been done to the brick parapet as there is an evident change in the brick type. Aside from two steel tie-plates north-west of the chimney breast, and construction of modern lean-tos against the wall on the flat roof of the building to the south-west, the elevation is plain. Modern timber skylights can be seen in the pitched roof north-east of centre.

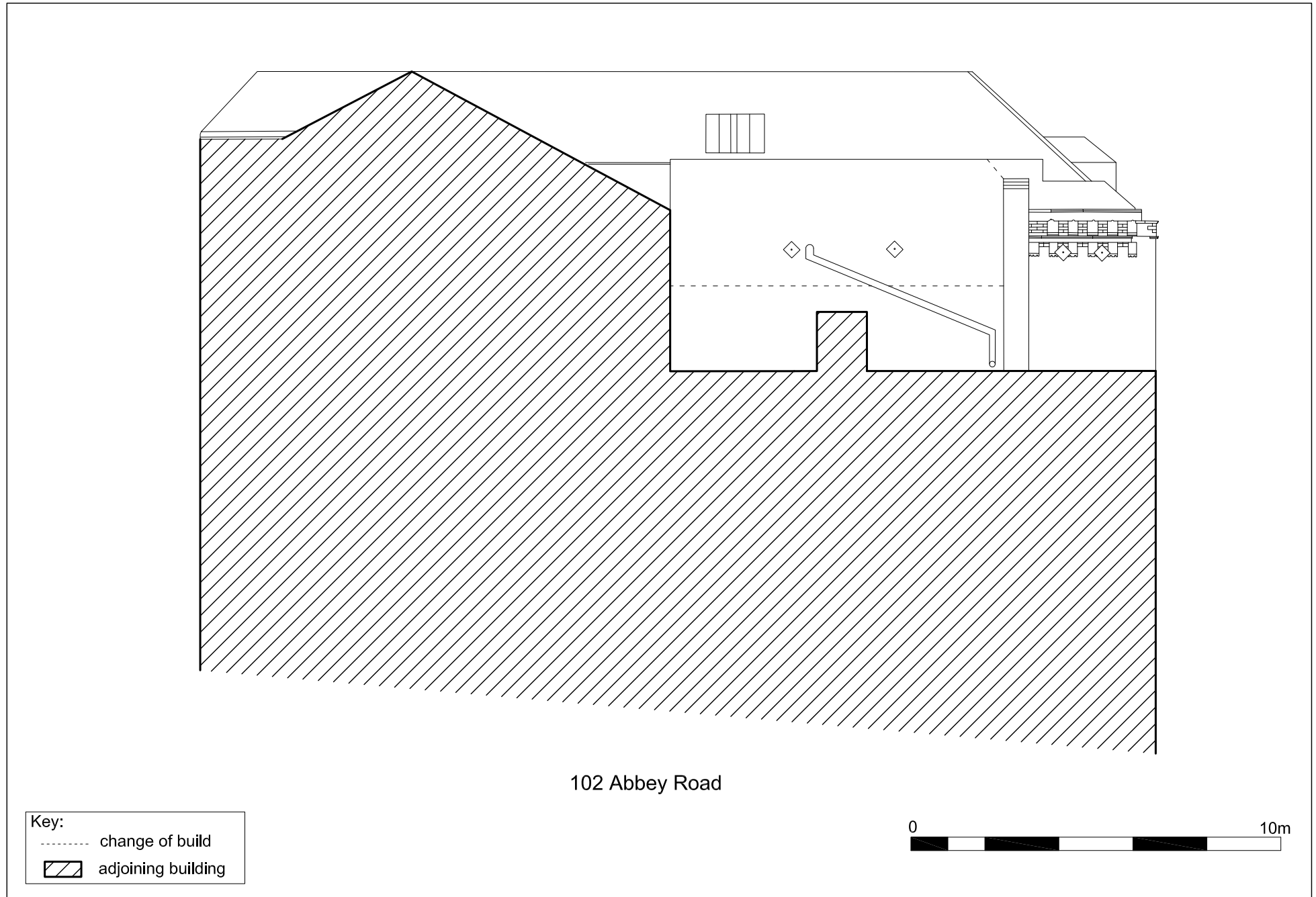


Figure 4: South-west external elevation



Plate 25: Detail of the south-east corner of the south-west elevation, showing decorative brickwork and repairs

4.2.5 North-west elevation: the front elevation of No.104 Abbey Road appears to butt both the Duke of Edinburgh to the north-east and Oxford Chambers to the south-west but the decorative scheme and general arrangement are consistent with them all being broadly contemporary (Fig 5). The ground floor has been altered substantially and now has modern shop fronts. These include two large timber-framed single-light shop windows, each flanked by timber-framed double doorways, each with a long single-light window. Above these is timber hoarding, on which the faint outlines of letters can be made out, presumably the remains of shop signs. The first floor has a moulded sill band of sandstone, with three two-light plain sash windows set in recesses with colonette sandstone mullions, above the centre of each shop front. Each sash window has a shouldered transom light. Above these are mid-floor decorative terracotta tiles, laid out in a rectangle in four rows of 21 or 22 tiles (Plate 26). Flanking each set of sash windows are two-light sash windows in sandstone ashlar surrounds with decorative lintels set behind brick pointed arches with cut back hoodmoulds, over which is an arch of dark grey bricks (Plate 27). The second floor is of a similar layout, except all the windows are square-headed, and the sets of three two-light sash windows do not possess transom lights. There is also a lintel band of sandstone, and more decorative terracotta tiles, these laid in two rows of 21. The attic level has a sandstone sill band. The north-east bay has a stepped window with three three-light windows. The arch of the central window is taller than those either side in order to accommodate and frame a datestone inscribed '1875'. There is a banded panel under the pointed hoodmould, and above the hoodmould a course of dark-grey bricks follows the curve of the arch. The roof is gable ended with moulded copings and a sandstone finial, now broken. The bay to the south-west has a similar set of three three-light arched windows, although these are all of the same height, within a large dormer beneath a hipped roof with pointed metal finial. There is a section of coped parapet to either side of this dormer. All attic windows are modern casements above a brick infill. At the top of the south-west side of the elevation, in the immediately adjoining section of wall belonging to Oxford Chambers, there is a row of bricks marked 'W.G.'



Key:


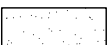
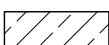

| | | | |
|---|----------|---|----------------|
|  | concrete |  | blocking |
|  | boards |  | projected line |



Figure 5: Front (north-west) external elevation



Plate 26: (right) Detail of terracotta tiles

Plate 27: (left) Arched window showing decorative brickwork and stone

4.2.6 **Roof:** the roof is divided into two separate halves, both pitched and orientated north-west/south-east, covering the north-east and south-west attic rooms. The north-west end of the north-east roof is gable ended, and the south-east end is hipped, with two pitched, gabled dormers (Plate 28). Both ends of the south-west roof are hipped, with a single gabled dormer at the south-east end, just south-west of the centre-line. The north-west end has coped mouldings and a coped parapet, and the south-east end has a parapet topped with a sandstone coping. This parapet has been altered, possibly due to recent damage caused by the partial collapse of part of the neighbouring No. 102 (Plate 29; some of the bricks within the collapsed material are also marked 'W.G.'), and is lower than its original height. The north-east and south-west elevations have brick parapet walls, sloped at the south-east ends, extending to slightly over half the length of the building. Between the two roofs, at the north-west end, is a pitched north-east/south-west roof, above the connecting attic corridor, with a modern, timber-framed, 10-light skylight (Plate 30). At the south-east end of the north-west parapet wall is a brick chimney stack, with concrete flaunching and a single remaining ceramic chimney pot. To the north-west of this is another chimney stack with concrete flaunching, but no chimney pots. North-west of centre is another pitched roof orientated north-east/south-west, butting the hipped roof of the Duke of Edinburgh at its north-east end. To the north-west of this is a tall chimney stack with concrete flaunching and six chimney pots in two rows. This chimney stack appears to have been built in two parts, the south-west being slightly thinner (Plate 31). The roofs are covered with local grey slate, with the tiles gradually decreasing in size towards the ridge of the roof, and a number are loose and in need of repair. There is also with lead flashing on the hips, valleys and gutters, and ceramic angular ridge tiles.



Plate 28: (right) South-east roof elevation from the south

Plate 29: (right) South-west roof elevation, from the north-west showing the partially collapsed and since repaired section of the adjoining Oxford Chambers



Plate 30: (left) Roof of connecting corridor between attic floor Rooms 1a and 2a, viewed from the north-west

Plate 31: (right) North-east roof elevation from the north-west, showing chimney stack and pitched roof running from 104 Abbey Road to the roof of the Duke of Edinburgh on the left

4.3 Internal Detail

4.3.1 Introduction: for the internal descriptions the building has been divided along the central north-west/south-east central wall, which is an original feature and separates the building into two halves. Rooms to the south-west of this wall have been given the number one; rooms to the north-east have been given the number two. The exception to this is the main stairs area at the rear of the ground floor and the mezzanine floor in the south corner of the building, in which rooms have been given the letters S and M before their numbers respectively. The larger, main room in each half is given only a number, whilst smaller rooms separate from the main room have also been given a letter in alphabetical order generally moving from north-west to south-east through each half. So for example Room 2b would be to the south-east of Room 2a and both would be in the north-east half of the building, and Room 2 would be the main room of that floor. Again, the only exceptions to this are the ground floor main stairs area and the mezzanine floor, in which rooms have been given numbers, moving south-west to north-east. This labelling system is used for each floor, the separate floor levels, i.e. basement, ground, first, second and attic,

are named as such. Attic rooms are given both a number and a letter as they are roughly of equal size.

4.3.2 **Basement, General:** this is comprised of two rooms, separated by a brick wall, which has been altered in recent years by the creation of large apertures, to form one large room, most recently used as a nightclub (Fig 6). The floor of both rooms is of concrete; that of the north-east room is now largely bare, with only a narrow area of linoleum running along the length of the bar. The floor of the south-west room is covered in blue and white square-pattern linoleum. The ceiling of both rooms is finished with plaster and paint, with a probable suspended ceiling over at least part of the north-east side of Room 2 (Fig 11). The walls are finished with paint and wallpaper, with a grey painted wooden skirting board on most elevations. Six large square beams are orientated north-east/south-west to support the ceiling, although those at the north-west and south-east ends are partially obscured by the suspended ceiling or the addition of partition walls, which are finished with plaster and paint. The beams are supported by regular square-section masonry pillars running centrally along the length of each room north-west/south-east.

4.3.3 **Basement, Room 1:** the floor at either end of this room has been raised up slightly at the north-west end to provide a seating area, and at the south-east end to form what may have been the DJ booth during the basement's time as a nightclub. The north-east elevation is largely plain; at the north-west end there are seats fixed against the wall. To the south-east of these seats is a large aperture giving access, via a single step up, to Room 2. There is then a short section of partition wall, which has a painted wooden shelf attached. To the south-east of this is another aperture through to Room 2 in the centre of the elevation, and then another similar section of partition wall with attached painted wooden shelf. This is followed to the south-east by another large aperture giving access to Room 2. Slightly to the south-east of this final doorway is a step up in the floor, and to the south-east of this are two steps down. There is a small alcove, with a step up, formed by a blocked doorway, at the south-east end of the elevation. The south-east elevation has a timber framed doorway with a wood door at the north-east end, leading to Room 1a. There is then a short rail projecting north-west out from the elevation to the south-east of the doorway. To the south-east of centre, the wall returns to the north-west for a short distance and then to the south-west to meet with the south-west elevation. A wooden, silver-painted rail runs the length of the wall from the doorway to the junction with the south-west elevation mid way up the wall. The south-west elevation is largely plain, although the timber, silver-painted rail from the south-east elevation continues for approximately 1.5m. It then continues for the remaining length of the elevation at a lower height. There are also seats fixed against the majority of the elevation. The north-west elevation appears to be much lower in height due to the floor being raised. Seats are also fixed along the length of the wall, and mirrors are mounted at the south-west and north-east ends of the elevation.

4.3.4 **Basement, Room 1a:** this room appears to have been most recently used as the tap-room and storage for the nightclub. The floor is bare concrete, and the ceiling has been plastered and whitewashed. The north-east elevation is a painted brick wall, with a sink attached to the north-west half. The south-east half is formed by the base of the lift shaft, and comprises bare brick with associated lift machinery attached. The south-east elevation is painted brick; at the north-east end is the bottom of the elevator shaft. In the centre is an alcove, above which is an aperture blocked with bricks. To the south-west of this is a return to the south-east to the rear wall. At the south-west end of the elevation are wooden stairs up to a timber-framed, wooden double door; exiting onto High Street at the rear of the building. The south-west elevation is plain painted brick, the majority obscured by the stairs up to the High Street exit. There is a white-washed brick wall running along the north-east side

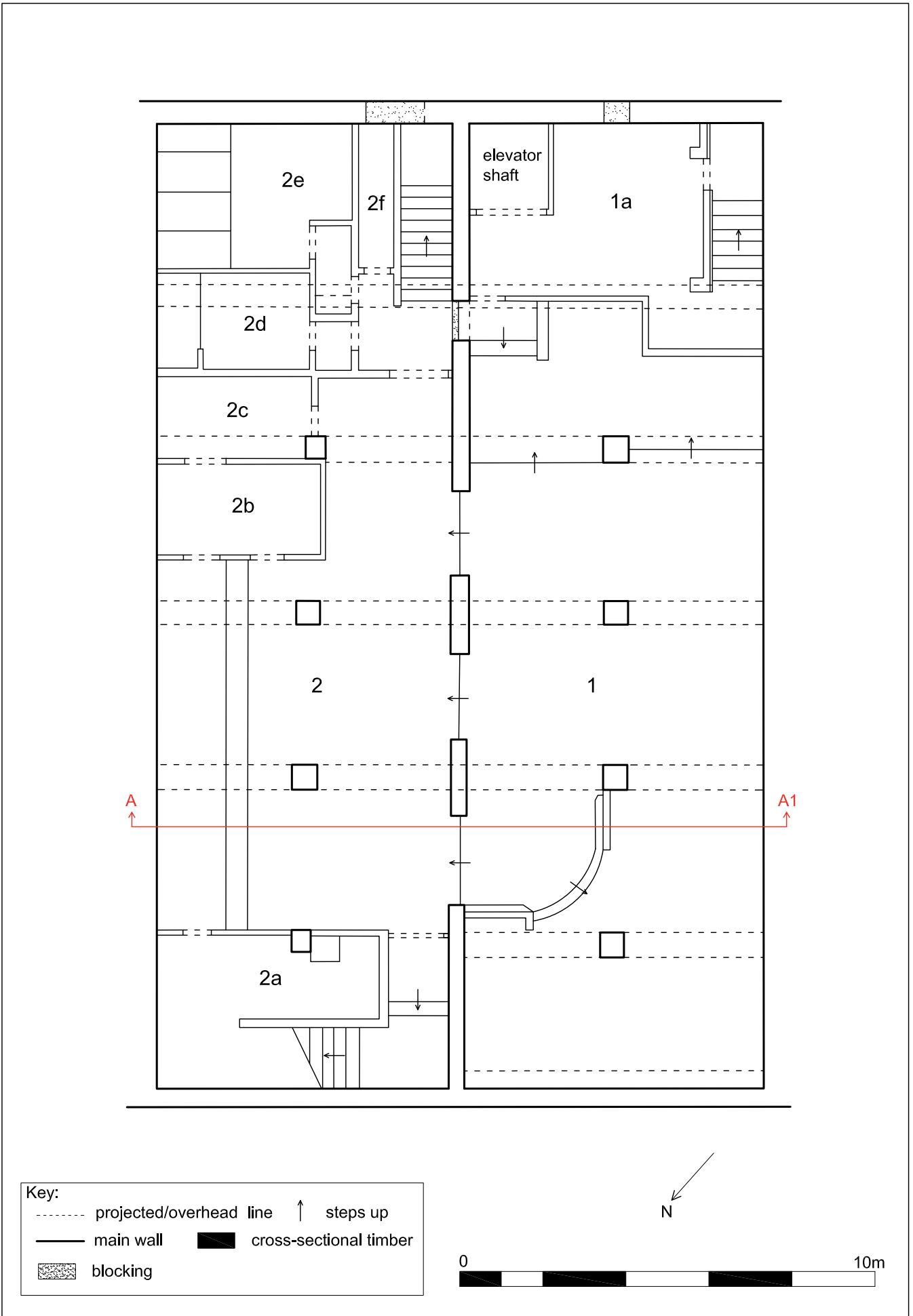


Figure 6: Basement plan

of these stairs, which has a small, low aperture at the south-east end, giving access to storage space under the stairs. The north-west elevation is an inserted partition wall of modern concrete blocks, unpainted at the south-west end. There is a return to the south-east just south-west of centre, followed by another to the north-east. The equipment for the pumps is mounted in the centre of the elevation, and the doorway to Room 1 is at the north-east end.

4.3.5 Basement, Room 2: the north-east elevation of this room is taken up by a bar area. There are wooden cupboards and shelves attached to the length of the elevation from floor to a height of c1m. Above these are mirrors and above these is a timber suspended ceiling. The south-east elevation is painted and finished with wallpaper, and has been largely formed from the construction of partition walls to create a number of individual rooms. At the north-east end is a timber framed doorway, with a modern plywood door. Immediately to the south-west of this is the end of the bar itself, and to the immediate south-west again is another timber-framed doorway with a modern plywood door. Both of these doors lead to Room 2b. To the south-west of this the wall returns to the south-east for some distance, and then returns again to the south-west. At the south-west end of the elevation is a large timber-framed double doorway, leading to the rear stairs area. This doorway has modern plywood double doors, each with a single-light diamond-shaped window. The south-west elevation is painted and finished with wallpaper, and forms the reverse of the north-east elevation of Room 1. There is a single painted timber shelf mounted on each section of wall between the large apertures. The north-west elevation has a timber-framed doorway at the south-west end with modern plywood double doors, each with a single-light diamond-shaped window. This doorway leads to a flight of wooden, carpeted stairs up to the double door entrance on Abbey Road (there is a small ticket booth formed from a partition wall on the ground floor at the top of these stairs, on the south-east elevation). The rest of the north-west elevation is plain, although the end of the bar meets the wall at the north-east end, and immediately to the north-east of this is a timber-framed doorway with a modern plywood door, leading to Room 2a.

4.3.6 Basement, Room 2a: this room has been formed by the addition of a partition wall in the north corner of the basement. The floor is bare concrete and the whitewashed ceiling appears to be partly false, formed on the north-west side by the underside of the stairs up to street level. The north-east elevation is plain, whitewashed brick. The south-east elevation is of whitewashed modern concrete-blocks. The doorway to Room 2 is at the north-east end. In the centre is a brick column supporting a whitewashed timber beam. Timber planks, possibly the mounting for a cupboard, have been attached on the north-east and north-west sides of this column. Butting this on the south-west side is a low brick plinth, upon which is a large metal safe. The south-west elevation is also of whitewashed modern breeze-blocks. There is a return to the north-east in the centre of the elevation. The north-west side of the elevation is formed by the underside of the stairs to street level. Along the south-east side of the return stand large wooden shelves. The north-west elevation is plain whitewashed brick, with the underside of the stairs running upwards from south-west to north-east.

4.3.7 Basement, Rooms 2b and 2c: these rooms are formed by the construction of a number of thin partition walls in the east part of the basement. Room 2b is a small room at the end of the bar. The floor is concrete, and the ceiling is finished with plaster. The north-east elevation has mirrors mounted on the walls and a bench with sinks against the wall. The south-east elevation has a timber framed doorway, with a modern plywood door, at the north-east end, leading to Room 2c; the south-west elevation is plain. The north-west elevation has a timber-framed doorway with modern plywood door just south-west of centre, leading to Room 2. In the centre of

the elevation, a hardboard bench projects into the room. Immediately to the north-east of this is the doorway from behind the bar in Room 2. All elevations are finished with paint and wallpaper. Room 2c is a kitchen area (Plate 32). The floor is of concrete and the ceiling is finished with plaster, with a large modern metal extractor fan at the north-east end. All the elevations are covered with modern white ceramic tiles. The north-east elevation has a small ledge formed by timber panelling just forward of the wall itself, up to the mid height of the wall. The south-east elevation has a timber shelf part-way up, and a timber bench with wooden shelves and a ceramic sink against it. The south-west elevation has a timber framed door in the centre, with a modern plywood door, leading to Room 2. The north-west elevation has a wooden shelf part way up, and a timber bench against it. There is a timber-framed doorway from Room 2b at the north-east end.



Plate 32: (left) Basement Room 2c, south-west elevation

Plate 33: (right) Basement Room 2e, south corner

4.3.8 Basement, Rooms 2d-2f and stairs: room 2d was previously the male toilet for the nightclub. The floor is concrete and the ceiling finished in plaster and paint. There is a small vestibule at the south-west end before the toilet proper. This is formed from the partition walls, finished with paint and wallpaper, and with timber-framed doorways with modern plywood doors in the north-east and south-west elevations. The north-east elevation of the toilet proper is tiled with modern white ceramic tiles. There is a painted metal ventilation shaft, with two small mesh covered vents on the south-west side, at the top of the elevation, running north-west/south-east. This appears to intersect with the north-east/south-west beam supporting the ceiling, but the exact relationship is unclear. A circular hole for a light fixture has been cut into this beam. The north-east elevation is obscured by a thin timber partition wall forming a toilet cubicle. The south-east elevation is tiled and a ceramic toilet bowl is attached to the wall at the north-east end. To the south-west of this, the timber toilet cubicle partition projects into the room. To the south-west of this, along the rest of the elevation, are four ceramic urinals, with timber boards above and below, and a cistern tank high in the centre. The south-west elevation is finished with paint and wallpaper and has the doorway to the vestibule in the centre. The north-west elevation is finished with plaster and paint. There are mirrors attached to the wall, and a wooden bench with sinks against this wall. At the north-east end the partition wall for the toilet cubicle projects a small way into the room, and the wall to the north-east of this is tiled. A black painted wooden skirting board runs along each elevation.

4.3.9 Room 2e was previously the female toilet for the nightclub. The floor is concrete and the ceiling is finished with plaster and paint. There is a vestibule

entrance to the room at the west corner. This vestibule is finished with plaster and paint. There is a timber-framed doorway with a modern plywood door at the north-west end of the south-west elevation (leading to the stairs area), and an identical doorway and door leading to the toilet proper at the south-east end of the north-east elevation. Within the toilet proper there appears to be a beam running north-east/south-west at the south-east end of the ceiling, which has been covered with plaster and paint, and has had circular holes for light fixtures cut into it. The north-east elevation has a metal ventilation shaft running north-west/south-east (continuing from Room 2d) at the top of the elevation. Below this, to floor level, the elevation is tiled with modern white ceramic tiles. This elevation is partially obscured by the creation of four toilet cubicles along the length of the elevation. The toilet bowls themselves are mounted against this elevation. The south-east elevation is tiled but otherwise plain. The south-west elevation is finished in part with plaster and paint and in part with tiles. There is a return to the north-east in the centre of the elevation, making the south-east half a small alcove, where a timber bench with sinks has been inserted. There is a large mirror mounted on the wall above the sinks, with two rows of tiles above and one below (Plate 33). The central north-east return is followed by a return to the north-west, thus forming the partition wall for the vestibule. The doorway from this vestibule is at the north-west end of the south-west elevation, and is surrounded by tiles. The north-west elevation is tiled, but otherwise plain. Room 2f is situated under the main stairs and appears to have been a small storeroom. The floor is concrete, the ceiling formed by the stairs. The north-east and south-west elevations are bare modern concrete blocks, the south-east elevation plain brick, with a blocked aperture high on the north-east side, partially obscured by the north-east elevation. The north-west elevation is taken up entirely by the timber framed doorway, with modern plywood door, opening out to the stairwell area.

4.3.10 **Basement-ground floor, main stairs:** the stairs themselves are covered with carpet, running upwards from north-west to south-east to a small landing, also carpeted. The walls are finished with wallpaper and paint, with metal handrails on either side of the stairs. There is a large double doorway with timber doors exiting onto High Street at the south-west end of the south-east elevation at landing level, and a wooden cupboard in a timber framed alcove to the north-east of this. The north-east and south-west elevations are finished with wallpaper and paint, but are otherwise plain. The north-west elevation has the stairs down on the south-west side. On the north-east side is a timber-framed doorway with a wood door, leading to the stairs to the ground floor (Plate 34).



Plate 34: Basement, stairs, looking south-east up to the basement/ground floor landing

4.3.11 **Ground floor, general:** like the other floors the ground floor is divided into two halves by the central wall (Fig 7), although there is an almost continuous wall running north-east/south-west that separates smaller rooms, principally containing the staircases and elevator, at the rear of the building. The two main rooms also have an extremely tall ceiling in comparison with the other floors and this has enabled the addition of a mezzanine floor over a large part of Room 1. The arrangement of this has not been shown on a separate plan, but the position of the individual rooms is indicated in Figure 7.

4.3.12 **Ground floor, Room 1:** the floor comprises floorboards, covered by hardboard and felt floor tiles, with some linoleum covering in patches in the east and south corners. The ceiling is supported by large beams orientated north-east/south-west and supported by a brick partition wall which forms the north-east elevation of the room. The ceiling and beams are painted. The remains of a plasterboard, steel reinforced partition wall which stood in front of the north-east elevation can be seen in the north corner of the room, extending up to the ceiling. A mezzanine floor constructed of steel girders and tubes is extant along the south-west side of the room between floor and ceiling. The north-east elevation is comprised of brick, finished with wallpaper and paint, and the remains of the false partition wall can be seen at the north-west end. This wall formed a corridor, thus shortening Room 1 on the north-east side. To the north-west of centre, the scar of a central staircase up to the first floor, and the scar of the associated handrail, can be seen. This scar runs upwards from north-west to south-east, with evidence for a small landing just below halfway. Below the stairs, in the centre of the elevation, is a large aperture leading to Room 2, presumably once housing a doorframe and double doors. To the south-east of this is another large, but irregularly shaped, aperture in the wall, evidently simply knocked though the wall rather than designed as an entrance. Above this is the scar of a mezzanine floor, and partition wall, with holes in the wall for supporting beams. The south-east elevation is plaster board finished with wallpaper and paint. In the centre is a timber-framed doorway, with a timber double fire door. A wooden bench with metal sink is attached to the wall on the south-west side. The south-west elevation comprises of ventilated hardboard, set forward of the original wall. The hardboard is painted, and the original wall appears to have been wallpapered at some point. Aside from radiators mounted along the wall, this elevation is plain. The north-west elevation has a glass and timber vestibule in the west corner. In the north-west and south-east elevations of this vestibule are timber-framed doorways, each with timber double doors. The north-west doors each have a large single light, while the south-east doors each have two lights. To the north-east of the north-west door, the elevation comprises of a large timber frame with three large single-light windows. There is a small wooden step or plinth at floor level just on the inside of these windows, with reflective covered pillars at the north-east and south-west ends, helping to support the mezzanine rooms above. Immediately to the north-east of these windows, there is a return to the south-east formed by the plasterboard partition. At the north-east end of the elevation are timber-framed, large single-light double doors.

4.3.13 **Ground floor, Room 2:** the floor of this room is covered by carpet. The ceiling is supported by large beams, continuing north-east from Room 1. The beams are supported at the south-west end by the partition wall and at the north-east end by the north-east elevation. There is also small area of brickwork projecting below the north-east end of each beam, which are either the remains of chimneybreasts that formerly existed on this floor, or support hearths for fireplaces on the floor above. The ceiling and all beams are finished with plaster and black paint. The ceiling is much lower at the south-east end of the room, at a little under two metres, suggesting a false ceiling or mezzanine floor at that end. The north-east elevation is finished with

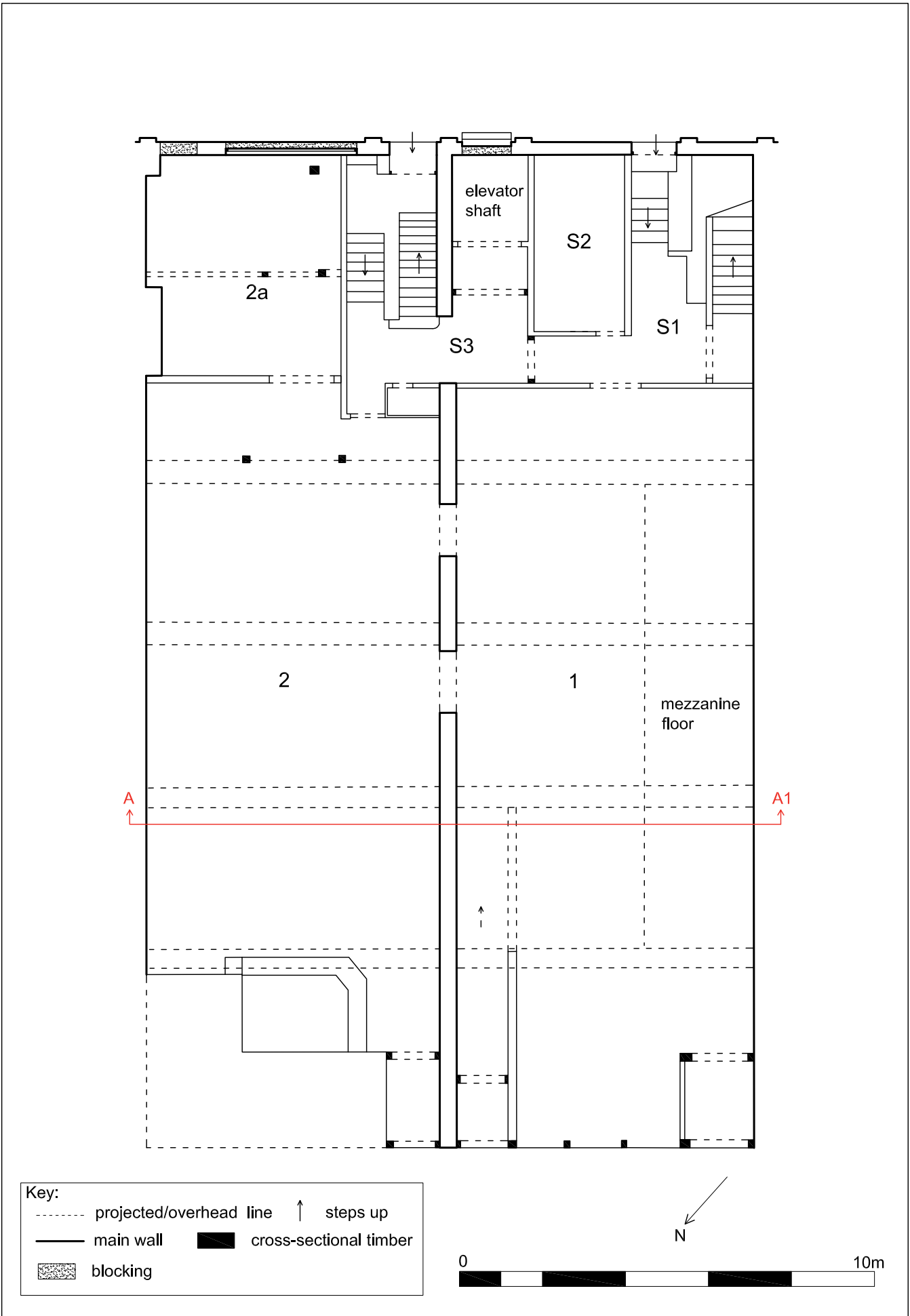


Figure 7: Ground floor plan

wallpaper up to a height of c2.25m, above which the elevation is painted black (Plate 35). A white painted timber skirting board runs the length of the elevation. A timber, white painted dado rail runs the length of the elevation approximately 0.75m above the floor, and another at c2.10m. There are timber uprights, or scars of such, attached to the wall at regular intervals. At a height of c2.50m are regular holes in the wall for supporting beams, possibly for a now missing mezzanine floor or false ceiling. The south-east elevation is finished with wallpaper, with a timber, white-painted skirting board. There is a wide, timber-framed doorway in the centre, with timber double doors, with a small rectangular single-light window in each. The ceiling at the north-east end overhangs the lower south-east elevation, and is supported by two timber uprights (Plate 36). To the south-west of the double door, the wall returns to the north-west, coming just short of the upper elevation, before returning again to the south-west. To the south-west of this return is a timber-framed doorway with a timber door. From this point onwards there is a timber white-painted dado rail running along the elevation. The south-west elevation is similar in appearance and style to the north-east elevation, except for two details. There is a large aperture just south-east of centre, which is the large hole knocked through the wall from Room 1, and a large doorway from Room 1, now with its frame missing, is in the centre. The north-west elevation has been largely formed by the addition of a false partition wall. At the south-west end is a wide timber framed doorway with timber, single-light double doors, leading to a small vestibule, at the north-west end of which is a similar double doorway with similar doors, exiting onto Abbey Road. To the north-east of the inner double door is the partition wall, formed of modern concrete blocks, with plaster and wallpaper over a timber frame. Just north-east of centre the wall returns to the south-east, and then to the north-east to meet the north-east elevation. Against the south-west part of this wall is a bar area, while the rest of the wall is decorated and finished in a similar fashion to the north-east and south-west elevations. It should be noted that on the other side of this partition wall are the former nightclub ticket booth and stairs to the basement below, although they are inaccessible from this room.



Plate 35: (left) Ground floor Room 2, north-east elevation

Plate 36: (right) Ground floor Room 2, south-east elevation

4.3.14 **Ground floor, Room 2a:** the floor is covered by floor tiles, the ceiling is hardboard attached to a timber framework centred on an iron beam orientated north-east/south-west across the centre. This beam is supported by three timber posts, one in the centre, and another slightly larger one to the south (Plate 37). The third supporting pillar in the south corner of the room. The walls are all finished with plaster and paint. The north-east elevation has a chimney breast covering the north-west half and an upright in the east corner. There are shelves mounted on the wall just west of centre. The south-east elevation has a timber-framed, 12-light window, extending south-east from the centre of the elevation, which is blocked with boards on the outside. The south-west elevation has a small plinth with attached timber

shelves projecting north from the centre of the elevation. The north-west elevation has a wide timber-framed doorway with timber double doors leading to Room 2 at the south-west end.



Plate 37: Ground floor Room 2a, south-east elevation

4.3.15 Ground floor, stairs Area S1-S3: Area S1 (the south rear stairs) has a board floor and a ceiling comprised of a framework of metal pipes covered with hardboard and finished with paint. The north-east elevation is finished with plaster and paint. At the north-west end is a timber-framed doorway leading to Area S3. Immediately to the south-east of this is a return to the south-west, followed by a return to the south-east, around Area S2. The remainder of the elevation is plain. The south-east elevation is primarily finished with plaster and paint. There is a timber-framed doorway with a timber door north-east of centre leading to Area S2. To the south-west of this the wall returns to the south-east to butt the rear exterior wall of the building. In the centre of the elevation is a large timber framed doorway (Plate 38), with double doors, exiting onto High Street at ground level (this doorway is down a small flight of steps, at the top of which is an empty doorway, through which the double doors can be seen). To the south-west of the double doorway, the wall returns to the north-west to form the north-east wall of the south stairs. At the south-west end of the elevation are the south stairs. These are timber with metal edging, with a timber, varnished banister. The south-west elevation is finished in plaster and paint. At the south-east end, the small set of stairs to street level doors are set forward of the wall, resulting in a small plinth, which has been topped with timber. There are a series of small returns in the wall starting in the centre (north-east, north-west, south-west, north-west, south-west, north-west then south-west again), behind which are the south stairs. At the north-west end of the elevation is a large aperture giving access to the stairs. The north-west elevation is largely plain, although there is a large timber doorway with double fire-doors in the centre, leading to Room 1.

4.3.16 Area S2 is an enclosed room, possibly most recently used for storage, although marked on the 1980s plans as a kitchen. The floor comprises large boards, and the ceiling is of the same construction as Area S1. All the elevations are stud walls constructed from plasterboard finished with plaster and paint, except for south-east elevation, which is the rear exterior wall of the building. The north-east and south-west elevations are plain. The south-east elevation has the bottom left corner of a large timber framed window high in the centre and continuing beyond the room to the south-west (Plate 39), partially obscured by the room's south-west elevation and the ceiling. Four lights of this window can be seen from this room. The north-west elevation has a timber framed doorway at the south-west end leading to Area S1.



Plate 38: (left) Area S1, centre of the south-east elevation, showing door to High Street (left)

Plate 39: (centre) Area S2, south-east elevation

Plate 40: (right) Area S3, looking south-east towards stairs to basement and first floor

4.3.17 Area S3 is divided north-west/south-east by the main interior wall. The floor is concrete, the high ceiling appears to be plastered and painted, and in the east corner comprises of the underneath of the east rear stairs, which is wood panelled. The ceiling in the south-west half of the room (i.e. south-west of the main interior wall) is much lower and constructed in a similar fashion to the ceiling in Area S1. The north-east elevation is concrete and painted and there are stairs down to the basement landing on the south-east side. The south-east elevation is taken up on its north-east half by the east stairs. At the north-east end the concrete stairs lead down to a timber-framed doorway with a timber fire-door which leads to the basement landing. On the south-west side of these stairs is a concrete projection into the room, which is topped with timber. On the south-west side of this are the stairs leading to the floor above (Plate 40). The stairs are timber, covered with carpet, with a timber painted banister on the north-east side, and a varnished handrail on the south-west side. At the top of the stairs is a short landing. On the south-west side of the stairs is the main interior wall, which is orientated north-west/south-east and has a large aperture at its north-west end, allowing access between the two halves of the area. At the south-west end of the elevation is a wide timber doorframe, with large double fire-doors. Behind these is the elevator shaft, which has bare brick walls, although the remains of lift machinery can be seen. The rear wall of the elevator shaft is the rear exterior wall of the building (Plate 41). The south-west elevation is of brick at the south-east end (the elevator shaft), and constructed of plasterboard finished with paint for its remainder. There is a wide timber-framed doorway at the north-west end, leading to Area S1 (Plate 42). The north-west elevation is plasterboard finished with paint. There is a timber-framed doorway with a plywood door in the centre, giving access to a large, built-in cupboard room of plasterboard construction with wooden slatted floor-to-ceiling shelves on all elevations. To the north-east of the cupboard door is a timber-framed doorway with a fire-door, which leads to Room 2.



Plate 41: (left) Room S3, elevator shaft, looking south-east

Plate 42: (right) Room S3, looking south-west towards Area S1

4.3.18 Ground to first floor, east main stairs and east mezzanine: the landing of the east main stairs is carpeted and the ceiling, formed by the underneath of the stairs to the second floor, is finished with plaster and paint. All elevations are finished with wallpaper and paint. The north-east elevation of the landing itself is taken up by a timber-framed doorway to the inserted mezzanine floor in the east corner of the building, above Ground floor Room 2a. Beyond the doorway is a short corridor running south-east/north-west, with a blocked timber-framed four-light window on the south-east elevation, leading to further rooms to the north-east and north-west. The rooms in this area appear to have been male and female toilets as indicated by wall-signs. However, this area was not accessible due to unsafe floors. The south-east elevation of the landing has a timber-framed single-light window high in the centre. Beneath this and to the south-west is a wide aperture which appears to have been blocked with planks, which have been finished with paint to match the walls and given the addition of a skirting board (Plate 43). The elevation also has a moulded wooden dado rail. The south-west elevation is plain. The north-west elevation is taken up by the stairs down to ground level on the south-west side and the stairs up to the first floor on the north-east side. These stairs are carpeted and have a timber, varnished handrail on either side. An early newel post remains on the landing, which is square in section with a flattened pyramidal top (Plate 44).



Plate 43: (left) East main stairs south-east elevation

Plate 44: (right) East main stairs, looking south-east to ground floor/first floor landing

4.3.19 **Ground to first floor, south main stairs:** the landing of the south main stairs is covered by linoleum. The ceiling appears to be finished with plaster and paint, as are all elevations in this stairs area. The north-east elevation of the landing itself is a plain plasterboard partition wall, on the other side of which is mezzanine Room M3. The south-east elevation has a window blocked by boards on the north-east side, which extends beyond the north-east partition wall. There is another similar window to the south-west of this. The south-west elevation is plain. The north-west elevation is taken up by the stairs down to the ground floor on the south-west side, and the stairs up to the first floor in the centre. The latter stairs are of timber construction, with painted timber handrails on either side (Plate 45). To the north-east of these stairs is a timber-framed doorway leading to the mezzanine floor.



Plate 45: (right) South main stairs, looking north-west towards First floor Room 1

4.3.20 **Mezzanine floor, general:** the floor of this area is constructed of large boards over a steel tubular framework, which in turn is supported by steel I-beams running from the south-west external wall to the original interior partition wall, and steel pillars from the ceiling above (Plate 46; Fig 11). The majority of the mezzanine floor, the area that was most accessible, is situated above Areas S1-S3, although there were further areas above the shop front to the north-west and over ground floor Room 2a, but these could not be fully accessed. The mezzanine corridor runs south-east/north-west from the south-east external wall (Fig 7). The floor is covered with linoleum, except for its south-east end, which, after a small step up just south-east of centre, is covered with carpet. The ceiling is comprised of boards, finished with plaster and paint, as are all the elevations. The north-east elevation has a timber-framed doorway, with a timber door with a single-light window, in the centre, leading to Room M3. The south-east elevation is taken up by a timber-framed doorway with a timber fire-door. The south-west elevation has a timber doorframe just north-west of centre, with a timber door, which gives access to Room M1. To the north-west of this the elevation is constructed of plywood, with a timber-framed four-light window running the length of the wall. The north-west elevation is taken up by a large aperture which formerly gave access to the rest of the mezzanine floor, but now leads to empty space above ground floor Room 1. The steel- and timber-constructed floor is supported along the south-west exterior wall above the south-west side of ground floor Room 1. This floor is c2.0m below the original ceiling and wooden shelves have been attached to the original main beams. A false floor can be seen at the north-west end of the floor above the ground floor shop front (Plate 47). The construction of this appears to be from timber and boards and a timber partition wall projects from the

north-west elevation to create two areas or rooms. These are, however, also inaccessible.

4.3.21 Mezzanine floor, Room M1: this appears to have been a small office room. The floor is covered with linoleum, and the ceiling finished with plaster and paint. The north-east elevation is a timber partition wall. There is a timber-framed four-light window running the length of the wall from the north-west end to a timber-framed door at the south-east end which leads to the corridor. The south-east elevation is of plasterboard finished with wallpaper and there are wooden shelves against the wall. The south-west elevation is also of plasterboard finished with wallpaper but is otherwise plain. The north-west elevation is a timber partition wall, with a timber-framed four-light window running along the entire length, the south-west window of which is opening.



Plate 46: (right) Mezzanine floor, looking north-west

Plate 47: (left) View of mezzanine floor extending above the south-west side of ground floor Room 1, looking towards the space above the shop fronts to the north-west

4.3.22 Mezzanine floor, Room M2: the floor of this room is covered with carpet and the ceiling finished with ceiling tiles and paint. The north-east elevation is finished with wood-effect veneer panelling and timber skirting board. There is an alcove with two shelves recessed into the wall south-east of centre. The south-east elevation is finished with wallpaper and paint. An original support beam runs north-east/south-west at the top of the elevation and this also has been covered by wallpaper and then painted. There is a large aperture in the south-west half of the elevation, giving access to Room M3. The south-west and north-west elevations are finished with wallpaper and paint, but are otherwise plain.

4.3.23 Mezzanine floor, Room M3: the floor is covered with linoleum and the ceiling finished with plaster and paint. The north-east elevation is finished with wallpaper and paint and there is a timber-framed doorway with timber door leading to Room M4 at the north-west end. The south-east elevation has painted wood panelling and there is a timber-framed window blocked with boards on the south-west side. This window continues from the landing area to the south-west. The south-west elevation is finished with wallpaper and paint. There is a timber-framed doorway with a timber door with a single-light window at the north-west end, leading to the mezzanine corridor (Plate 48). The north-west elevation is finished with wallpaper and paint, and is mostly taken up by the large aperture through to Room M2.



Plate 48: (left) Mezzanine room M3, south-east elevation

Plate 49: (right) Mezzanine room M4, looking from room M3

4.3.24 Mezzanine floor, Room M4: this small room is a former toilet/shower room (Plate 49). The floor is covered with linoleum on the south-west half, while the north-east half is raised up with a wood plinth. The ceiling is finished with plaster and paint. The north-east elevation is plasterboard finished with plaster and whitewash. The north-west half shows the scar of what was probably a shower cubicle, and the south-east half has a toilet bowl attached. The south-east elevation is again finished with plaster and whitewash, and there is a ceramic standing sink attached to the wall at the south-west end. The south-west elevation has a timber-framed doorway with a timber door at the north-west end, which leads to Room M3. The north-west elevation is mostly plain, although the scar of the shower cubicle can be seen in the centre immediately above the step of the floor.

4.3.25 First floor, general: like the rest of the floors this is divided into two main rooms (1 and 2) on the north-east and south-west sides by the central wall running north-west/south-east (Fig 8). Also, like the other floors there are several smaller rooms, but mainly at the south-east end, although an additional partition has been added within Room 1.

4.3.26 First floor, Room 1: this large room takes up the majority of the south-west half of the first floor. The floor is carpeted except at the north-west end, where the floorboards are visible and have been varnished. The high ceiling has been finished with wallpaper and paint and is supported by five large beams, the south-east end beam being obscured by later interior additions. These are also painted, and are orientated north-east/south-west and the remains of a relatively plain moulded cornice are present throughout. There is a plasterboard, painted partition at the north-west end of the room, just south-east of the visible floorboards, which stretches across the room (Plate 51). It does not quite extend the full height of the room, leaving the upper third is open and allowing light from the windows in the north-west elevation into the rest of the room. A separate room has been created at the south-east end of the room by the construction of painted plasterboard partition walls and a small mezzanine room has been constructed above this up to the ceiling. Painted plasterboard partitions have also been constructed against the north-east elevation around the central staircase. The north-east elevation of Room 1 is formed from the original interior wall, which is of brick, finished with wallpaper and paint. A painted timber skirting board runs the length of the elevation. There is a wide aperture through to Room 2 at the north-west end. The plasterboard partition wall projects into the room to the south-east of this aperture. Just north-west of centre the plasterboard

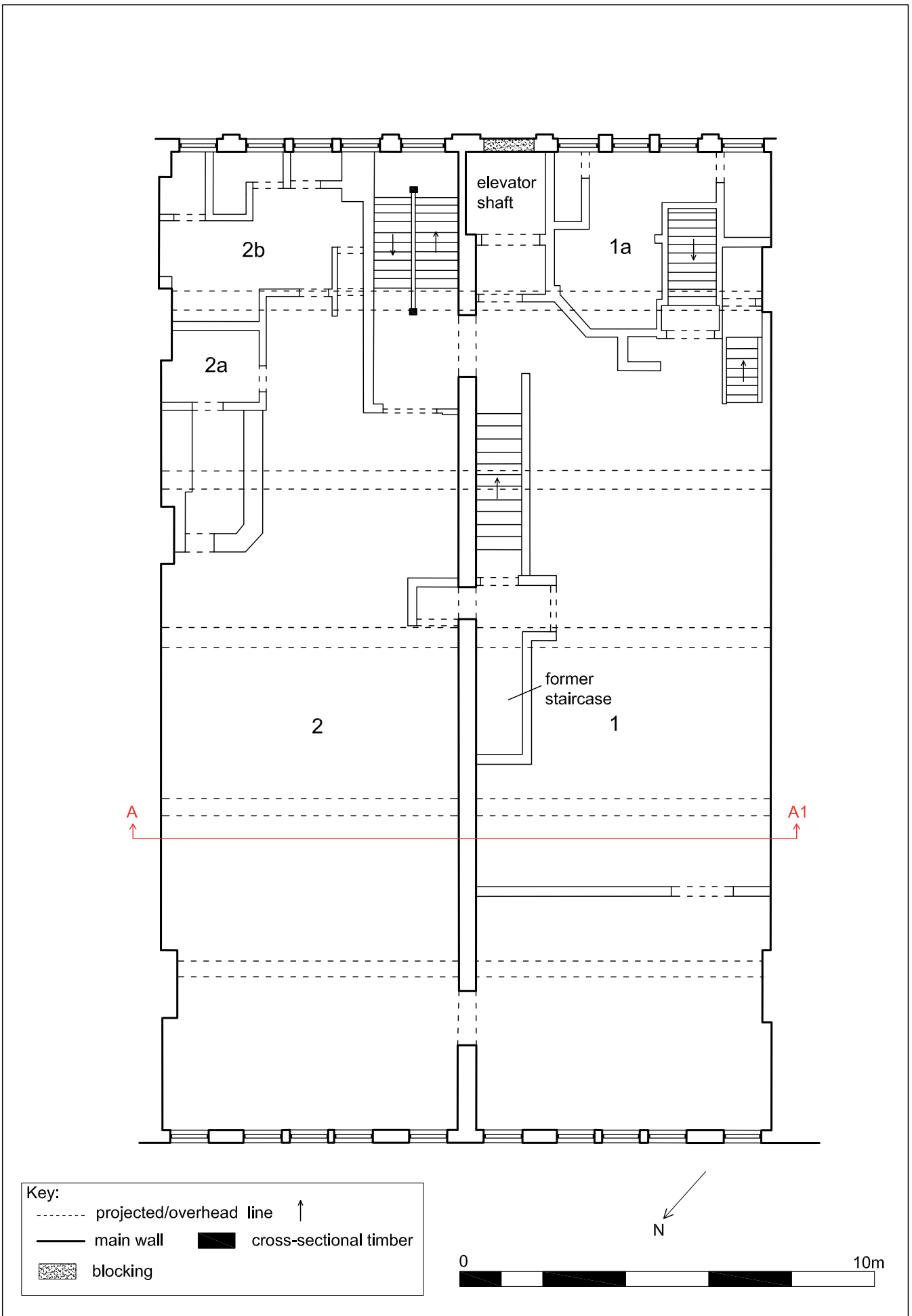


Figure 8: First floor plan

partition around the central stairs extends into the room and then returns to the south-east. From this point the original interior wall is obscured behind the plasterboard partition. There is a timber-framed doorway in the centre, leading to the central stairs area. This doorway has wood double doors with a single-light window each. At the south-east end of the elevation is another timber doorframe with a set of wood double doors, each with a single-light window. This doorway leads to the east main stairs/elevator area and through it there is a small lobby area leading to the elevator shaft.

4.3.27 The south-east elevation comprises of a plasterboard partition wall, finished with plaster and paint (Plate 50). At the north-east end the elevation returns diagonally to the west before returning again to the south-west. In the centre is a return to north-west, followed by another return to the south-west and then again to the south-east, around the entrance to Room 1b, followed again by a return to the south-west. Just south-west of centre is a timber-framed doorway with wood double doors, each with a single-light window, leading to the south main stairs, which terminate on this floor. High in the centre is a timber-framed three-light window from the mezzanine room above. South-west of this door the elevation returns briefly to the south-east before returning to the south-west to butt the south-west elevation. At the south-west end is a timber-framed doorway to a small storage cupboard. Directly in front of this doorway is a set of timber steps, painted and varnished, with a wood handrail on the south-west side. At the top of these steps is a timber-framed doorway with a modern plywood door to the mezzanine room above. The south-west elevation is finished with wallpaper and paint and is mostly plain apart from a timber skirting board which runs the length of the elevation as far as the partition wall at the north-west end. To the north-west of this partition is a chimney breast (Plate 51). The north-west elevation has a two-light sash window in a timber frame at the south-west end. In the centre is a large timber casement with three two-light sash windows, each with a single-light window above. To the north-east of this is another timber-framed, two-light sash window (Plate 52). All windows are covered with modern wire mesh.



Plate 50: (left) First floor Room 1, south-east elevation

Plate 51: (right) First floor Room 1, north-west end, looking south



Plate 52: (left) First floor Room 1, north corner showing part of the window

4.3.28 **First floor, Room 1a:** the floor is covered with carpet and the ceiling comprises of timber and metal beams covered with hardboard and finished with paint. All elevations are finished with plaster and paint, with a small timber skirting board. All elevations except the south-east are inserted plasterboard partition walls. The north corner of the room is truncated by an east-west partition. The north-east elevation meets this partition at its north-west end. There is a return in the centre to the south-west for approximately 1m. This is followed by a return to the south-east. There is a timber-framed doorway at the south-east end. This doorway leads to a small former shower-room behind the north-east elevation. This is tiled on its north-west elevation and has a blocked window on its south-east elevation. The south-east elevation of Room 1a has a timber-framed window blocked with chipboard at the north-east end, and a similar window to the south-west of this. The south-west elevation has a timber-framed doorway leading to another small room behind the partition wall (in which all elevations are plain, except for a mirror and timber bench with metal sink attached to the north-west elevation, and a timber-framed window blocked with chipboard on the south-east elevation). To the north-west of this doorway there is a return to the north-east, followed by a return to the north-west, around the south main stairwell. The north-west elevation has a timber framed doorway with wood door at the south-west end, leading through to Room 1. To the north-east of this is a mirror attached to the wall. At the north-east end the elevation meets the east-west wall in the north corner, which is plain.

4.3.29 **First floor, Room 1 mezzanine:** this room has been constructed above Room 1a. The floor is comprised of boards and covered with floor tiles. The ceiling is of hardboard attached to timber beams. The north-east elevation is covered by hardboard and finished with wallpaper and paint, with a painted timber skirting board. At the north-west end is the south-east side of what appears to be a chimney breast. To the south-east of this the wall returns to the south-west for approximately 1.5m, before returning again to the south-east, most likely following the shape of the elevator shaft on the other side. There is a mirror mounted on the wall in the centre and there are copper pipes protruding at the south-east end. The south-east elevation is again finished with wallpaper and paint, and a window blocked with chipboard runs the length of the elevation. The south-west elevation is finished with wallpaper and paint and has a painted wood skirting board, but is otherwise plain

apart from the timber shelves against most of its length. The north-west elevation is also finished with wallpaper and paint, with a painted timber skirting board. There is a timber-framed doorway with a single plywood door at the south-west end, which opens out onto the timber steps into Room 1. In the centre of the elevation are three single-light timber-framed windows, and to the north-east of these is a timber upright (Plate 53).



Plate 53: First floor mezzanine room, north-east elevation

4.3.30 **First floor, Room 2:** this room takes up the majority of the north-east half of the building, separated from Room 1 by the original interior wall (Plate 54). The floor is mostly covered with carpet, although the east corner is finished with linoleum and there is a large rectangular area in the centre of the room, which is framed with metal and covered with floor tiles. The ceiling has been finished with wallpaper and paint and is supported by large beams orientated north-east/south-west, which have also been painted. The ceiling is much lower at the south-east end of the room than at the north-west end due to the construction of a false ceiling, obscuring the beams at that end of the room. The beam at the north-west end of the room has also been fitted with false crenelated ornamentation constructed from timber (Plate 55). All elevations are finished with wallpaper and paint and have a painted wood skirting board. Plasterboard partition walls have been constructed at the south-east end of the room to create further rooms. The north-east elevation has a chimney breast at the north-west end (Plate 55). There are upright light fixtures against the wall at regular intervals, and there is a timber shelf attached to the wall south-east of centre. To the south-east of this is a bar area, with a timber constructed bar, and timber shelves and mirrors attached to the walls. At the south-east end of the bar the elevation returns to the south-west for c3m, before returning again to the south-east. At the south-east end of the elevation is a timber-framed doorway with a modern plywood door, leading to Room 2a. The south-east elevation comprises of a plasterboard partition wall, finished with wallpaper and paint. There a timber-framed doorway with modern plywood door at the north-east end, within the bar area, leading to Room 2a. There is a timber-framed doorway with modern plywood door in the centre of the elevation. To the south-west of this is another similar door. Both of these doors give access to Room 2b. Immediately to the south-west of this second door is a return to the north-west for c3m, followed by a return to the south-west. At the south-west end of the elevation is a timber-framed doorway with a set of timber double doors, each with a single-light window. The south-west elevation has plasterboard at the south-east end, mounted in front of the original interior wall. This extends north-west as far as a plasterboard partition wall, just south-east of centre, which has been constructed around the area of the central stairs, forming a c1.5m square which extends into the room, with a timber-framed door leading to the central stairs on the north-west side. The elevation from this point north-west comprises of

the original interior wall, with light fixtures against the wall at regular intervals. There is a wide aperture through to Room 1 at the north-west end. The north-west elevation has a timber-framed two-light sash window at the south-west end. In the centre is a timber casement with three two-light sash windows, each with a single-light window above. At the north-east end of the elevation is another timber-framed two-light sash window.



Plate 54: (left) First floor Room 2, south-east elevation

Plate 55: (right) First floor Room 2, north-west end of the north-east elevation, showing false decoration on beam and chimney breast

4.3.31 **First floor, Room 2a:** this room is a small room to the south-east of the bar in Room 2. The floor is covered with linoleum and the ceiling is finished with plaster and paint. All elevations are finished with wallpaper and paint. The north-east elevation is plain apart from the north-west side of a chimney breast at the south-east end of the room. The south-east elevation is plain, although wood cupboards are mounted on the wall at the south-west end. The south-west elevation has a timber-framed doorway, with a modern plywood door, in the centre, leading to Room 2. The door is painted and has a shelf mounted at half height. The north-west elevation has a small aperture at the south-west end c1m above the floor, with a plastic pipe leading through to behind the bar area in Room 2. There is a timber-framed doorway with a modern plywood door, leading to the area behind the bar in Room 2, in the centre.

4.3.32 **First floor, Room 2b:** this room is at the south-east end of the floor and has been created by the insertion of a plasterboard partition, and appears to have been a former shower-or changing-room area. The floor is mostly carpeted, except for the small shower and toilet alcoves, where it is covered with linoleum. The ceiling is constructed of plasterboard nailed to timber beams. There are plasterboard partitions on the south-east side of the room to form a toilet cubicle and two shower cubicles. The north-east elevation is finished with wallpaper and paint, and the south-east side of the chimney breast in Room 2a can be seen at the north-west end. There is a shallow timber plinth at floor level attached to the wall. Just south-east of centre the partition wall butts the elevation, and beyond this the elevation is tiled from floor level to mid height. The south-east elevation is largely obscured by the partition walls forming the cubicles. At the north-east end is the toilet cubicle, with a linoleum floor, the north-east and south-east elevations tiled to half height and the toilet itself against the south-east elevation. High above the toilet is a timber-framed single-light window. To the south-west of centre is another doorway to the centre L-shaped shower cubicle (there is a return to the south-east in the centre of the north-east/south-west orientated partition wall). The cubicle has a linoleum floor and is tiled up to half height on the north-east and north-west elevations and the west side of the south-west elevation. There is a small timber-framed single-light window high in the centre of the south-east elevation. There is another cubicle at the south-east end of the room. This second shower cubicle has a linoleum covered floor, and is tiled up to

mid height on the south-east, south-west and north-west elevations, and has a small, timber-framed single-light window high in the centre of the south-east elevation. The south-west elevation of the room is plain, although there is a short stretch of north-west/south-east orientated partition wall in front of the north-west end of the elevation. The north-west elevation has a timber-framed doorway with timber door, leading to Room 2 at the south-west end. Immediately to the north-east of this is this short stretch of partition wall mentioned above. To the north-east of this is another timber-framed door, also leading to Room 2. In the centre of the elevation, the wall returns to the north-west, before returning to the north-east to butt against the chimney breast, thus creating an alcove at the north-east half of the elevation. Within this alcove, a timber bench with two metal sinks has been fitted, and mirrors have been mounted on the wall. The south-east beam of this floor is directly above this alcove.

4.3.33 First floor, central stairs area: this area is a small landing between the two flights of central stairs. It is located roughly in the centre of the building, and has been separated from Rooms 1 and 2 by the addition of plasterboard partition walls, although the majority of the area is on the north-east side of Room 1. The floor is covered with carpet and the ceiling is finished with wallpaper and paint. In the centre of the area is an aperture in the original interior wall, which leads to the door to Room 2. All elevations are finished with wallpaper and paint. The north-east elevation is plain. The south-east elevation has a timber-framed doorway in the centre, with modern double fire-doors. This gives access to the stairs up to the second floor. The stairs are timber, edged with metal. The north-east and south-west sides of the stairwell are finished with wallpaper and paint and there is a varnished timber handrail on the north-east side. In the centre there is an original or early newel post at either end, with round finials. The south-west elevation is entirely taken up by a timber framed double doorway with a set of modern plywood double doors, each with a single-light window, which lead to Room 1. The north-west elevation has a timber-framed wide aperture in the centre, giving access to the stairs down to the ground floor. These stairs are now missing and the south-west side of the stairwell is also missing, having been formed by a plasterboard partition wall. The north-east side of the stairwell is formed by the original interior wall, and has a painted timber handrail attached. To the north-east of this aperture is a timber-framed doorway with a modern plywood door with a single-light window, which leads to Room 2.

4.3.34 First floor, east main stairs and elevator area: these stairs are situated approximately in the centre of the south-east end of the building, and the elevator shaft directly adjacent on the south-west side. In front of the stairs is a vestibule area. The floor is covered with carpet and the ceiling finished with plaster and paint. The ceiling in the east corner is formed by the underneath of the stairs up to the second floor. The area is divided into two by the original interior wall, although there is a wide aperture in this wall. All elevations are finished with wallpaper and paint. The north-east elevation comprises a plasterboard wall and is otherwise plain. The south-east elevation is taken up at the north-east end by the stairs down (Plate 56). The stairs are covered with carpet and there is a painted timber handrail on the north-east side, and a timber banister on the south-west side. To the south-west of the stairs down are the stairs up. These are timber and finished with linoleum. The north east side is finished with wood panelling, the south-west in plaster and wallpaper. At the top of the stairs is a small landing (Plate 57). To the immediate south-west of the original interior wall is a set of timber-framed modern fire-doors, behind which is the elevator. This area is now cordoned off due to the shaft being open, which in turn has left visible the machinery and metal framework of the elevator mechanism (Plates 62, 63) The south-west elevation has a timber-framed doorway in the centre. This doorway has a set of modern plywood double doors, each with a single-light window. These

doors lead to Room 1. The north-west elevation has a small alcove at the south-west end, underneath the central stairs to the second floor. The original interior wall projects south-east from the elevation in the centre. At the north-east end is a timber-framed doorway with modern plywood doors, each with a single-light window. This doorway leads to Room 2.



Plate 56: (left) East main stairs, looking south-east to ground floor/first floor landing

Plate 57: (right) East main stairs, looking south-east to first floor/second floor landing



Plate 58: (left) Elevator shaft, first floor level, south-east elevation, looking upwards

Plate 59: (right) Detail of south-west elevation of elevator shaft at first floor level

4.3.35 First to second floor, east main stairs: the landing of these stairs is covered with linoleum. The ceiling is finished with wallpaper and paint and is formed by the underneath of the stairs to the second floor. The north-east elevation is covered with timber panelling. The south-east elevation is finished with plaster and paint and there is a window, partially blocked with board, in the centre. The south-west elevation is finished with plaster and paint and there is a large metal fixture on the north-west side. The north-west elevation is taken up on the south-west side by the stairs up from the first floor. Above these is the underneath of the stairs up to the attic, which is covered with varnished timber boards. To the north-east of these are the stairs up to the second floor. These are timber, covered with linoleum and edged with metal. The north-east side is finished with timber panelling, and the south-west side has a varnished wood banister with wood panelling.

4.3.36 **Second floor, general:** again, the first floor is divided into two halves by the central wall, with numerous smaller rooms grouped around the south-east end and the stairs (Fig 9). In addition, there is a mezzanine floor at the south-east end of the south-west half of the floor, although this is much smaller than that on the ground floor. No separate plan of this has been produced but its position is described relative to the room below.

4.3.37 **Second floor, Room 1:** this floor is on the south-west side of the building and is separated from the north-east half (Room 2) by the original interior wall. The floor comprises floorboards covered with fabric tiles. The ceiling comprises boards, supported by large timber beams, four of which run north-east/south-west. The beam at the south-east end of the building has been partially obscured by the insertion of a partition wall. Damage to the two central beams reveal that they have been clad with plywood and finished with wallpaper, which suggests that this is the case for all the main beams throughout the building. The second beam from the north-west has been repaired at the centre of the beam, around the interior wall, with the addition of a steel support (Plate 60). Apart from the repair, this beam, as with all the main beams throughout the building, is a single piece of timber that stretches the width of the building. A number of plasterboard partition walls have been inserted at the south-east end of the room, creating a number of small rooms. The north-east elevation is finished with wallpaper and paint. There is a painted timber skirting board and a timber dado rail is extant at the north-west end. The scar of this rail is visible up to a point below the second beam from the north-west, where there is a large scar. It is unclear whether this scar has been caused due to repair work to the beam, water damage, the removal of a feature or a combination of factors. Neither the dado rail itself, nor any visible scar, continues past this point. To the south-east of this, below the fourth beam from the north-west is a flight of stairs up to the attic (Plate 61). These run upwards north-west to south-east along the north-east elevation. The stairs are timber, with metal edging, and have a varnished timber handrail on the north-east side. At the south-east end of the north-east elevation is an area of painted timber panelling, with a dado rail above, extending from the south-east elevation for c2m. The south-east elevation comprises of a plasterboard partition wall finished with wallpaper and paint, with a painted wood skirting board. At the north-east end the stairs up to the attic extend into the room. North-east of centre is a timber-framed doorway leading to the central stairs and elevator shaft area. To the south-west of this is another timber-framed doorway with a modern plywood door with a single-light window, leading to the north-east half of Room 1a. South-west of centre is another similar doorway leading to the south-west half of Room 1a. The south-west elevation is finished with wallpaper and paint, and has a painted wooden skirting board and a painted timber dado rail running the length of the wall. There is a chimney breast at the north-west end, which the dado rail does not continue around (Plate 62). The north-west elevation has a timber-framed two-light sash window at the south-west end. In the centre are three two-light sash windows in a timber casement. At the north-east end is another timber-framed two-light sash window. The windows are all covered with modern wire mesh (Plate 63). The elevation is finished with wallpaper and paint, and has a painted timber skirting board. Below the centre window casement, boards have been attached to the wall and skirting board with nails. There are short sections of painted timber dado rails between each end window and adjoining walls.

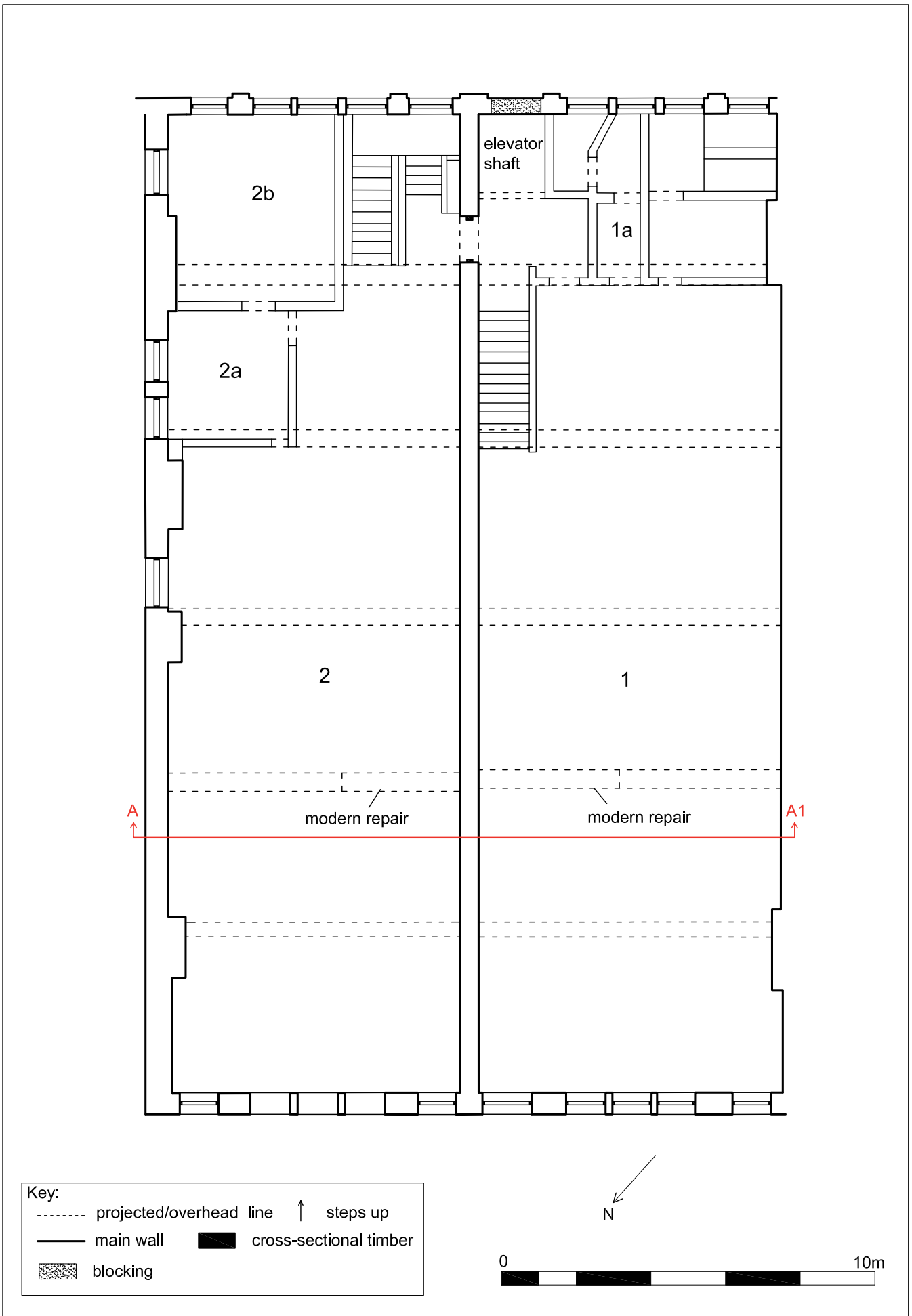


Figure 9: Second floor plan



Plate 60: Detail of beam repair in Second floor Room 1



Plate 61: (left) Second floor Room 1, stairs up to attic Room 1b, from the west

Plate 62: (right) Second floor, Room 1, chimney breast at the north-west end of the south-west elevation



Plate 63: Second floor Room 1, north-west elevation

4.3.38 **Second floor, Room 1a:** this room is divided into two by a plasterboard partition wall orientated north-west/south-east. The north-east half is a former male toilet and the south-west half a former female toilet. The floor of both halves is covered with fabric tiles. The ceiling comprises boards over a timber beam frame, which is in a poor state of repair. All the elevations are finished with plaster and paint. The north-east elevation of the male toilet has a sink attached to the wall north-west of centre. There is a partition wall extending north-east/south-west across the room in the centre, in which there is a timber-framed doorway with a plywood door with a single-light window, with a two-light overlight. Immediately south-east of this is a timber-framed doorway with a plywood door, through to a toilet cubicle. To the south-east of this doorway is a ceramic urinal attached to the wall. The south-east elevation has a two-light sash window blocked by boards. The south-west elevation comprises of a plasterboard partition wall (dividing it from the female toilet) and is plain. The north-west elevation is entirely taken up by the timber-framed doorway to Room 1. The toilet cubicle is plain on all elevations except for the ceramic toilet bowl on the north-east side of the south-east elevation and a two-light sash window, blocked by boards, on the south-west side. In the female toilet, the north-east elevation is plain, although a plasterboard partition wall extends from the centre running north-east/south-west across the room. This partition does not extend up to the ceiling but may at some point have had overlights above. The north-east end of this partition wall has a timber-framed doorway with a plywood door with a single light. There are ceramic sinks against the centre and south-west end of this partition wall. The south-east elevation has a two-light sash window, blocked by boards, at the north-east end and a similar window to the south-west of this (within a toilet cubicle). The south-west elevation has two toilet cubicles at its south-east end, with toilet bowls against the wall, with small vents high above each. The centre partition wall butts the elevation in the centre. The north-west half of the elevation (within the area of the washroom) is taken up by a chimney breast, and is plain apart from a vending machine mounted on the wall. The north-west elevation is a plasterboard partition wall, separating the room from Room 1 and is plain apart from a timber-framed doorway through to Room 1 at the north-east end.

4.3.39 **Second floor, Room 2:** this room is in the north-east half of the second floor of the building. The floor is covered with fabric tiles. The ceiling is of boards attached to timber beams. Five large beams are orientated north-east/south-west, continuing from Room 1, and the two beams at the south-east end of the room are partially obscured by inserted partition walls in the east corner of the room, which form two separate rooms. The beams are of timber and, as in Room 1, have been clad with painted wood boards. The second beam from the north-west has been repaired with steel (see *Section 4.3.37*; Plate 64). The north-east elevation has been finished with wallpaper and paint. A painted timber skirting board runs the length of the elevation, including along the partition walls at the south-east end (although here it is smaller), and a dado rail also runs along the length of the elevation, though this does not extend along the partition walls. There is a chimney breast at the north-west end, from the front of which the dado rail has been removed, and which has a metal vent at high level on the front. South-east of centre is another chimney breast, and to the south-east of this is a window blocked with chipboard. South-east of this window is another chimney breast, and to the south-east of this the elevation returns to the south-west as a plasterboard partition wall (Plate 65). This wall then returns to the south-east. There is a timber-framed doorway with a plywood door at the south-east end of this return. The wall then returns to the south-west and then again to the south-east to butt the south-east elevation. The south-east end of the elevation is finished with timber panelling. The south-east elevation comprises of plasterboard partition walls on the north-east half, and is finished with wallpaper and paint. North-east of centre is a small timber-framed single-light opening window looking into

Room 2a. Immediately to the south-west of this the partition wall returns to the south-east. There is then a short return to the south-west and then again to the south-east. In the centre of the elevation are the stairs down, above which is the underneath of the stairs up to the attic, finished with plaster and paint. To the south-west of these are the stairs up from this floor. These stairs are timber with metal edging with timber panelling on the south-west side and a varnished timber banister on the north-east side. At the top of this short flight of five steps is a landing, covered with linoleum. The south-east elevation of this landing is finished with plaster and paint and has a two-light sash window on the north-east side, blocked with boards, and a similar window to the south-west. At the south-west end of the south-east elevation of Room 2 is a timber-framed doorway, with a plywood door, to a small cupboard constructed against the south-west elevation (Plate 66). The south-west elevation has a timber-framed doorway with a timber arch and a plywood door with a single-light window at the south-east end, just north-west of the timber-constructed cupboard. This doorway leads to the central stairs/elevator area. The elevation is finished with wallpaper and paint and has a painted wooden skirting board along its length. There is the scar of a dado rail along the length of the elevation, which is extant at the north-west end. This dado rail is of painted wood. Other than these features the elevation is plain. The north-west elevation is similar to that of Room 1, with a two-light sash window at either end. The central timber casement with its three two-light sash windows has been removed (now lying on the floor; Plate 67), exposing the rear side of the exterior stonework. The elevation is finished with wallpaper and paint and has a painted wooden skirting board, although this has disappeared in the area below the central window. There are also sections of painted wooden dado rails between each window. The two remaining windows are covered by wire mesh.



Plate 64: Detail of beam repair, Second floor Room 2



Plate 65: (left) Second floor Room 2, east corner. The small window on the right looks through to Room 2a

Plate 66: (right) Second floor Room 2, south corner, showing stairs and timber lintel above door in south elevation



Plate 67: (left) Second floor Room 2, removed window casement

Plate 68: (right) South-east elevation of Room 2b

4.3.40 **Second floor, Room 2a and 2b:** these rooms are were not easily accessible due to an unsafe floor, but the floor, ceiling and three elevations of Room 2a can be seen through the small window from Room 2. The floor is covered with fabric floor tiles and the ceiling is finished with plaster and paint. The north-east elevation is brick, finished first with whitewash, then plaster and finally wallpaper and paint. A painted wood skirting board extends the length of the elevation as does a painted timber dado rail. There is a timber-framed window at the north-west end, blocked with board, and a similar window to the south-east of this, also blocked with board. In the south-east corner of the elevation the north-west side of a chimney breast can be seen. The south-east elevation appears to be an inserted partition wall finished with wallpaper and paint, with a small painted wood skirting board. There is a timber framed doorway with a plywood door in the centre. This door leads to a further room beyond (Room 2b), although this too was difficult to access. The south-west elevation of Room 2a is an inserted plasterboard partition wall, finished with wallpaper and paint, and has a painted wood skirting board. There is a timber-framed door at the south-east end from Room 2. The only feature on the north-west elevation that can be confirmed is the small timber-framed window at the south-west end looking into Room 2.

4.3.41 Room 2b is in poor condition and could not be entered but it was possible to view it from the doorway in the north-west elevation. The floor is comprised of boards and the ceiling finished with plaster, as are the walls. The end of the chimney breast visible in Room 2a is evident on the north-west side of the north-east elevation, and

to the south-east of this is a window with a rectangular moulded surround and four-light sliding sash casement with a round-headed top. The south-east elevation has two more windows with moulded surrounds and fixed three-light casements (Plate 68). The south-west and north-west elevations could not easily be examined, although the south-west was evidently plain and the north-west had a single doorway to Room 2a.

4.3.42 Second floor, central stairs and elevator area: this small area is located in the centre of the south-east side of the second floor of the building between Rooms 1 and 2, and is to the south-west of the original north-west/south-east interior wall. The floor is covered with fabric tiles and the ceiling is finished with plaster and paint. The north-east elevation is finished with wallpaper and paint. In the centre is a timber-framed doorway with a timber arch above (Plate 69). The upper part of the elevation has had boards attached to it and these have been finished with plaster and paint. A board partition has been inserted in the arched space above the door. To the south-east of the door is the scar of what may have been a doorframe or partition wall. The south-east end of the elevation is taken up by the elevator shaft, which is comprised of bare brick and the elevator structure and machinery are visible. The south-east elevation has a large aperture in the north-east side. This houses the metal folding doors for the elevator and is surrounded by wood-effect veneer panelling (Plate 70). The rear of the lift shaft can be seen and is bare brick. To the south-west of the lift door the elevation is finished with wallpaper and paint and is otherwise plain. The south-west elevation is finished with wallpaper and paint, and has no significant features. The north-west elevation has a timber-framed doorway to Room 1 at the south-west end. In the centre are the central stairs down to the first floor (Plate 71). The south-west side of the aperture to the stairs is framed by a grooved and chamfered timber upright, finished with paint. Above is a timber arched lintel, which is built into the north-west/south-east interior wall at its north-east end (Plate 69). The elevation above the arch is of plasterboard finished with wallpaper and paint. The aperture also chamfered on its north-east side.



Plate 69: Second floor, central stairs and elevator area, north-east elevation



Plate 70: (left) Second floor, elevator shaft, from the west

Plate 71: (right) Second floor, central stairs, looking north-west down to first floor

4.3.43 **Attic floor, general:** the attic floor is divided into five rooms. Rooms 1a and 1b comprise of the north-west and south-east halves of the south-west attic area respectively (Fig 10). Rooms 2a and 2b are located within the north-west and south-east halves of the north-east attic area. Room 2c has been created in the east corner of Room 2b by the insertion of plasterboard partition walls. The two attic areas are divided by the interior north-west/south-east wall, which extends to a height of c1.4m and is butted by the bottom of the north-east and south-west roofs. Brick partition walls, finished with plaster and paint, divide Rooms 1a and 1b, and Rooms 2a and 2b. The floors all comprises floor boards supported by timber joists, and in Room 1b the floor does not meet with the exterior wall on the south-west side of the room. All ceilings comprise of the underside of the pitched roofs, with two trusses in each room (except Room 2c), each with collars rather than tie-beams with a lathe and plaster ceiling attached to them (Plate 72; Fig 11). The collar of the south-east truss in Room 1a has four metal (brass?) hooks attached; two at either end (Plate 73). These timbers are all machine-cut and stop-chamfered and sit atop the north-east and south-west elevations and the main interior wall. The ceiling slopes down to the north-east, south-east and south-west elevations in both halves. In all rooms except for Room 2a, a plasterboard ceiling has been attached to the purlins at the level of the collars, and the purlins also have planks above. This plasterboard ceiling has been finished with plaster and paint. There is modern foam insulation between the rafters. All elevations are finished with plaster and paint.

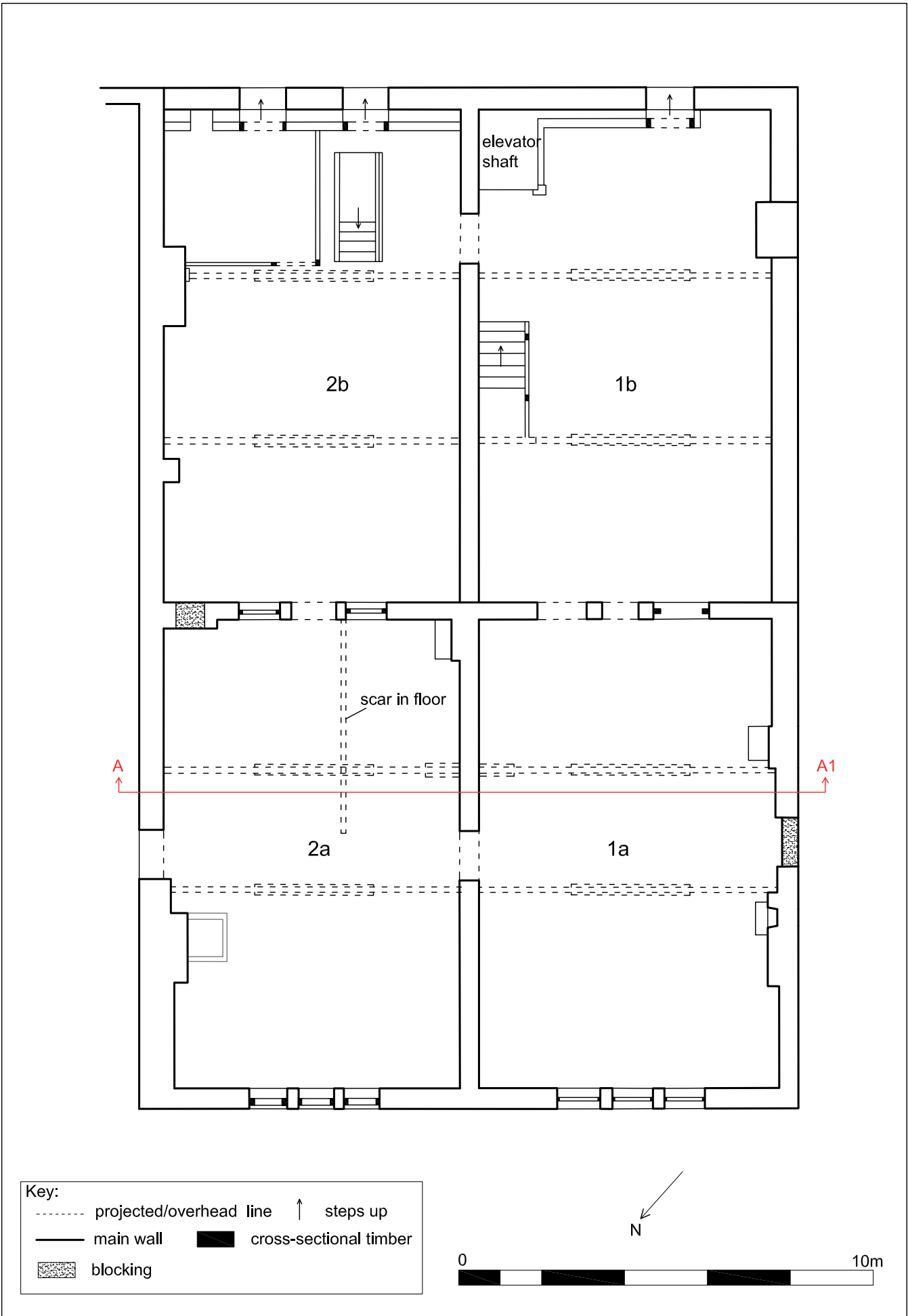


Figure 10: Attic floor plan

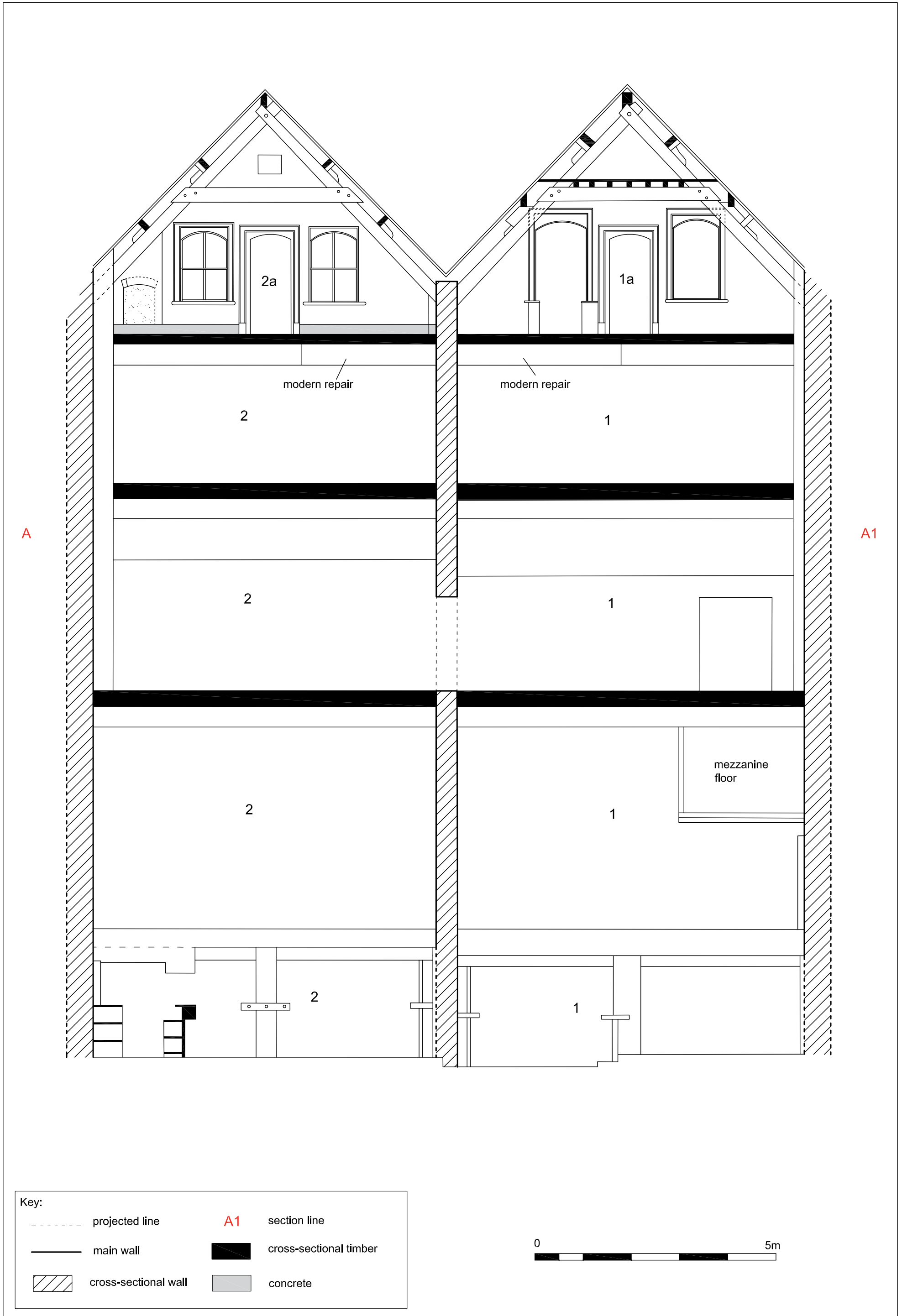


Figure 11: North-west facing cross-section



Plate 72: (left) View of ceiling structure in attic Room 1a

Plate 73: (right) Attic Room 1a, metal (brass?) hooks attached to truss

4.3.44 **Attic floor, Room 1a:** the north-east and south-west elevations have painted timber skirting boards along their entire lengths. The south-east elevation has a skirting board on its south half only (Plate 74). The north-east elevation has a timber framed door in the centre, with plywood double doors, each with a single-light window (Plate 75). There is space for an overlight, but this does not seem to have been included. The door is situated within an aperture in the main interior wall and is located at the halfway point of a short corridor formed by a small pitched roof adjoining both the north-east and south-west roofs between Rooms 1a and 2a, with a modern 10-light timber-framed skylight. Immediately to the north-west of this door is the north-east end of the north-west truss of this room. To the south-east of the door is the north-east end of the south-east truss of this room, which has a modern softwood repair attached with bolts. At the south-east end of the elevation is a modern two-light hinged opening skylight. The south-east elevation has a timber-framed doorway in the centre (Plate 76). This doorway has a flat arch and an ogee moulded surround. To the south-west is a window with a timber casement with flat arch, and an ogee moulded surround with a timber sill, the panes of which are no longer extant (Plate 77). To the north-east of the door is a similar window, although the sill and the wall below have been removed to form a door, and the bare walls clad with timber planks. Above the door, in the ceiling, is a small timber-lined aperture. The south-west elevation has a chimney breast south-east of centre with a blocked fireplace, although the hearth stone in front is still visible. To the immediate north-west of this is the south-west end of the south-east truss. In the centre the wall is slightly recessed, and it is noteworthy that this recess is directly opposite the adjoining corridor to Room 2a, although no such corridor appears to be in evidence here. To the north-west of this recess is the south-west end of the north-west truss of this room. Immediately to the north-west of this is another chimney breast, this with an iron fireplace still extant, with a hearth stone in front (Plate 78). The north-west elevation has a row of three timber-framed three-light windows, one in the centre and another to either side (Plate 79). At the north-east and south-west ends the ceiling slopes down to the north-west elevation.



Plate 74: (left) Attic Room 1a, south-east elevation

Plate 75: (right) Attic Room 1a, showing door to Room 2a in north-east elevation.



Plate 76: (left) Detail of door and converted window in south-east elevation of attic Room 1a

Plate 77: (right) Detail of window in south-east elevation of attic Room 1a



Plate 78: (left) Fireplace at the north-west end of the south-west elevation, attic Room 1a

Plate 79: (right) Attic Room 1a, north-west elevation

4.3.45 **Attic floor, Room 1b:** the stairs from second floor Room 1 emerge in this room, along the centre of the north-east elevation, and have a modern timber handrail on the south-west side (Plate 80). The top of the elevator shaft is in the east corner. The north-east elevation has a timber casement at the north-west end with two modern two-light opening skylights. South-east of this is the north-east end of the north-west truss in this room, below which has been added a board partition above the stairwell. The stairs from the second floor meet the floor just south-east of centre and to the south-east of this is the north-east end of the south-east truss. To the south-east of this truss is a timber-lined doorway, which extends no higher than the brickwork of the interior wall. This doorway has timber double doors and leads to Room 2b. To the south-east of this is the area which presumably once housed the elevator machinery (the elevator shaft itself is open, but cordoned off; Plate 81). This elevator shaft is also at the north-east end of the south-east elevation. South-west of centre on the south-east elevation is a timber-framed dormer window, now blocked with chipboard, although this has been fitted with hinges to allow access to the roof. The south-west elevation has a blocked chimney breast at the south-east end (Plate 82). Immediately to the north-west of this is the south-west end of the south-east truss. North-west of centre is the south-west end of the north-west truss in this room. At the north-west end of the elevation is another modern timber casement with two two-light opening skylights. In the north-west corner is a metal pipe, which leads through an aperture broken into the partition wall and then into the south-west wall of Room 1a. The north-west elevation is the reverse of the partition wall with Room 1a (Plate 83). The window and doors do not have surrounds on this side, although the sill of the window is sloped.



Plate 80: (left) Attic Room 1b, stairs down to Second floor Room 1

Plate 81: (right) Attic Room 1b, top of elevator shaft in east corner of the room, taken from north-west



Plate 82: (left) Attic Room 1b, blocked chimney breast on south-west elevation

Plate 83: (right) Attic Room 1b, north-west elevation

4.3.46 **Attic floor, Room 2a:** this room comprises of the north-west half of the north-east attic space. The ceiling here has not been lowered by the insertion of a plasterboard ceiling between the collars, but rather, plasterboard has been attached to the rafters (Plate 84). This has been finished with plaster and paint. The floor is of bare floorboards as throughout the attic, but a long timber beam orientated south-east/north-west in the floor immediately north-west of the partition wall suggests that the south corner of this room may have been partitioned off at some point. Alternatively this beam may be all that remains of a central staircase on the north-east side of the main interior wall that. The north-east elevation has a chimney breast with blocked fireplace north-west of centre, in front of which is a concrete plinth (Plate 85). There is a small round aperture in the upper south-east part of the front of the chimney breast. These two features suggest that after blocking, the chimney breast may have been converted to accommodate a boiler. To the north-west of this chimney breast the wall has been adorned with graffiti reading "...SK ...EORGE". Immediately to the south-east of the chimney breast is the north-east end of the north-west truss of this room. To the south-east of the truss is a sloped alcove above the wall. This south-west/north-east upward slope is covered with boards and the wall below appears to be a blocked aperture. Above the sloping boards is a vertical painted timber wall, and covering the entire alcove from this rear wall to the sloping roof is a pitched timber-framed eight-light skylight similar to that above the connecting corridor between Rooms 1a and 2a. The timber of this skylight appears to be very recent and is covered with clear plastic sheeting. Above this, however, the structure is covered by the slates of the roof. These features, and the fact that this alcove is also directly opposite the connecting corridor, implies that Room 2a may have had a similar connecting corridor to an attic room of the Duke of Edinburgh Hotel to the north-east (Plate 85). To the south-east of this is the north-east end of the south-east truss of this room. The south-east elevation comprises a brick partition wall dividing Rooms 2a and 2b. In the centre is a timber-framed doorway, with an ogee moulded surround and flat arch (Plate 86). The door is of timber with two lower panels and two one-light windows above, now blocked with boards. The door also has a timber handle, orientated at approximately 45° from vertical. To either side of this door is a four-light sash window within a timber casement with ogee-moulded surround, with a timber sill. The north-east window has only one pane remaining, whilst the south-west has two, with a third blocked with hardboard. High above the door, in the centre, is a square aperture, covered with modern wire mesh, which does not extend through the wall. North-east of the north-east window the wall projects

slightly, making it thicker than elsewhere, and a small window close to the ground, with a flattened brick arch and blocked with brick is partially visible beneath the plaster (Plate 87). The south-west elevation has a chimney breast in the south-east corner, with a blocked fireplace and a hearth stone still visible. To the north-west of this is the south-west end of the south-east truss, which has been repaired with a modern softwood support, attached with bolts (Plate 88). In the centre of the elevation is the adjoining door to Room 1a and to the north-west of this is the south-west end of the north-west truss. The north-west elevation has a similar layout to the north-west elevation of Room 1a, with a timber-framed three-light window in the centre and another such window to either side (Plate 89). On this elevation, however, the centre window is taller than the others, the plaster below the windows has been removed (or was perhaps never present), and the elevation itself is entirely vertical, formed by the gable end of the roof.



Plate 84: (above) Attic Room 2a, roof structure detail, looking south-east

Plate 85: (below) Attic Room 2a, north-west half of the north-east elevation. What may have once been a connecting corridor to the Duke of Edinburgh Hotel can be seen to the right of the chimney breast



Plate 86: (left) Attic Room 2a, south-east elevation

Plate 87: (right) Attic Room 2a, blocked window on the north-east side of the south-east elevation



Plate 88: (left) Attic Room 2a, detail of repair to south-west end of south-east truss

Plate 89: (right) Attic Room 2a, north-west elevation

4.3.47 **Attic floor, Room 2b:** the ceiling here is of similar construction to that in Room 1a and 1b, with plasterboard attached to the rafters and finished with plaster and paint. In the east corner are partition walls, creating Room 2c and the stairs down to the second floor are at the south-east end of the room. These stairs are timber, edged with metal and have a timber banister on the south-west side. There is a varnished timber surround on the north-east, south-east and south-west sides of the stairwell in this room, topped with a rounded varnished timber rail. The north-east elevation has a modern timber casement with two two-light skylights at the north-west end. To the south-east is a chimney breast north-west of centre with a blocked fireplace and a later flue inserted high in the centre of the front face. To the south-east of this is the north-east end of the north-west truss in this room. South-east of centre is another chimney breast. Immediately in front of this is a small brick column, upon which rests the north-east end of the south-east truss, although this also

extends into the chimney breast itself (Plate 90). Immediately to the south-east of this, obscuring the south-east part of the chimney breast, the partition wall of Room 2c returns to the south-west. In the centre of the room this wall then returns to the south-east to continue to the south-east elevation. The partition wall is of hardboard and is whitewashed but is otherwise plain on this elevation. The south-east elevation is taken up on the north-east half by the partition wall (Plate 91). There is a timber double-door inserted into this wall just north-east of centre of the entire elevation. Each door has a single-light window. Immediately to the south-east of this door the elevation returns to the south-east. The south-west half of the elevation is taken up by the interior of the rear elevation of the building. There is a timber-framed four-light dormer window south-west of centre, which has been blocked with boards. To the north-east and south-west of this window the ceiling slopes downwards to meet the south-east elevation. The south-west elevation has a short timber double-door to Room 1b at its south-east end. To the immediate north-west of this is the south-west end of the south-east truss of this room. North-west of centre is the south-west end of the north-west truss. At the north-west end of the elevation is another modern timber casement with two two-light skylights. The north-west elevation has the timber door through to Room 2a in the centre, with the sash windows on either side (Plate 92). Neither the door nor either window has a surround on this side, and the sills of the windows are sloped.



Plate 90: (left) Attic Room 2b, chimney breast in east corner

Plate 91: (right) Attic Room 2b, centre of the south-east elevation, looking through to Room 2c on the left



Plate 92: (above) Attic Room 2b, north-west elevation

Plate 93: (below) Attic Room 2c, east corner, showing hatch to crawlspace

4.3.48 **Attic floor, Room 2c:** this room has been formed by the insertion of timber partition walls in the east corner of Room 2b, which make up the south-west and north-west elevations of the room itself. The north-west partition wall has been inserted against the south-east face of the south-east truss of Room 2b. The ceiling is of the same construction as that in Room 2b, as is the floor. The north-east elevation has the south-east part of the chimney breast in Room 2b at the north-west end. The south-east elevation has a small timber framed hatch with a timber door in the lower north-east end, which appears to give access to a crawlspace behind the elevation (Plate 93). Just south-west of centre is a timber-framed dormer window blocked with a large piece of chipboard, although this has been fitted with hinges to allow access to the roof. The south-west elevation is a plain painted partition wall. The north-west elevation is another plain, painted partition wall, except for the timber door through to Room 2b at the south-west end.

5. Discussion

5.1 Introduction

5.1.1 Despite its relatively late date of origin 104 Abbey Road has undergone a number of alterations, many of which were quite substantial. Few of these alterations can be dated in great detail based on the evidence available in documentary sources, however, with the exception of recent additions, although the initial period of building can be ascertained from the original plans of 1874 and datestone of 1875.

5.2 Phasing

5.2.1 A total of four phases of building and alteration are evident at 104 Abbey Road. In some cases these can be identified in the available documentary sources as well as within the building itself, while some are only evident within the building. The building as shown in the original plans seems to bear little resemblance to the existing structure and it is difficult to be certain how much of this proposed scheme was actually used.

5.2.2 **Phase 1:** the original plans of 1874 show that No. 104 was designed as part of a block including the adjoining hotel and comprised two shops with rooms above. The datestone demonstrates that the whole block was constructed in 1875, and it is likely that No. 102 was built at the same time. Stylistically it is the same; it continues the same line of the windows and decorative details, and is apparently keyed in. The Duke of Edinburgh Hotel is said to have been built by William Gradwell (Myers 2000, 31, probably quoting Richardson 1881, 56) and it is likely that he was responsible for the entire block; his bricks evident in No. 102, and these are the same as a type utilised in the building of the Barrow Steam Corn Mill off Hindpool Road, which can be dated to post-1874 (Greenlane Archaeology 2007a). As mentioned above, it is not certain how much of the proposed layout was used as there are some very evident differences between the plans and the present building, namely the size and arrangement of the rear of the structure, the existence of an attic floor across the entire building, and the position of staircases, and dividing walls.

5.2.3 **Phase 2:** while it is apparent that at least some elements of the original plans were used the building was subsequently enlarged with addition of extra space to rear (south-east) on at least the top floor. This can clearly be seen in the butt-joints between the southern parts of the floor and the earlier walls to the north, and even with the junction of walls against a chimney in the south-east wall of attic Room 1b (Fig 10). It is assumed that the, single blocked window, paired windows and central doorways still largely surviving intact within the attic originally allowed light in above the lower roof to the south-east and access onto the roof itself. In addition, the change in brick type in the south-west elevation may be an indicator of this change, although this is probably more modern. If the original plans are at least partially a reflection of the way the building was initially constructed then the internal space and rear of the building must have been massively reorganised as well, perhaps at the same time. There is no particular evidence to support this suggestion, however, and it is conceivable that these elements were changed before the initial phase of construction because of the addition of No. 102, which was most likely built at the same time as the rest but perhaps added as an afterthought, or perhaps because of it. The date of this phase of alterations is uncertain but likely to have been quite soon after initial construction. Signage at rear indicates the current layout was in place by the time Winders moved into No. 102 (between at least 1908 and 1915; see Plate 16). The early plans of the site do not really provide any useful information, but might

suggest it was done before 1889. It is possible that it was carried out at the same time as the improvements made to the Duke of Edinburgh Hotel in 1882.

5.2.4 **Phase 3:** the next major change was the installation of the elevator. This was evidently cut through the original floor joists and led to the blocking of a row of windows in the rear elevation. It presumably could not have been installed until electricity was available; the first generating station was opened in Furness in 1899 (Barnes 1968, 114). The lack of a planning application for the elevator in the records available in Barrow Town Hall, which go back to 1949, would suggest that it was added between these two dates. It was certainly there by the 1980s as it is shown on subsequent planning application drawings. It is also likely that other alterations were also carried out at this time, perhaps in association with the installation of the elevator, such as the reorganisation of internal walls and stairs, but it is difficult to be certain which might belong to this phase. The style of some of the windows to the rear, which have metal multi-light frames, is also indicative of an early 20th century period of installation, which suggests that some alterations were also made to this elevation. This probably included some of the extensive modifications to openings and apparent replacement brickwork that is visible in this elevation. It is likely too that many of the fireplaces were removed at this time, the hearths blocked up and metal grills inserted. Stylistically these would suit the period and this may have occurred due to the installation of radiators, negating the need for open fires. The evident continuation of moulded skirting boards across what would have been the openings of the fireplaces on balance probably indicates the early date of their removal (when it was still possible to match the original quite well) rather than indicating that they had never been present, especially as one survived in the attic floor.

5.2.5 **Phase 4:** there have been extensive modern alterations, so many in fact that it is difficult to distinguish one from another. These largely comprise the installation of new partition walls, stairs, and mezzanine floors, as well as more minor features such as windows and doors. Many of these can be identified on the plans submitted with the numerous planning applications of the 1980s and 1990s, but there are undoubtedly more alterations that were carried out of which there is little or no record. In addition, some alterations were made as part of extensive repair work to the building intended to combat problems caused by damp, including the reinforcing of the original beams on the second floor, and general re-roofing. Many of these repairs are evidently very recent.

5.3 Significance

5.3.1 104 Abbey Road forms part of an interesting block of buildings, in a part of Barrow that developed slightly later than the rest of the town. This occurred largely as a result of the construction of the new Central Station, although this was not constructed until 1882, implying there was a degree of pre-planned expansion of the town in this direction beforehand. The entire block has interesting historical associations in its connections to the town surveyor, Howard Evans, and the local builder William Gradwell, although the details of its first occupants are uncertain.

5.3.2 While much of the original fabric has survived within the building, particularly in the front elevation, there have been a considerable number of alterations made that has obscured, damaged, or even removed this, especially internally. This is unfortunate, but the row of properties has at least retained an impressive façade, and it is apparent many of the most damaging internal alterations, which must have removed several interesting features and damaged others, were carried out relatively early in the building's history.

5.3.3 The most significant element of the remaining fabric is the front elevation, which has survived in a reasonable condition, although badly affected by erosion,

and some inappropriate modernisation. There is, unfortunately, little evidence of the arrangement of the original shop fronts, however, and the rear elevation has been substantially altered, especially at ground and basement level, although decorative brickwork has been lost from the top within the last few years. Fortunately, some of what are probably the original sash windows have survived in the front part of the building, although it is not clear whether the windows to the rear are original or not. Internally there are few original or early features, with the possible exception of some newel posts, and a single fireplace in the attic floor. The roof structure has, however, largely survived intact, and elements of decorative features such as cornices, skirting boards and dado rails do remain in parts of the first and second floors in varying degrees of condition. It is not entirely clear how much of this scheme is original however, and some must have been added following the blocking of the fireplaces in the early 20th century. Large areas of the original timber floorboards and lathe and plaster ceilings also remain, but these are typically in a poor condition due to sustained water damage. There are few if any original doors surviving, and the staircases seem to be largely later additions, although the degree of modern coverings could be obscuring earlier details, and it is possible that some of the newel posts are original, particularly on the ground and first floor (Plate 44). The details of two decorative arches have also survived on the second floor (Plate 69).

5.3.4 Only the attic floor has retained a substantial number of original features internally, but many of these are in a poor condition, and as a result of early alterations (the extension in height and possible re-organisation of the rear of the building) have become redundant, in particular the doorways and windows between the two parts of each side.

5.4 Recommendations

5.4.1 While every effort should be made to retain those original features that remain, the poor general condition of the building, the massive loss of fabric that has already taken place, and the undoubted need for considerable repair, means that this will be extremely difficult. The relatively early modifications within the building, those specifically associated with the installation of the lift and blocking of the fireplaces also mean that many of these losses occurred some time ago. Much of the decorative scheme, principally the cornice, dado rails, and skirting boards, would almost certainly have to be removed and replaced with a replica if it were to be retained, but as at least some of this is likely to be a slightly later addition anyway, this need not be a major problem. Other potentially original features that remain are again of limited importance and their loss would not be a significant issue since there is uncertainty about their date of origin or their condition is so poor as to be beyond repair (the newel posts, floors, and ceilings for example).

5.4.2 Retaining and repairing the front elevation is perhaps the most important improvement that can be made to the building, although this would need to include retaining the original sliding sash windows where possible. The shop front is a particularly difficult area as it is difficult to know how much, if any original fabric remains, and it was not possible to identify any images depicting it before the 1980s. It is likely, however that the central timber panel is close to the original and that the form given in 1986 is not totally inappropriate; it appears from the original plans that it had a pair of large glazed windows with a central doorway in each (Plate 2), and the drawings from 1986 are not too different (Plate 14). The details of the hoarding or area for signage are not clear however, as they are not evident on the original drawings. It is possible that they remain *in situ* beneath the present structure and may take a similar form to that now exposed on No. 102.

5.4.3 The rear elevation has already been subject to several poor quality and inappropriate alterations, particularly on the lower floors, and any general improvement would probably be to its benefit. Ideally replacing later brick repairs and blocking with more matching brick would be advisable, but this would likely prove prohibitively expensive, difficult and unnecessary. Removing the large metal duct would certainly be recommended but it would otherwise probably be unnecessary to attempt to return the elevation to its 'original' form as the details of this are largely unknown. Some of the more decorative timberwork, the moulded rail running the full width of the elevation across the top of the ground floor and panelled section above the central door in particular, are worth retaining, and if at all possible replacing the decorative brickwork that was present along the top of the elevation (which should, in any case, not have been removed) would be beneficial. Perhaps the most interesting features in the rear elevation are the projecting columns with moulded stone capitals, and these should certainly be restored and retained, removing the concrete from the bases if possible.

5.4.4 The side elevations are the least decorative but they have retained many elements of their original decorative scheme. A general programme of renovation should be sufficient in these areas, although it is not certain what form of window is most appropriate for the north-east elevation (of the two still present). It is probable that the six-light type is most original, but as it was not possible to examine any of them in detail this remains uncertain.

5.4.5 Internally, while it might be tempting to attempt to reinstate any fireplaces, especially if following the removal of plaster the position of the apertures is clear, determining the form any surrounds should take in an attempt to match originals should perhaps be avoided. It would be easy for renovation of this type to become a poorly informed pastiche, without further historical sources to confirm what form such features might have taken. Similarly, stripping back the plaster to leave exposed brickwork, while producing a dramatic and perhaps contemporary affect, would be inappropriate for the type of building, which would almost certainly originally have had plastered and painted or wallpapered walls.

5.4.6 Only the attic has retained much of its original appearance (although ironically much of the plaster has come away from the walls due to the effect of damp). In this area the most important element to attempt to retain is the roof structure and the one remaining fireplace. As a general note, the removal of the elevator shaft from the building would probably be beneficial to the historic fabric and original arrangement, and could enable the reuse of several windows and a doorway in the rear elevation. However, its presence might be considered useful if it is intended to reinstate the lift (certainly when regarding issue of planning), although a more sympathetic design could undoubtedly be devised.

6. Bibliography

6.1 Primary and Cartographic Sources

Deposited Plans: No. 543, 1874 *Abbey Road – Hotel and Two Shops*, Barrow Town Hall

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Appendix 1: Listed Building Details

From: English Heritage 2001

Images of England Number: 388386

Grade: II

Commercial buildings. Dated 1875. Red brick with ashlar dressings and terracotta ornament, slate roof. 3 storeys and attic; 2 broad bays each with 3-light window flanked by single-light windows on 1st and 2nd floors. High Victorian Gothic style. The 3-light windows have plain sashes (except attic), colonnette mullions and are set in recesses with mid-floor terracotta panels. Altered ground floor with C20 shop fronts between original pilasters. 1st floor: moulded sill band; 3-light windows have shouldered transom lights; single-light windows in recessed ashlar surrounds with decorative lintels set behind brick, pointed arches with hoodmoulds (cut back). 2nd floor: square-headed windows linked by sill and lintel bands. Attic: sill band. Bay 1 has stepped 3-light window with date beneath taller central arch; banded panel under pointed hoodmould; gable with moulded copings and finial. Bay 2 has similar window of 3 lights in dormer with hipped roof and finial; section of coped parapet to each side. Attic windows all have altered casements above brick infill.