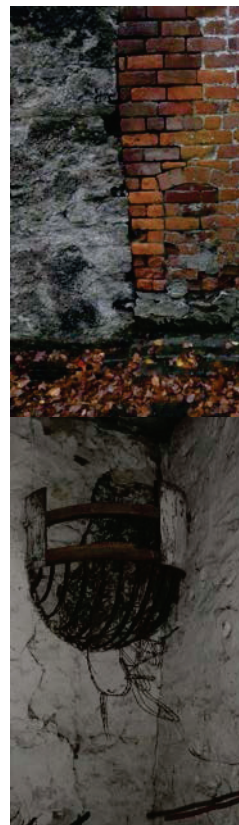


1 BREWERY MOUNT, ULVERSTON, CUMBRIA

Archaeological Building Recording



Client: 1 Brewery Mount Ltd

Planning ref: SL/2021/0841

NGR 328850 478330

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November 2021



The Site	
Site Name	1 Brewery Mount, Ulverston
County	Cumbria
NGR	328850 478330
Listing Status, Level, and number	none
Brief description of building/buildings to be recorded	Disused former 'barn'

Client	
Client Name	1 Brewery Mount Ltd
Client's architect	Lind Studio
'As existing' drawings available?	Yes, of two external elevations and outline plan

Planning	
Pre-planning?	No
Planning Application No.	SL/2021/0841
Plans (e.g. conversion, extension, demolition)	Demolition of existing 'barn' and creation of three new dwellings
Local Planning Authority	South Lakeland District Council
Planning Archaeologist	Jeremy Parsons, Cumbria County Council
Level of Building Recording required	Historic England Level 2

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

Staffing	
Desk-based assessment	Dan Elsworth
Building recording	Dan Elsworth Tom Mace
Report writing	Dan Elsworth
Report editing	Jo Dawson
Illustrations	Tom Mace
Date on site work carried out	19/10/2021

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Summary

Following the submission of a planning application for the demolition of an existing 'barn' and construction of three new dwellings on land at 1 Brewery Mount, Ulverston, Cumbria, Greenlane Archaeology was commissioned to carry out an archaeological building recording.

The early history of the site is uncertain, primarily because the address 'Brewery Mount' was not used until the late 19th century, but it is likely to have formed part of land belonging to the adjoining brewery and map evidence shows a property on the site from at least 1832, which was labelled as a 'Fire Engine House' in 1852. A larger structure is shown in the later 19th century, which was enlarged into the early 20th century. The census returns and other records indicate that it was occupied by a cabinet maker by the late 19th century, then a blacksmith, and latterly a coal merchant.

The building recording revealed the surviving remains to be relatively complex, with no evidence of the early 19th century building surviving. The earliest arrangement of the extant building had large open sections to the north-west and north-east supported by substantial timber beams and an iron post at the corner. These were later filled in and the building enlarged to the north-east with another open-fronted outshut supported on iron columns and a small structure with a fireplace. It seems likely that the building was originally constructed as a timber workshop, the open areas to allow large timbers to be brought in and worked with plenty of ventilation and an upper floor spanning the whole length of the building with a high-level loading door at one end to enable the storage of timber. The later open-fronted extension was probably to allow steam-powered machinery to be installed; there is no evidence it was ever used as a blacksmith's forge. Later additions were relatively minimal, but initially included internal alterations to accommodate the stabling of horse and later the blocking of windows and a doorway on the south-west side, probably after the construction of the roundabout in Tank Square.

The structure represents an unusual survival of a minor industrial building that saw a range of uses and related alterations, but still managed to retain much of its original fabric.

Acknowledgements

Greenlane Archaeology would like to thank the client, in particular Richard Frain, for their assistance with access to the site, and their architect, Emma Lindblom at Lind Studio, for providing drawings of the building. Further thanks are due to Peter Lowe who provided additional information about the history of the site.

1. Introduction

1.1 Circumstances of the Project

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

1.2 Location, Geology, and Topography

1.2.1 The site is north of the large roundabout on the A590 close to the centre of Ulverston to the east of Brewery Street and on the north side of Brewery Mount (Figure 1; Ordnance Survey 2011). It is approximately 20m above sea level (*ibid*).

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

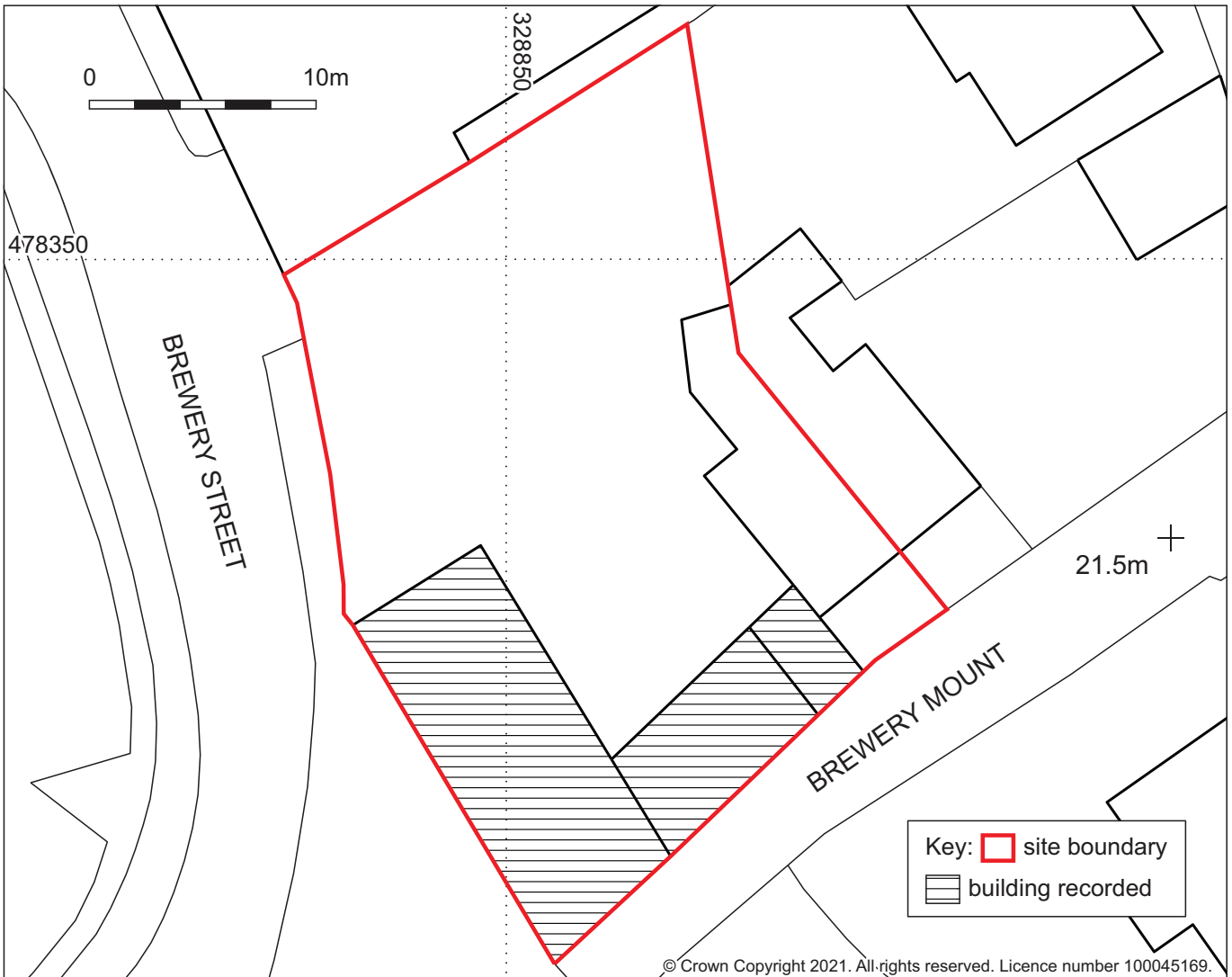
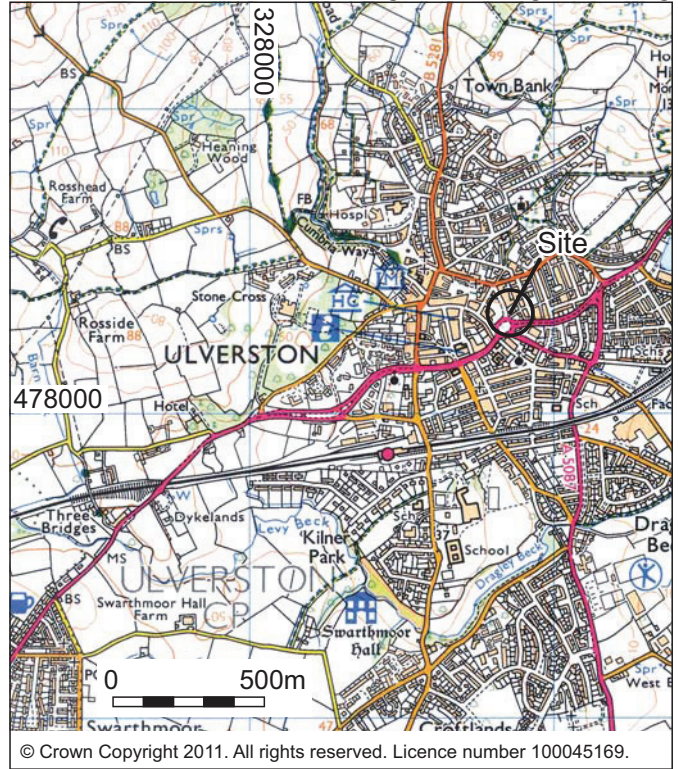
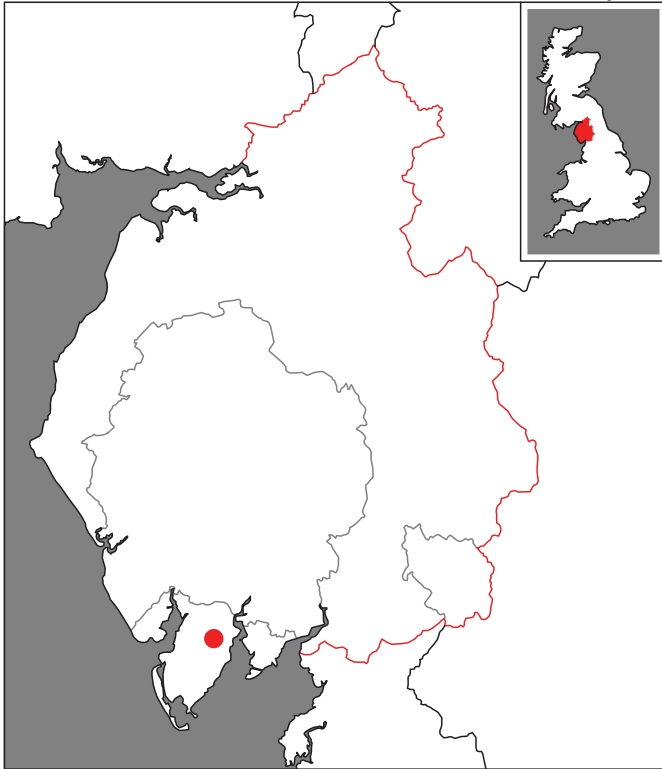


Figure 1: Site location

Client: 1 Brewery Mount Ltd

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2. Methodology

2.1 Introduction

2.1.1 The archaeological building recording is intended to provide a suitable record of the structure equivalent to Level 2 survey as defined by Historic England (Historic England 2016). The building recording was carried out according to the guidelines of the Chartered Institute for Archaeologists (CIfA 2014a; 2014b). A suitable archive has also been compiled to provide a permanent paper record of the project and its results, also in accordance with CIfA guidelines (CIfA 2014c).

2.2 Desk-Based Assessment

2.2.1 Much of the background information comes from a desk-based assessment which was previously carried out as part of a Heritage Impact Assessment of the Old Brewery site on Hart Street, Ulverston in 2019 (Greenlane Archaeology 2019). A desk-based assessment was carried out in accordance with the guidelines of the Chartered Institute for Archaeologists (CIfA 2014b). This principally comprised an examination of early maps of the site and published secondary sources. A number of sources of information were used during the compilation of the desk-based assessment:

- **Record Office/Archive Centre:** the majority of original and secondary sources relating to the site are deposited in the relevant Record Office(s) or Archive Centre(s), as specified in the cover sheet of this report. Of principal importance are early maps of the site. These were examined in order to establish the development of the site, date of any structures present within it, and details of land use, in order to set the site in its historical, archaeological, and regional context. In addition, any details of the site's owners and occupiers were acquired where available;
- **Online Resources:** where available, mapping such as Ordnance Survey maps and tithe maps were consulted online;
- **Greenlane Archaeology:** Greenlane Archaeology's office library includes maps, local histories, and unpublished primary and secondary sources. These were consulted where relevant, in order to provide information about the history and archaeology of the site and the general area.

2.3 Building Recording

2.3.1 The building recording was carried out to Historic England Level 2 type standards (Historic England 2016), which provides a relatively detailed record of the building. The recording comprised the following elements:

- **Written record:** descriptive records of all parts of the building were made using Greenlane Archaeology *pro forma* record sheets;
- **Photographs:** photographs in colour digital format (as both 12meg jpegs and RAW files) 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 in the project archive;
- **Drawings:** 'as existing' architect's drawings were provided by the client of the south-west and south-east site elevations. These were plotted at a scale of 1:100 and annotated by hand with additional detail.

2.4 Archive

2.4.1 The archive, comprising the drawn, written, and photographic record of the building, will be deposited with the relevant Record Office or Archive Centre, as detailed on the cover sheet of this report, together with a copy of the report. The archive has been compiled according to the standards and guidelines of the CIfA guidelines (CIfA 2014c). In addition, details will be submitted to the Online Access to the Index of archaeological investigationS (OASIS) scheme. This is an internet-based project intended to improve the flow of information between contractors, local authority heritage managers and the

general public. A copy of the report will be provided to the client and a digital copy of the report will be provided for the relevant Historic Environment Record, as detailed on the cover sheet of this report.

3. Desk-Based Assessment

3.1 Map Regression

3.1.1 **Wood's Plan, 1832:** the site is to the east side of Brewery Street and south of the 'Old Brewery' (Plate 1). Most of the site comprises gardens/allotments with an unidentified rectangular building to the south-west. There is a tannery nearby to the south and the land to the east of the area is owned by Mr. J. Jackson.

3.1.2 **Tithe map, 1849:** the tithe map of Ulverston is not particularly informative about the site (NA IR 30/18/316 1850; Plate 2). It may show where the property boundary along Brewery Street steps out around the building shown on Wood's map of 1832, but this is very unclear (Plate 2; cf. Plate 1). The accompanying tithe apportionment lists the Plot 85, which may or may not include the area, as owned and occupied John Jackson and Company and it is described as 'Brewery Close' (NA IR 29/18/316 1849).



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

Plate 2 (right): Extract from the tithe map of Ulverston of 1849

3.1.3 **Ordnance Survey, 1850:** the site is largely unchanged from Wood's map of 1832 (Plate 3; cf. Plate 1).

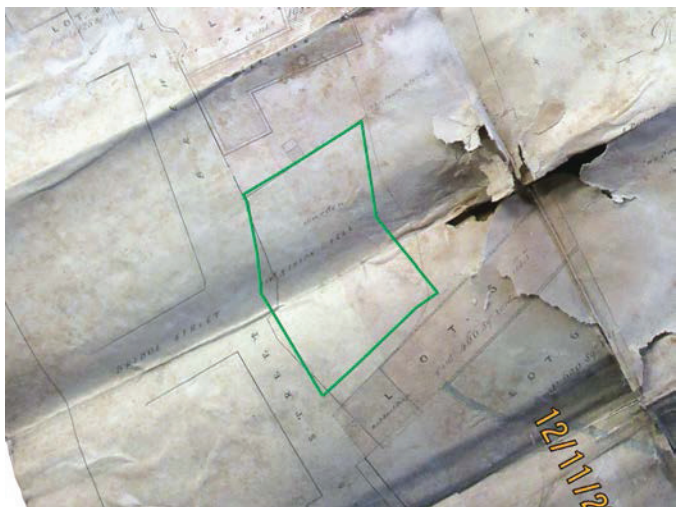


Plate 3 (left): Extract from the Ordnance Survey map of 1850

Plate 4 (right): Sales particulars plan for Old Brewery, 1851

3.1.4 **Auction plan, 1851:** this plan accompanied an auction at which the brewery was presumably sold (CAC(B) BDKF/S/30 1851; Plate 4). The site did not apparently form part of the auction but is included on the accompanying plan. It is marked 'Garden' and owned by REV^D S IRTON FELL' (CAC(B) BDKF/S/30 1851). The building to the south-west side of the area shown on Wood's map of 1832 and the Ordnance Survey map of 1850 is not shown as a complete block but was evidently present.

3.1.5 **Ordnance Survey, 1852:** this is a more detailed Ordnance Survey map, which shows the internal divisions of buildings and other elements of the site (Plate 5). The building comprising the site, on the south-west side, is clearly labelled 'Fire Engine House' (Plate 5). A small building is located adjacent to the south side of the area.



Plate 5: Extract from the Ordnance Survey map of 1852

3.1.6 **Ordnance Survey, 1891:** substantial changes have been made to the site (Plate 6; cf. Plate 5). The east side of the site has been built upon and the south corner has been altered with additional / larger buildings. It is unclear if the building to the south incorporates elements of the fire engine house (Plate 6; cf. Plate 5). Two small outbuildings have also been built against the boundary of the Old Brewery site and rows of terraced houses have been built further to the south of the area along Brewery Street and along Burlington Street to the east of the area.

3.1.7 **Ordnance Survey, 1913:** further alterations have been made to the buildings on the site, most notably the addition of an open-fronted building along what is now Brewery Mount, which is the road linking Brewery Street and Burlington Street to the east (Plate 7; cf. Plate 6). One of the outbuildings to the north side of the area has been removed.



Plate 6 (left): Extract from the Ordnance Survey map of 1891



Plate 7 (right): Extract from the Ordnance Survey map of 1913

3.1.8 **Ordnance Survey, 1933:** some minor alterations appear to have been made to the buildings and outbuildings on the site (Plate 8; cf. Plate 7).

3.1.9 **Ordnance Survey, 1941:** the gap to the east end of the open-fronted building along the north side of Brewery Mount appears to have been infilled with an additional building, otherwise the site appears largely unchanged from the 1913 edition of the Ordnance Survey map of the area (Plate 9; cf. Plate 7).



Plate 8 (left): Extract from the Ordnance Survey map of 1933

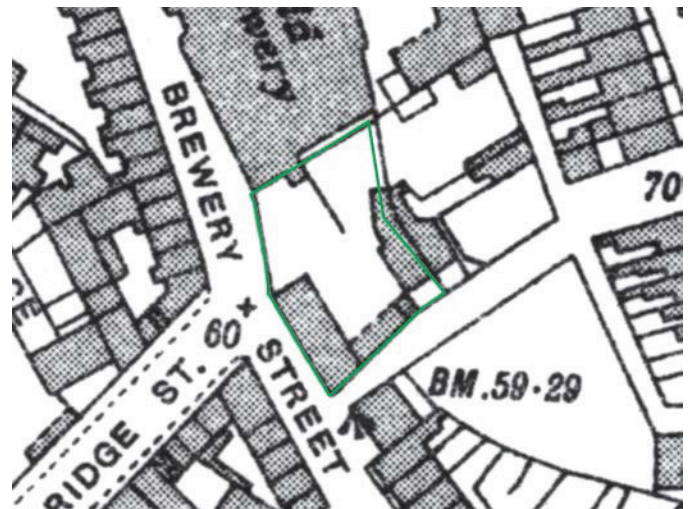


Plate 9 (right): Extract from the Ordnance Survey map of 1941

3.2 Site History

3.2.1 **Prehistoric Period (c11,000 BC – 1st century AD):** there is limited evidence for activity in the county in the period immediately following the last Ice Age; excavations of a small number of cave sites have found artefacts of Late Upper Palaeolithic type and the remains of animal species common at the time but now extinct in this country (Young 2002), with human remains found in one of these caves also dated to the end of this period (Smith *et al* 2013). The county was also clearly inhabited during the following period, the Mesolithic (c8,000 – 4,000 BC), as large numbers of artefacts of this date have been discovered during field-walking and eroding from sand dunes along the coast, but these are typically concentrated in the west coast area and on the uplands around the Eden Valley (Cherry and Cherry 2002). In the following period, the Neolithic (c4,000 – 2,500 BC), large scale monuments such as

burial mounds and stone circles begin to appear in the region and one of the most recognisable tool types of this period, the polished stone axe, is found in large numbers across the county, having been manufactured at Langdale (Hodgson and Brennand 2006, 45). During the Bronze Age (c2,500 – 600 BC) monuments, particularly those thought to be ceremonial in nature, become more common still. Burials in the form of cremations are also one of the typical features of the period known from the wider area (Barrowclough 2010, 149-152). While there is evidence for prehistoric activity from the general area of the town in the form of casual finds such as stone axes and axe hammers, generally dating from the Neolithic and Bronze Age (CCC and English Heritage 2002, map D), the extent of any associated settlement is much less certain. However, a large enclosure identified on Hoad, to the north of town, is considered likely to be of Late Bronze Age or Iron Age origin (Elsworth 2005; 2014). Sites that can be specifically dated to the Iron Age (c600 BC – 1st century AD) are very rare; the enclosure on Hoad may represent a hillfort, a typical site of this period, but it has not yet been scientifically dated.

3.2.2 Romano-British to Early Medieval Period (1st century AD – 11th century AD): late 18th and 19th century antiquarians considered a Roman military presence in the Furness area beyond question, but by the 20th century there was a complete reversal of opinion (summarised in Elsworth 2007, 31-37). It is evident that in this part of the country, initially at least, the Roman invasion had a minimal impact on the native population in rural areas (Philpott 2006, 73-74), but ultimately the evidence suggests a strong Roman influence or “background” presence in the peninsula during the Roman period, which doubtless would have been attractive for its rich iron reserves (Shotter 1995, 74; Elsworth 2007, 37, 41-43). While there have been occasional finds of Roman coins and pottery from around the town no evidence has yet been confirmed of settlement in the immediate area from that period, although there is a possible concentration of pottery finds in the area around the Gill (Elsworth 2007). A recent reappraisal of the evidence for Roman activity in the general area, however, suggests that a road or roads may have passed close to or through Ulverston and that this could have had an associated settlement (Elsworth 2007). One of the suggested routes of the roads follows the route of Daltongate and then part of the current A590, immediately to the north of the Blue Light Hub site boundary, where it also forms part of a parish boundary (*ibid*).

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

3.2.4 Medieval Period (11th century AD – 16th century AD): as already mentioned, Ulverston has pre-medieval origins but it is during the medieval period that it began to grow. Much of the town centre is based on planned burgage plots laid out during the medieval period, and it is from this time that it grew in size and prosperity. It was granted a market charter in 1280, although it was forced to compete with the market at Dalton, which was under the patronage of Furness Abbey, from an early date and this may have impeded the town's growth (SLDC 2005, 6). During the early 14th century, it was also considerably damaged by raids from Scotland, which left considerable areas of waste (*ibid*). Finds and structures of this period are relatively rare. One of the most significant sites of medieval date within the town is Neville Hall, which is less than 150m south of the site. The origins of Neville Hall are uncertain, although it was the focus of a minor manor that took the same name. It seems to have grown from a grant made by William de Lancaster to Lawrence de Cornwall in the 1280s of a messuage, mill and lands in Ulverston, which, through inheritance, passed to Sir Edmund de Neville by 1332 (Farrer and Brownbill 1914, 351). It passed through their family, which was based at Liversedge in Yorkshire, until Sir John de Neville took part in the Northern Rising of 1569 and as a result forfeited his property to the Crown (*op cit*, 352). The estates were subsequently sold off, but a valuation of 1570 reveals that the Manor of Neville Hall included lands largely on the southern side of Ulverston, probably also including what became the Swarthmoor Hall estate (Brownbill 1929; although there was clearly some dispute regarding this with Conishead Priory; Gaythorpe 1906, 237-238). The hall then seems to have passed through a number of private hands, including members of the Corker and Coward family, one of whom is probably responsible for the date stone of 1618, which suggests that it was, at least partially, rebuilt at that time. It is considered possible that Neville Hall originally comprised a pele tower, perhaps of 14th century date (Perriam and Robinson 1998, 387).

3.2.5 Post-Medieval Period (16th century AD – present): during the post-medieval period Ulverston's prosperity increased mainly as a result of its connections to iron mining and smelting industries (SLDC 2005, 7). Its port also gained from the trade in this material and through connections to ports along the Irish Sea coast and by the 18th century it had many ships (*ibid*). This peaked with the construction of the Ulverston canal in 1796, which considerably increased the capacity of the town for maritime trade (*ibid*) by effectively creating a large quay. Ulverston's industries continued to prosper throughout the 19th century, although the railway ultimately replaced the canal, and as a result the town expanded and was subject to regular improvements and expansion (*op cit*, 8-9). The most significant development in this period relative to the site is the construction of the adjoining brewery, which was established in the 1750s by a group of local businessmen and continued to expand during the 19th and early 20th centuries, with brewing ceasing in 1991 (Greenlane Archaeology 2019).

3.2.6 Brewery Mount: identifying specific history relating to Brewery Mount and the building is difficult as the address 'Brewery Mount' does not appear in the records until the end of the 19th century and it is apparent from the map evidence that there were no houses there until that time. The map evidence does, however, note that a smaller building on the same footprint was used as the 'Fire Engine House' (see *Section 3.1.5* above). A documentary source refers to a building being rented for this purpose from a Mrs Fell in the 1830s, which also has a connection to a joiner named Hodgson, and this is likely to be the same one (Peter Lowe pers comm). The sales plan of 1851 provides the earliest evidence of the owner and confirms a connection with the Fell family as it marked as owned by Revd S Irton Fell (see *Section 3.1.2* above). This is presumably the Revd Samuel Irton Fell, the vicar of Ambleside (Mannex 1849, 260), who was born in Ulverston in 1802 (Cowper 1891, 24) and the son of William Fell, presumably a relative of the James Fell who was one of the founders of the brewery (see *Section 3.2.5* above; he was certainly a beneficiary to the will of William Fell (Private Collection 1824)). Prior to this it seems likely to have belonged to the owners of the adjoining brewery (see *Section 3.1.1* above). The earliest resident of the adjoining house, now 1 Brewery Mount, may be a William Denney, a cabinet maker, who is listed in about the correct location in the census returns, but the name Brewery Mount is not used at that time (see *Appendix 1*). The earliest certain resident of No 1 Brewery Mount is a Richard J Burns, a blacksmith, listed in the census in 1891 and 1901 (see *Appendix 1*) and local directories from at least 1897 until 1903 (Table 1). Following him a Preston North is listed in local directories (Table 1). He is described as a 'coal merchant and furniture remover' in c1912 (Bulmer c1912, 390), and his family evidently retained the property throughout the 20th century (Table 1).

Date	Name	Address	Source
1897	Richard Burns	1 Brewery Street	Mackereth 1897, 334
1898	Richard J Burns	1 Brewery Street	Mackereth 1898, 422
1899	Richard J Burns	1 Brewery Street	Mackereth 1899, 680
1900	Richard Burns	1 Brewery Mount	Mackereth 1900, 120
1901	Richard J Burns	1 Brewery Mount	Mackereth 1901, 173
1903	Richard J Burns	1 Brewery Mount	Holmes 1903, 156
1904	Richard J Burns	1 Brewery Mount	Holmes 1904, 184
1905	P North	1 Brewery Mount	Holmes 1905, 172
1906	P North	1 Brewery Mount	Holmes 1906, 209
1907	Preston North	1 Brewery Mount	Holmes 1907, 207
c1912	Preston North	Brewery Mount	Bulmer c1912, 390
1916	P North	1 Brewery Mount	The Barrow News and Mail Ltd 1916, 284
1931	P North	1 Brewery Mount	The Barrow News and Mail Ltd 1931, 437
1951	WP North	Brewery Mount	The Barrow News and Mail Ltd 1951, 392

Table 1: Occupiers of 1 Brewery Mount listed in year books and directories between 1897 and 1951

4. Building Recording

4.1 Arrangement and Fabric

4.1.1 **Fabric:** the building is constructed from a mixture of locally derived stone, mostly slate but some limestone, sandstone, and brick, mainly hand made. The roofing is typically quite modern, with corrugated asbestos sheeting on the main section and corrugated metal sheeting on the open-fronted part, while the small outshut is slated with ceramic bonnet ridge tiles. Internally the walls are finished with limewash and the timber is sawn; at least some of it is evidently Baltic pine.

4.1.2 **Arrangement:** the main part of the building comprises a single rectangular block orientated north-west/south-east which is two storeys, although the upper floor is little more than an attic. This section is extended to the north-east by a long monopitch outshut, which is open-fronted on the north-west side, which is further extended at the north-east end by a small outshut set against the house comprising 1 Brewery Mount.

4.2 External Detail

4.2.1 **South-west external elevation:** this is effectively the front of the building, facing onto Brewery Street (Plate 10). There are three similarly sized windows high off the ground, the north-west of which has a blocked or rebuilt section below in brick while the opening proper is blocked with concrete blocks and there is a yellow sandstone lintel above. There is an iron tie rod plate above the south-east side of this (Plate 11). The lower part of the south-east window is blocked with concrete blocks leaving an open window above with a fixed six-light casement and a red sandstone lintel above and to the north-west of this is another with a red sandstone lintel that is totally blocked with concrete blocks (Plate 12). North-west of the centre is a much larger window extending further toward the ground, which is entirely blocked, and the blocking finished with roughcast render that has a timber lintel with slate drip course and the remains of hung slate attached and a brick relieving arch above (Plate 11). All of the windows have brick in the jambs and the whole of the wall top is built in red brick, with a projecting band above an initial row of headers. The south-east end is finished with roughly dressed limestone quoins (Plate 11), while immediately north-west of the north-west window there is a band of render and north-west of this the upper part of the wall immediately below the brick has some small quoins but the wall otherwise appears to be continuous with the boundary wall, and continues to the north-west where it meets a large gateway with dressed sandstone quoins on the south-east side and the remains of some roughcast render (Plate 13).



Plate 10: General view of the south-west external elevation, from the south-west



Plate 11 (left): The north-west end of the south-west external elevation, viewed from the south-west

Plate 12 (right): The south-east end of the south-west external elevation, viewed from the south-west

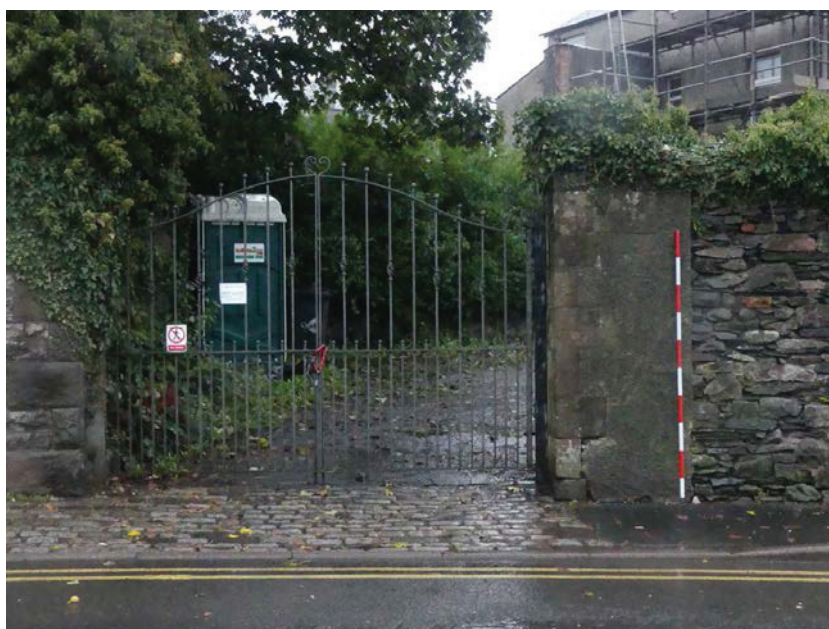


Plate 13: The gateway in the boundary wall extending the north-west end of the south-west elevation

4.2.2 **North-west external elevation:** the south-west side comprises the gable end of the building and has a large doorway on the ground floor with a modern tilting metal garage door (Plate 14). The lintel for this comprises a massive timber beam, which extends over a window(?) on the south-west side blocked with stone and has a slate drip course over it. The north-east end joints into the beam in the north-east elevation and is supported by the same iron column (Plate 15). The upper section is brick laid in alternating headers and stretchers, with a projecting course on the south-west side. There is a first-floor loading doorway with a beaded plank and batten door and sandstone step and lintel. To the south-west of this a small iron I-beam is fixed to the wall, which is marked “[...]STEEL. 4”. The elevation is continued to the north-east, but set back, by the open-fronted outshut, which is supported by four iron columns with flanged round tops (Plate 16). The north-east end is machine-made red brick with a small tilting metal garage door.



Plate 14 (left): The south-west end of the north-west external elevation, viewed from the north-west

Plate 15 (right): Detail of the iron column on the north-east side of the north-west external elevation



Plate 16: The north-east section of the north-west external elevation, viewed from the north-west

4.2.3 North-east external elevation: the main section of this is primarily constructed from brick, finished with limewash, but the lower part of this is apparently infilling a space below a massive timber beam (Plate 17). This has a slate drip course above, Baltic marks on this face (Plate 18) and is supported at the north end by a massive iron column with a round top plate. The infilled section has one extant window with a four-light casement (originally six-light?) and another window blocked with brick. The lower level at the south-east end is masonry where there is a doorway blocked with stone with a timber lintel (Plate 19) and a patch of modern render above. The upper level is of brick construction, laid

in stretcher bond, and also painted or finished with limewash and there is a large tie rod plate on the north-west side. This elevation continues below the roof of the open-fronted outshut (Figure 3) inside Room G3 (see *Section 4.3.3* below), although it is effectively continued by the side elevation of the outshut in the east corner, the upper part of which is plain machine-made brick laid in stretcher bond, while the lower part is hand-made brick (Plate 20).



Plate 17 (left): General view of the main part of the north-east external elevation, viewed from the east

Plate 18 (right): Detail of the beam in the north-east external elevation, viewed from the north-east



Plate 19: The blocked doorway in the north-east external elevation, viewed from the north-east

4.2.4 South-east external elevation: this comprises three different sections, facing onto Brewery Mount (Plate 20). The south-west side comprises the gable end of the building and is predominantly of rough rubble construction with the remains of an early gravelly roughcast render (Plate 21). There is a patch of brick on the south-west side, perhaps filling an opening or some form of repair, below which is the end of an iron I-beam. There is also a tie-rod plate to the north-east (Plate 22). The apex of the wall is built from red brick laid in stretcher bond, with a flat iron strap attached across it and two iron plates. The wall extends at ground floor level to the north-east, primarily in brick, laid as five rows of stretchers to one of alternating headers and stretchers, but this is apparently partly built on top of section of low stone wall, presumably a former boundary and immediately below the roof there are three courses of

modern brick (Plate 24). On the south-west side, against the gable, there is a small opening with a brick arch, blocked with brick (Plate 24). At the north-west end it meets a small outshut constructed mainly from stone (apparently continuing from the boundary wall) but machine-made brick at the north-west end, which sits on one of the boundary stones of the adjoining front garden. It has a wide window with a single light casement and concrete sill. There is a brick chimney on the south-west side with a single ceramic pot (Plate 25).



Plate 20 (left): General view of the south-east external elevation, viewed from the east

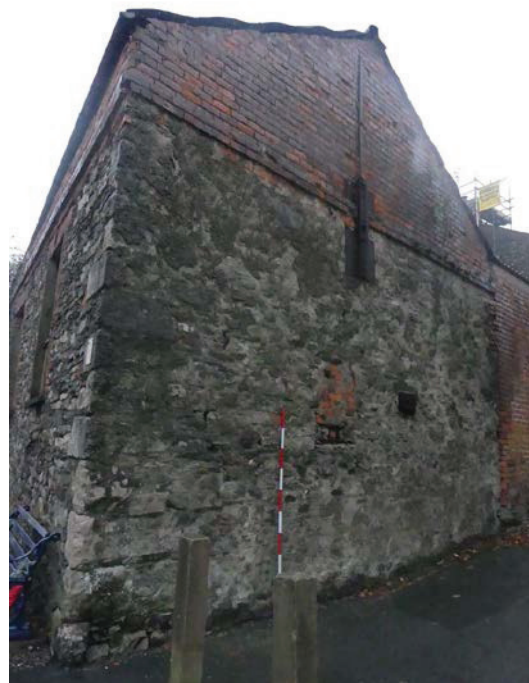


Plate 21 (right): The south-west side of the south-east external elevation, viewed from the south

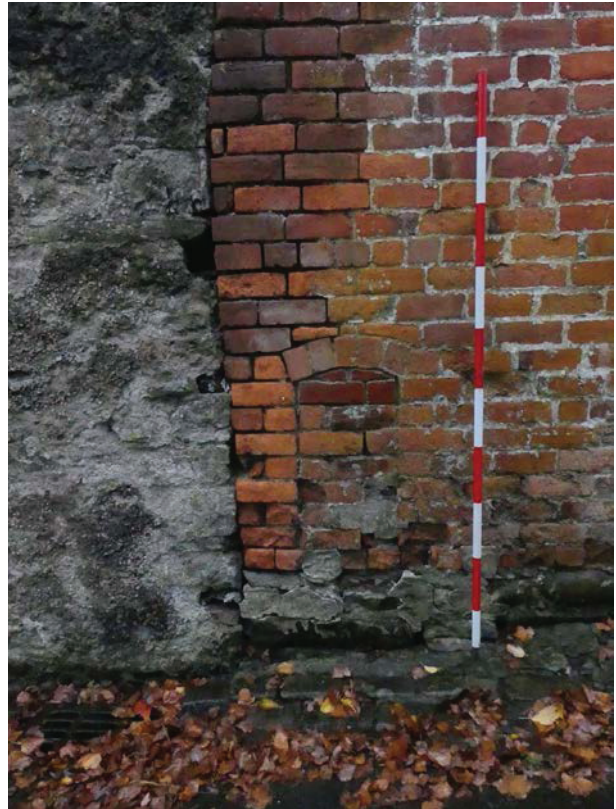


Plate 22 (left): Brick section, iron I-beam end and tie rod plate in the south-west end of the south-east external elevation, viewed from the south-east

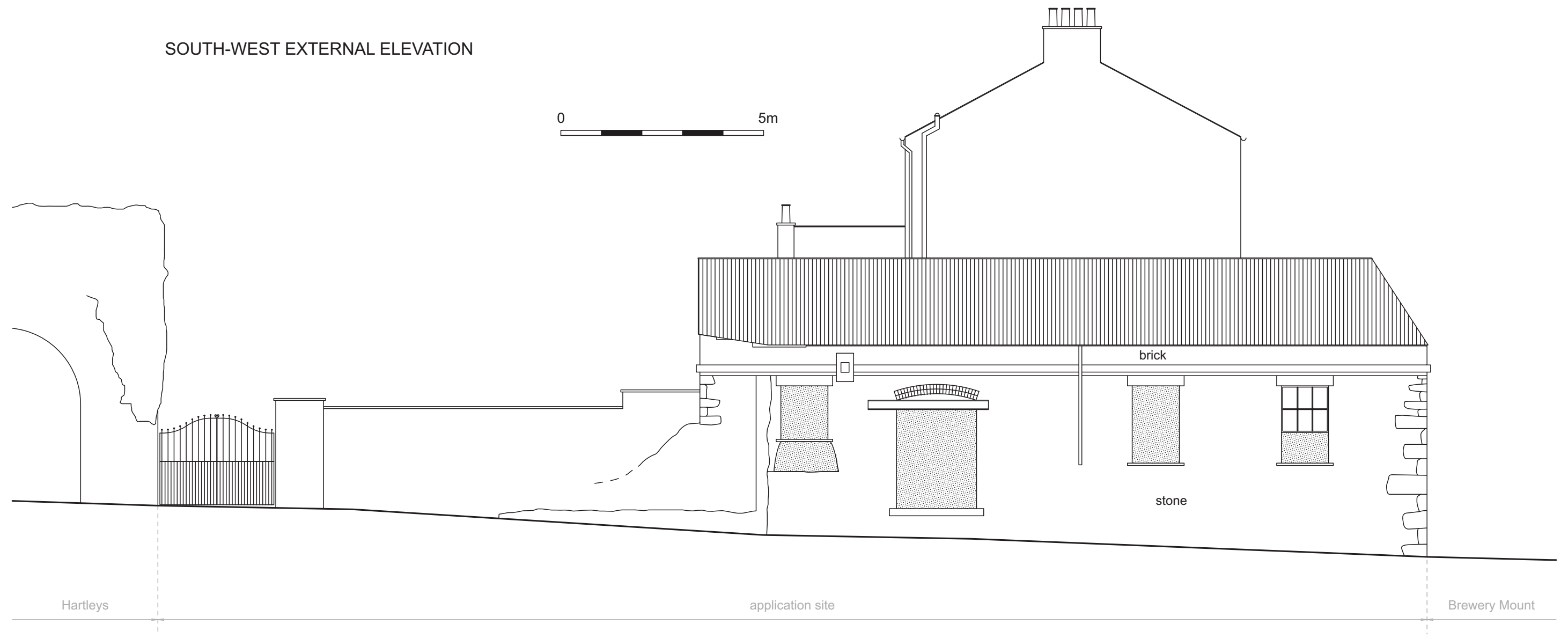
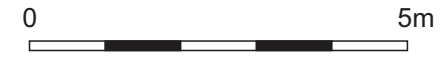
Plate 23 (right): Blocked aperture in the south-east external elevation, viewed from the south-east



Plate 24 (left): Central section of the south-east external elevation, viewed from the south-east

Plate 25 (right): North-east end of the south-east external elevation, viewed from the south-east

SOUTH-WEST EXTERNAL ELEVATION



© Lind Studio Ltd.

Key: blocked feature edge uncertain

Figure 2: South-west external elevation

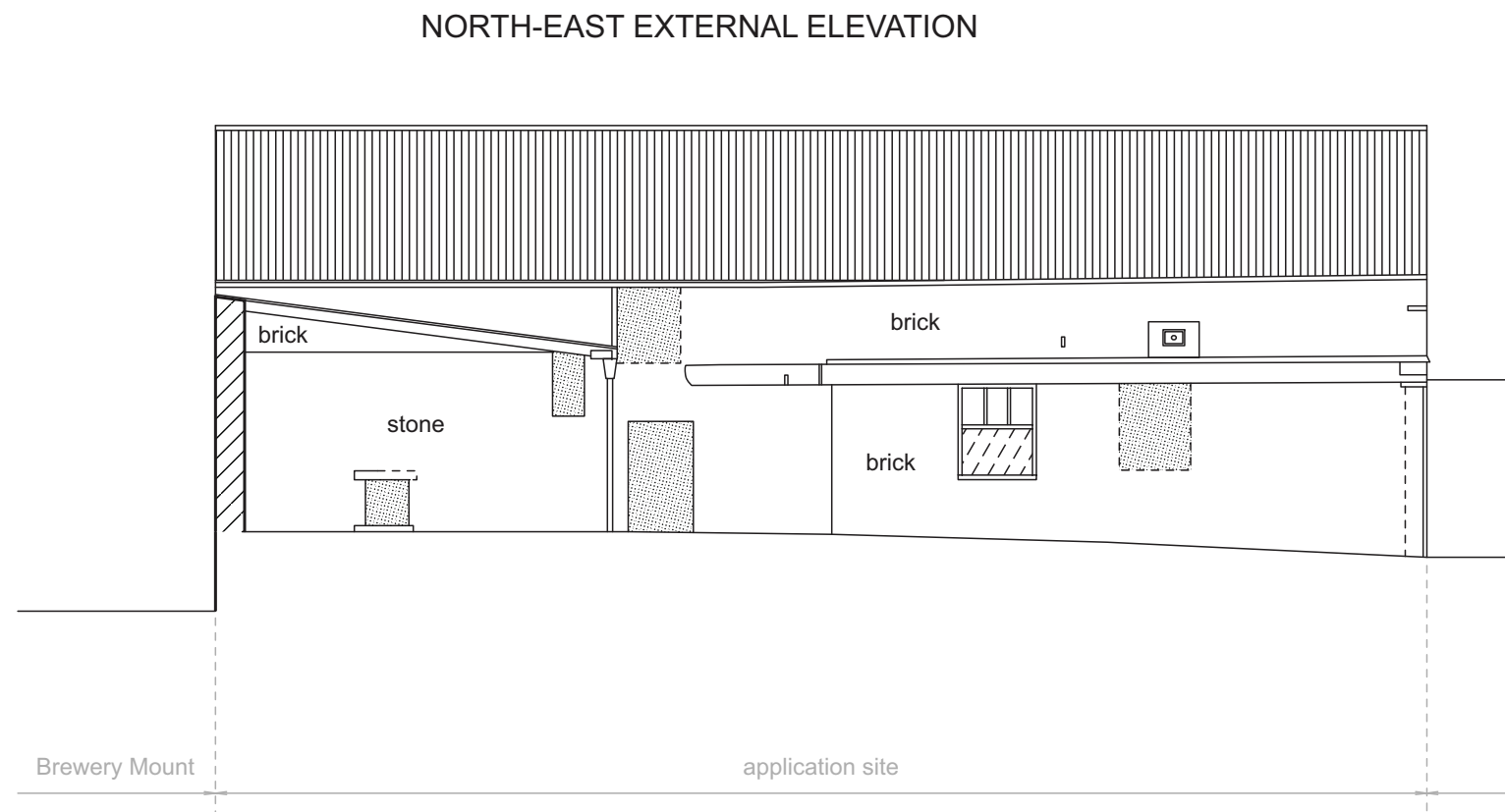
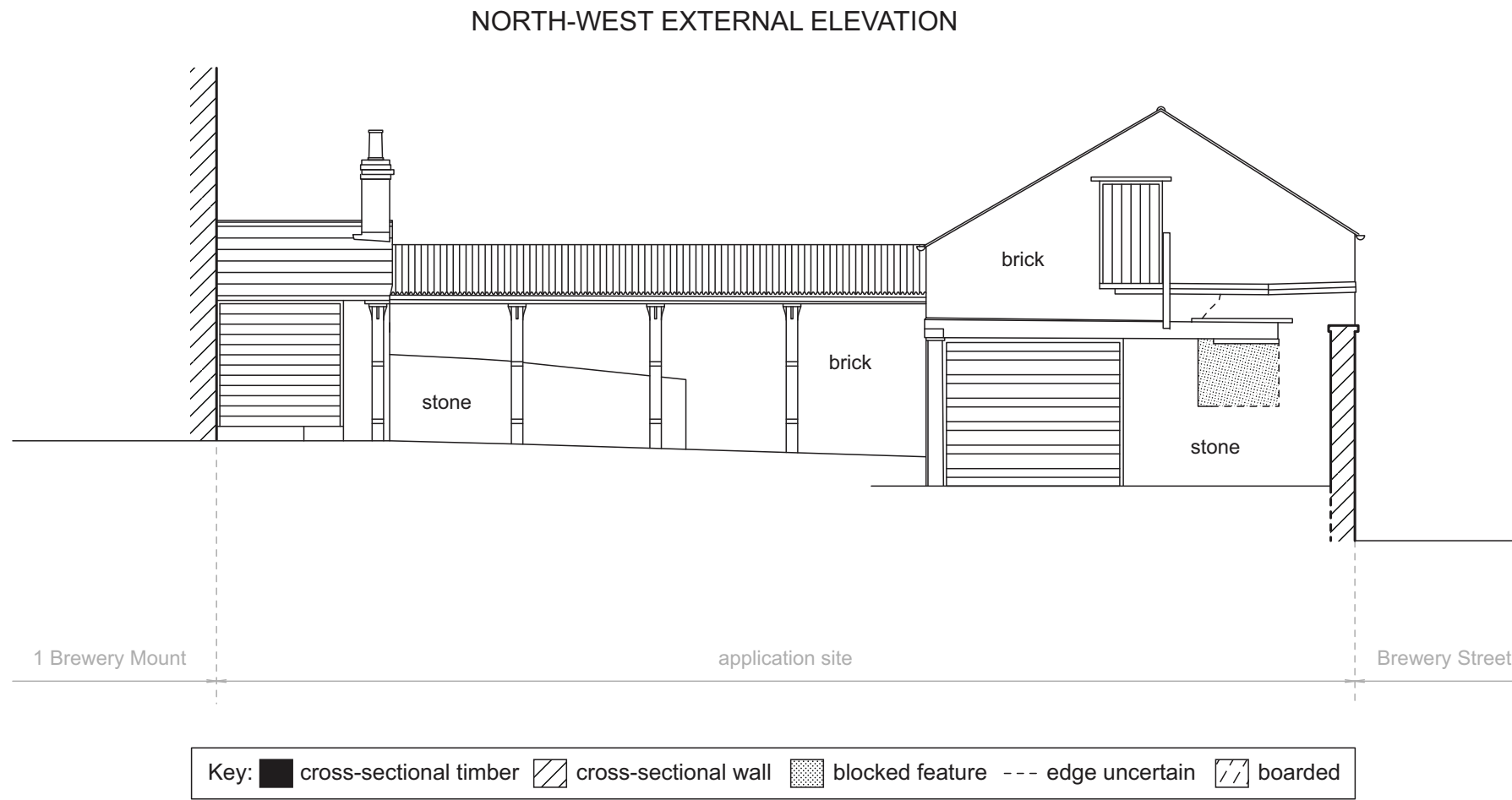
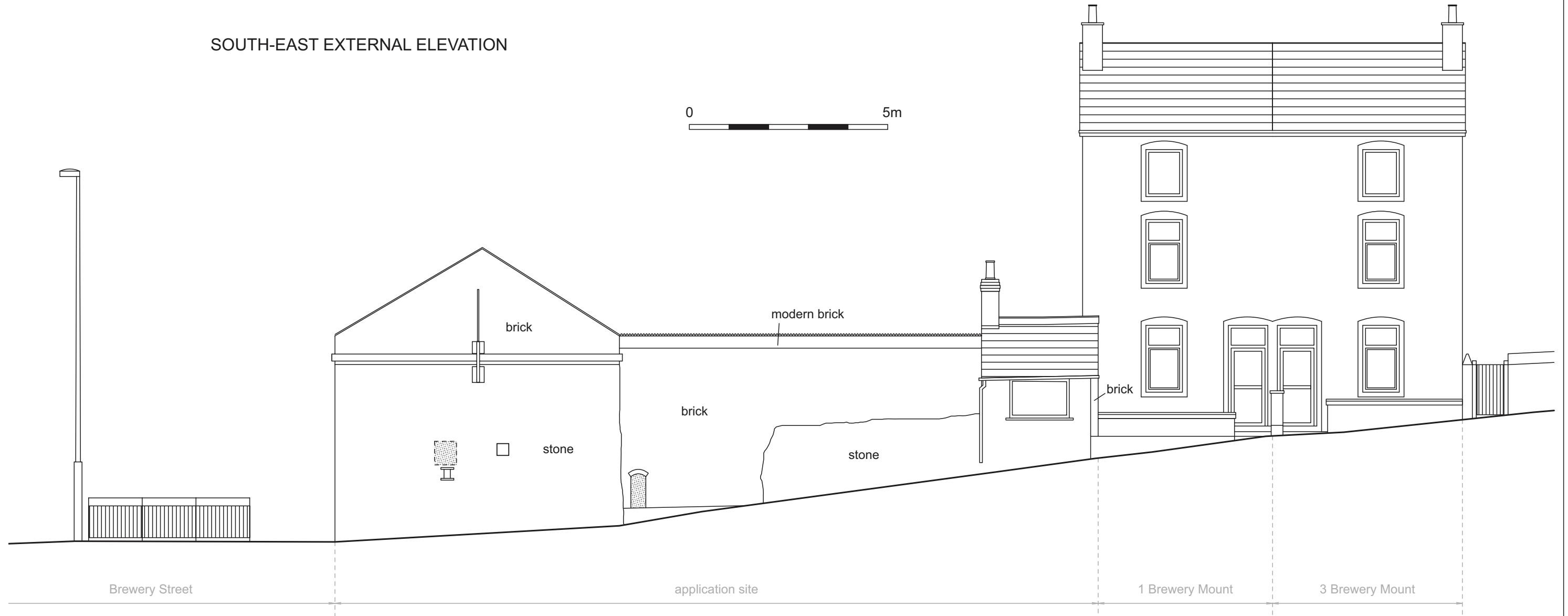


Figure 3: North-west and north-east external elevations

SOUTH-EAST EXTERNAL ELEVATION



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Key: blocked feature edge uncertain

Figure 4: South-east external elevation

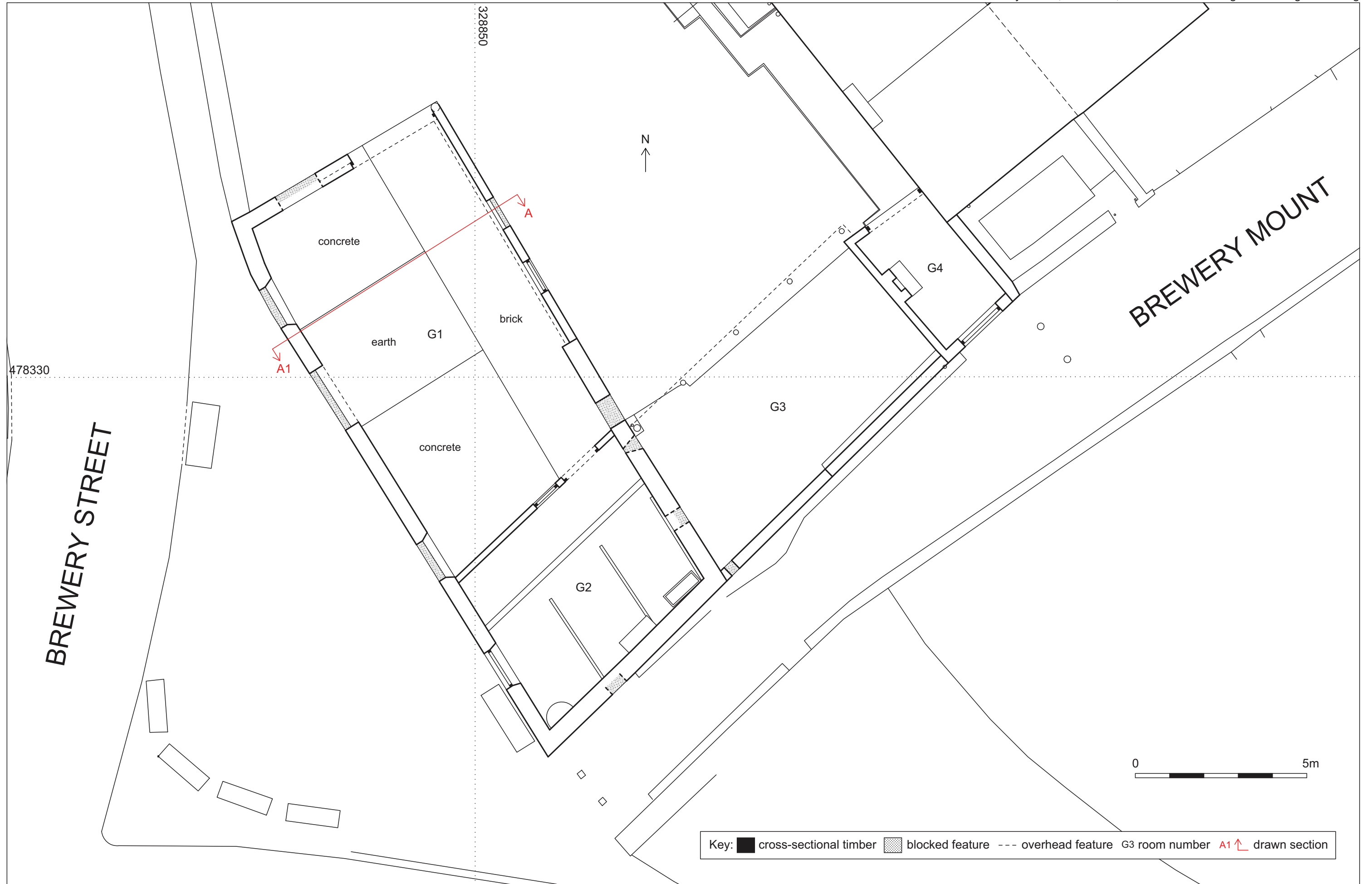


Figure 5: Ground floor plan

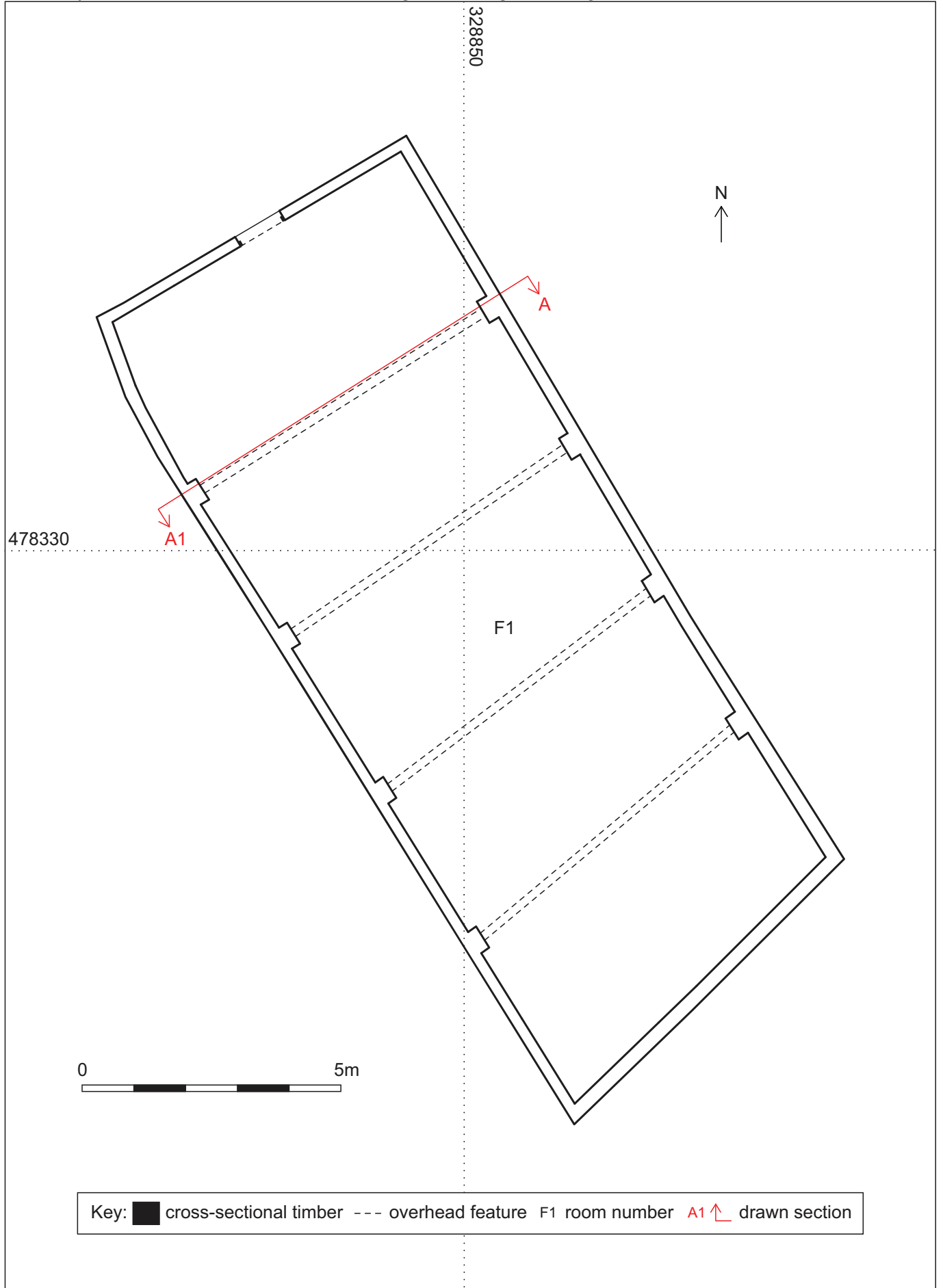


Figure 6: First floor plan

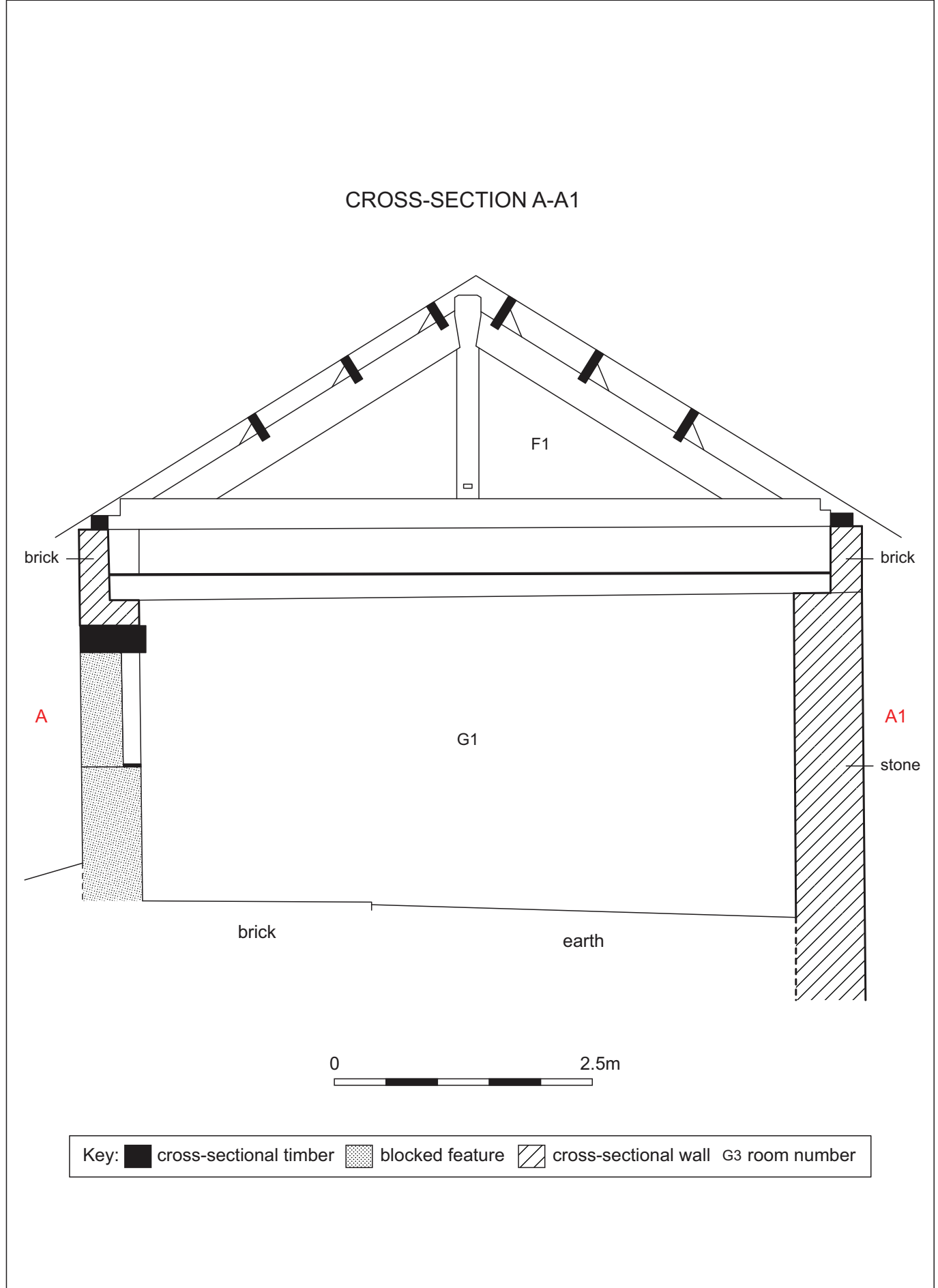


Figure 7: Cross-section A-A1

4.3 Internal Detail

4.3.1 **Ground floor Room 1 (G1):** this room comprises the north-west end of the main building. The floor is a mix of brick, concrete and earth. The ceiling comprises the exposed, sawn joists and tongue and groove floorboards of the floor above. There is no access to the floor above from inside. There are tie rods north-west/south-east and north-east/south-west at the north-west side. The walls are roughly limewashed brick and stone. The **north-west elevation** has a garage door on the north-east side below a timber lintel (Plate 26). It steps at the end of this on the south-west side, with modern concrete on the south-west side. The **north-east elevation** has an alcove from a blocked window on the north-west side and an extant window to the south-east below a massive timber beam (Plate 27; Plate 28). The elevation then steps out at the south-east end and there is a doorway, with a plank and batten door still present (Plate 29); however, the door is blocked on the outside. The **south-east elevation** is formed by a brick division, with handmade brick in a stretcher bond butting the north-east and south-west walls (Plate 30). There is a wide doorway on the north-east side with a timber lintel and wide plank and batten door in a chamfered surround (Plate 31). The window to the south-west has eight fixed lights with a row of iron hooks. The **south-west elevation** has a former window at each end, surviving as an alcove with splayed jambs, blocked externally, with a timber lintel (Plate 32 and Plate 33). North-west of centre there is a wide opening, extending to the ground, with a rough timber lintel.



Plate 26 (left): North-west elevation of Room G1

Plate 27 (right): North-west end of the north-east elevation of Room G1



Plate 28 (left): Window and hooks on the north-east elevation of Room G1

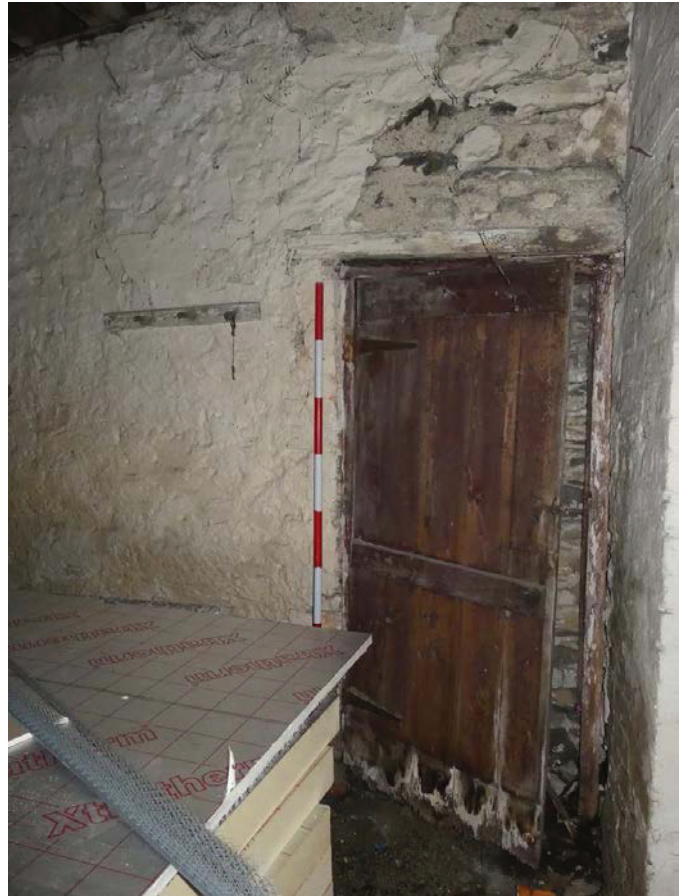


Plate 29 (right): Doorway at the south-east end of the north-east elevation of Room G1



Plate 30 (left): South-east elevation of Room G1



Plate 31 (right): Doorway in the south-east elevation of Room G1



Plate 32 (left): South-east end of the south-west elevation of Room G1

Plate 33 (right): North-west end of the south-west elevation of Room G1

4.3.2 **Ground floor Room 2 (G2):** this is the south-east end of the main building. It has a gridded brick floor and a channel north-east/south-west on the north-west side (Plate 34) and scars of two stalls apparent from concrete in the floor and timbers in the ceiling. The ceiling comprises sawn joists and tongue and groove floorboards from the room above and the north-west/south-east tie rod from Room G1. The walls are mostly limewashed stone. The **north-west elevation** is limewashed brick with iron hooks on the south-west side and a window and door to the north-east (Plate 35, Plate 36, Plate 37) as described above (from Room G1). The **north-east elevation** has a small timber-lined aperture high on the north-west side with a plank door (Plate 38, Plate 39). The lower part of the south-east end of the elevation is covered by planks (Plate 40). The **south-east elevation** has a timber trough on the north-east side and a pair of brick bases with rough timber door on top to the south-west (Plate 41). There are two semi-circular scars for feed holders and one intact on the south-west side (Plate 42 and Plate 43) with a timber structure over scars of two stalls. The **south-west elevation** has a central window, with six lights in the top and sill below, with iron hanger set into the splayed jambs (Plate 44).



Plate 34 (left): Channel in the floor of Room G2

Plate 35 (right): North-west elevation of Room G2



Plate 36 (left): Hooks on the north-west elevation of Room G2



Plate 37 (right): Window and doorway in the north-west elevation of Room G2



Plate 38 (left): North-east elevation of Room G2



Plate 39 (right): Small aperture in the north-east elevation of Room G2



Plate 40 (left): Planks and trough in the east corner of Room G2



Plate 41 (right): South-east elevation of Room G2



Plate 42 (left): Detail of scar from feed holders and brick base against south-east elevation of Room G2



Plate 43 (right): Feed holder in the south corner of Room G2



Plate 44: South-west elevation of Room G2

4.3.3 **Ground floor Room 3 (G3):** this room comprises an open-fronted section to the north-east side of the main building. There is no wall to the north-west, it simply comprises four columns supporting the wall plate (Plate 45). The roof is modern corrugated metal. The **north east elevation** is painted, late brick (Plate 46). The **south-east elevation** is mostly painted handmade brick and projects out on the lower part of the north-east end (visible to the right in Plate 46; Figure 3). This is the original boundary wall and there is modern brick at the top of the elevation below the roof (Plate 47). The **south-west elevation** has stone and some brick patching and rebuild (Plate 48), and two small infilled apertures (Figure 3), one low on the south-east side (Plate 49) and one higher up on the north-west side (Plate 50).



Plate 45 (left): North-west elevation of Room G3

Plate 46 (right): North-east elevation of Room G3



Plate 47 (left): General view of the south-east elevation of Room G3



Plate 48 (right): South-west elevation of Room G3



Plate 49 (left): Detail of lower blocked feature in the south-west elevation of Room G3



Plate 50 (right): Detail of upper blocked feature in the south-west elevation of Room G3

4.3.4 **Ground floor Room 4 (G4)**: this room comprises an outshut north-east of the open-fronted section (Room G3). It has a concrete floor, the walls are plastered and painted and it has a dado rail, with a garage door to the north-west. Some of the plaster has been removed on the **north-east elevation**, showing butt joint of stone and brick in the wall (Plate 51). There is a long and narrow window in the **south-east elevation** with a timber sill. The **south-west elevation** has battens with hooks to the north-west and south-east, either side of a central projecting chimneybreast with small fireplace. This has a fairly plain, iron surround (Plate 52), with shelf on brackets to the north-west.



Plate 51 (left): North-east elevation of Room G4

Plate 52 (right): South-west elevation of Room G4

4.3.5 **First floor Room 1 (F1)**: this room has tongue and groove floorboards and a corrugated concrete roof supported by four trusses, each with a king post notched to meet principals and bolted to the tie beam (Plate 53 and Plate 54; Figure 7). All the timber is sawn, with very limited carpenter's marks. There are brick walls to the north-west and south-east, alternating header/stretcher to the north-west and a mix of Flemish and stretcher to the south-east. The tie beams sit on projecting buttresses at either end in the south-west and north-east brick walls. Access is from a loading door in the **north-west elevation**, with a stone lintel and plank and batten door (Plate 55).



Plate 53 (left): North-east side of a truss in Room F1

Plate 54 (right): South-west side of a truss in Room F1



Plate 55 (left): North-west elevation of Room F1

5. Discussion

5.1 Introduction

5.1.1 The map regression provides a considerable amount of detail about the physical development of the site but there is relatively little definitive historical information to confirm what the building was used for in its earliest form.

5.2 Phasing

5.2.1 **Phase 1 (early 19th century):** it is evident from the map regression that a building stood on the site as early as 1832, although it is not clear what the purpose of this was. In 1852 it is labelled 'Fire Engine House' and it is possible that this is what it was originally constructed for. What is apparent, however, is that the extant structure does not seem to incorporate any parts of this original building, which was clearly much smaller. The only possible exception is the section of boundary wall forming part of the south-east side of the open-fronted structure (Room G3).

5.2.2 **Phase 2 (late 19th century):** it is clear from both the map evidence and the form of the current building that the bulk of it was constructed in the second half of the 19th century. It initially seems to have included large open sections at ground floor level on the north-west and north-east sides, supported by massive beams on a large iron column at the north corner. The presence of Baltic timber marks on one of these beams is also indicative of this date, although the use of such timber in the UK began in the late 18th century (Vandenabeele *et al* 2016). The form of the trusses is also indicative of this date (Brunskill 2002, 152-153). The construction of the upper section in brick does not seem to have been a later modification and may have been intended to relieve the weight on the structure below by using slightly narrower walls, as evident in the roofspace. The stonework was almost certainly originally rendered on the exterior and the brickwork painted, at least on the north-east side. The documentary sources indicate that the site was occupied by a cabinet maker from at least 1861 and the building was most likely constructed as a workshop for this purpose, the open spaces on the ground floor to allow access for large pieces of timber and to keep the area ventilated. The large roof space, only accessible via a loading door at the north-west end, was presumably to enable the storage of long lengths of timber. The arrangement of windows in the south-west elevation was presumably to allow additional light in, while the large window or doorway presumably provided access or was to enable customers to see inside.

5.2.3 **Phase 3 (late 19th-early 20th century):** the map evidence shows that the open-fronted section to the north-east (corresponding to Room G3) was a later addition, built between the publication of the Ordnance Survey maps of 1891 and 1913. The presence of a small aperture in the south-east elevation and insertion of apertures through the wall into Room G2 suggests that this was to house a steam engine or piece of machinery, the new apertures perhaps to allow water to be piped in from the south-west and a belt drive or drive shafts to be connected between Rooms G2 and G3. This presumably represented a new expansion by the resident cabinet maker to include the use of a powered saw or lathe. This change also probably led to the infilling of the open spaces below the large timber beams in the north-west and north-east elevations and the blocking of the original doorway in the north-east elevation, and the addition of the tie rods, perhaps to support the building now under additional stress from the vibration caused by the new machinery.

5.2.4 **Phase 4 (early 20th century):** the map evidence shows that the small outshut (Room G4) was evidently built in the 1930, filling a corner at the east side of the site and requiring the creation of a new north-east wall to Room G3. This presumably represented a small tea room or similar, where employees of the joinery could keep warm. It is not clear when the joinery went out of use although the documentary records show that it was in use by a coal merchant from at least 1905. It is clear that at some stage, presumably this phase and as a result of this change of use, it was converted, at least partially, to include stabling. Room G2 was evidently used for this purpose and originally had two stalls within it; other elements such as the planking to protect the north-east wall, a trough and a manger still survive. The flooring was also changed to accommodate this, with gridded brick added to provide safe accesses and egress for the horses and concrete elsewhere for storage. A window in the north-east elevation was probably blocked in this phase too.

5.4.2. **Phase 5 (late 20th century)**: the most recent changes have been relatively minimal and the reflect the fact that the building has seen little change since the early 20th century. The windows in the south-west elevation were partially blocked, perhaps in response to the changes to the road and creation of the current roundabout in the 1960s. More recently tilting metal garage doors have been added in the north-west elevation.

5.3 Significance

5.3.1 The building represents a relatively rare survival of a minor industrial building in Ulverston that has seen relatively little change in almost a century and retains a considerable amount of historic fabric. The archaeological building recording provides a relatively detailed record of the structure for future reference and adds to our wider understanding of the historic buildings and industries.

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Appendix 1: Census Information 1861-1901

Place	Name	Age	Occupation	Place of birth
Brewery Street	William Denney	36	Cabinet maker	Lancashire, Kirkby Ireleth
	Jane Denney	37	Grocer	Lancashire, Pennington
	Mary Denney	7	Scholar	Lancashire, Ulverston
	Esther J Denney	5		Lancashire, Ulverston
	Elizabeth Denney	8 mths		Lancashire, Ulverston

Details from the census return for 1861 (RG 9/Piece 3167/Folio 89/Page 13 1861)

Place	Name	Age	Occupation	Place of birth
Brewery Street	William Denney	45	Journeyman Cabinet Maker	Lancashire, Kirkby Ireleth
	Jane Denney	46	Journeyman Cabinet Maker's wife	Lancashire, Pennington
	Mary Denney	17	Scholar	Lancashire, Ulverston
	Esther J Denney	15	Scholar	Lancashire, Ulverston
	Elizabeth Denney	10	Scholar	Lancashire, Ulverston
	William James Denney	Under 1		Lancashire, Ulverston

Details from the census return for 1871 (RG 10/Piece 4240/Folio 91/Page 10 1871)

Place	Name	Age	Occupation	Place of birth
34 Brewery Street	William Denney	56	Journeyman Cabinet maker	Lancashire, Kirkby Ireleth
	Jane Denney	47	Grocer	Lancashire, Pennington
	Mary Denney	27	Out of employment	Lancashire, Ulverston
	William J Denney	10	Scholar	Lancashire, Ulverston

Details from the census return for 1881 (RG 11/Piece 4278/Folio 24/Page 8 1881)

Place	Name	Age	Occupation	Place of birth
No 1 Brewery Mount	Richard J Burns	30	Blacksmith	Lancashire, Ulverston
	Betsy Burns	30		Lancashire, Ulverston
	James Burns	10	Scholar	Lancashire, Ulverston
	Gilbert Burns	8		Lancashire, Ulverston
	Lionel Burns	3		Lancashire, Ulverston
	Richard Burns	2		Lancashire, Ulverston

Details from the census return for 1891 (RG 12/Piece 3477/Folio 4/Page 1 1891)

Place	Name	Age	Occupation	Place of birth
1 Brewery Mount	Richard Jas Burns	40	Blacksmith	Lancashire, Ulverston
	Betsy Burns	40		Lancashire, Ulverston
	Gilbert Burns	18	Painter	Lancashire, Ulverston
	Lionel Burns	13		Lancashire, Ulverston
	Ralph Burns	12		Lancashire, Ulverston
	Florence Burns	9		Lancashire, Ulverston
	Gertrude Burns	7		Lancashire, Ulverston
	Fred Burns	5		Lancashire, Ulverston

Details from the census return for 1901 (RG 13/Piece 4004/Folio 36/Page 1 1901)