

# BURLINGTON HOUSE, MICHAELSON ROAD, BARROW-IN-FURNESS, CUMBRIA

## Heritage Statement



Client: Mihir Patel

NGR: 319904 468986

© Greenlane Archaeology Ltd

February 2022



<b>The Site</b>	
Site Name	Burlington House, Michaelson Road, Barrow-in-Furness
County	Cumbria
NGR	319904 468986

<b>Client</b>	
Client Name	Mihir Patel, Happy Homes Living Ltd
Client's architect	-

<b>Project</b>	
Archives consulted	Cumbria Archive Centre (Barrow-in-Furness)
HER consulted	-
Other sources consulted	Greenlane Archaeology Library

<b>Planning</b>	
Pre-planning?	Yes
Planning Application No.	-
Plans (e.g. conversion, extension, demolition)	Conversion from commercial to domestic
Condition number	-
Local Planning Authority	Barrow Borough Council

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

<b>Staffing</b>	
Desk-based assessment	Dan Elsworth
Site visit	Dan Elsworth
Report writing	Dan Elsworth
Illustrations	Tom Mace
Date of site visit	08/02/2022

Greenlane Archaeology Ltd,  
Lower Brook Street, Ulverston,  
Cumbria, LA12 7EE

Tel: 01229 588 500  
Email: [info@greenlancearchaeology.co.uk](mailto:info@greenlancearchaeology.co.uk)  
Web: [www.greenlancearchaeology.co.uk](http://www.greenlancearchaeology.co.uk)

## Contents

Illustrations.....	1
List of Figures.....	1
List of Plates.....	1
Summary.....	4
Acknowledgements.....	4
1. Introduction.....	5
1.1 Circumstances of the Project.....	5
1.2 Location, Geology, and Topography.....	5
2. Methodology.....	7
2.1 Desk-Based Assessment.....	7
2.2 Site Visit.....	7
2.3 Archive.....	7
3. Results.....	8
3.1 Desk-Based Assessment.....	8
3.2 Map and Image Regression.....	8
3.3 Site History.....	19
3.4 Site Visit.....	21
4. Discussion.....	31
4.1 Introduction.....	31
4.2 Significance.....	31
4.3 Impact.....	31
4.4 Conclusion and Recommendations.....	31
5. Bibliography.....	32
5.1 Primary and Cartographic Sources.....	32
5.2 Secondary Sources.....	33
Appendix 1: Listed Building Information.....	35

## Illustrations

### List of Figures

Figure 1: Site location.....	6
------------------------------	---

### List of Plates

Plate 1: Extract from the Tithe map of 1842 held by the Cumbria Archive Centre, Barrow-in-Furness.....	8
Plate 2: Extract from the Tithe map of 1842 held by the National Archives, Kew.....	8
Plate 3: Extract from a plan of the village of Barrow of 1843.....	9
Plate 4: Extract from the Ordnance Survey map of 1851.....	9
Plate 5: Extract from the Ordnance Survey maps of c1873.....	9
Plate 6 (left): Extract from the proposed site location plan for the General Post Office of 1883.....	10

Plate 7 (right): Extract from an undated plan of the post office site.....	10
Plate 8: Extract from the proposed site location plan for the General Post Office of 1884 .....	10
Plate 9: Proposed front elevation of the post office, 1890 .....	11
Plate 10: Proposed back elevation of the post office, 1890 .....	11
Plate 11: Extract from a plan of 1888 .....	12
Plate 12: Plan of the ground floor of the post office, 1890 .....	12
Plate 13: Plan of the first and second floor of the post office, 1890 .....	13
Plate 14: Plan of the roof of the post office, 1890.....	13
Plate 15: Plan of the basement of the post office, 1890 .....	13
Plate 16: Plan of the drains, 1890 .....	14
Plate 17: Front elevation of the post office, 1890 .....	14
Plate 18: Back elevation of the post office, 1890.....	15
Plate 19: Elevation of WC's and section of the post office, 1890 .....	15
Plate 20: Additional section drawings of the post office, 1890 .....	16
Plate 21: Extract from the Ordnance Survey maps of 1891 .....	17
Plate 22: Site plan of 1899.....	17
Plate 23: Post office extension site plan of 1899.....	18
Plate 24 (left): Extract from the Ordnance Survey maps of 1913 .....	19
Plate 25 (right): Extract from the Ordnance Survey maps of 1933.....	19
Plate 26: Plan of alterations to drainage at the post office of 1934 .....	19
Plate 27: General view of the west external elevation.....	22
Plate 28 (left): The south end of the west external elevation .....	22
Plate 29 (right): The centre of the west external elevation .....	22
Plate 30 (left): The north end of the west external elevation .....	23
Plate 31 (right): The north external elevation .....	23
Plate 32 (left): The north end of the east external elevation.....	23
Plate 33 (right): The east external elevation .....	23
Plate 34: Detail of the blocked doorway and first floor loading doorway in the east external elevation.....	24
Plate 35 (left): General view of the north end of the basement .....	25
Plate 36 (right): General view of the north end of the basement.....	25
Plate 37 (left): General view of the centre of the basement .....	25
Plate 38 (right): General view of the centre of the basement showing the modern staircase.....	25
Plate 39 (left): Extant ceiling light in the basement.....	25
Plate 40 (right): General view of the south end of the basement .....	25
Plate 41 (left): General view of the south end of the basement .....	26
Plate 42 (right): General view of the south end of the basement .....	26
Plate 43 (left): The northern ground floor room .....	26
Plate 44 (right): The northernmost of the ground floor rooms on the west side .....	26
Plate 45 (left): Example of surviving plaster cornice at the north end of the ground floor.....	26
Plate 46 (right): Example of surviving plaster cornice at the north end of the ground floor .....	26

Plate 47 (left): Parquet floor remaining on the west side of the ground floor .....	27
Plate 48 (right): Fireplace surviving in the south-east corner of the ground floor.....	27
Plate 49 (left): Chimney breast and surviving cornices in the north-east corner of the ground floor .....	27
Plate 50 (right): Spiral staircase on the west side of the ground floor .....	27
Plate 51 (left): Staircase at the north end of the ground floor.....	28
Plate 52 (right): Detail of the staircase down to the cellar at the north end of the ground floor .....	28
Plate 53 (left): Staircase at the south end of the building.....	28
Plate 54 (right): Detail of the staircase at the south end of the building .....	28
Plate 55 (left): General view of first floor rooms at the south end .....	29
Plate 56 (right): The roof structure at the south end of the first floor.....	29
Plate 57 (left): General view of the rooms along the west side of the first floor .....	29
Plate 58 (right): Parquet floor surviving on the west side of the first floor .....	29
Plate 59 (left): Bathroom on the east side of the first floor .....	29
Plate 60 (right): North end of the first floor .....	29
Plate 61 (left): Fireplace on the east side of the first floor .....	30
Plate 62 (right): Staircase at the north end of the first floor.....	30
Plate 63 (left): Staircase at the south end of the first floor .....	30
Plate 64 (right): Boxing at the top of the spiral staircase on the west side of the first floor.....	30

## Summary

Prior to the proposed change of use of Burlington House, Michaelson Road, Barrow-in-Furness from commercial to domestic, Greenlane Archaeology was commissioned to carry out a heritage statement for the property. This is intended to provide information about the history of the building, based on both documentary sources and a site visit, so that its development can be better understood, and the impact of any proposed alterations can be assessed. The building is Grade II Listed and situated within the Barrow Central Conservation Area.

The wider area is rich in archaeological remains from the end of the last Ice Age onwards. The site was initially on the edge of the hamlet of Barrow, before being developed on as the town grew rapidly in the late 19<sup>th</sup> century. It was identified in the late 1880s as suitable for a new post office for the growing town and plans were drawn up by Henry Tanner, on behalf of HM Office of Works. The post office was built in 1890 and soon enlarged to the south by c1905. It continued in use as a post office until at least 1934 and more recently had a range of commercial uses and has most recently been used as a youth centre. The site visit revealed that externally it has retained much of its original form, including its decorative brick, stone, and terracotta decoration and windows. Internally it has been extensively modernised and little of any historic interest now survives, except for some plaster cornices, some parquet flooring, two fireplaces and staircases at the north and south ends. An iron spiral staircase on the west side is almost certainly a later addition.

The proposals to change the building would involve the creation of new internal spaces to make up to 33 units as well as communal areas. These changes could easily be made with the retention of the original features internally, and have the potential to improve the external appearance through the removal of boarding over the windows and reconditioning of the existing casements. This would also make the building of greater benefit to the Conservation Area in which it is located.

## Acknowledgements

Greenlane Archaeology would like to thank Mihir Patel at Happy Homes Living Ltd for commissioning the project. Additional thanks are due to the staff of Cumbria Archive Centre in Barrow-in-Furness (CAC(B)) for help with accessing their archives, and Mark Brennand, Lead Officer Historic Environment and Commons, and Jeremy Parsons, Historic Environment Officer (Development Control), both at Cumbria Country Council (CCC), for their useful input regarding the project. Thanks, are also due to the current owners of the building for giving their consent to access the Building Control Plans held in the archives (CAC(B) BPlans 263/A 1890 and CAC(B) BPlan 9015/A 1934).

# 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 located just north of Devonshire Dock, on the north-east edge of the industrial area and docklands of Barrow-in-Furness, close to the centre of the town, on the opposite side of the road to the town hall. It is approximately 13m above sea level (Ordnance Survey 2011; Figure 1).

1.2.2 The solid geology of the area is likely to comprise a mix of Mercia mudstones and red sandstones of the Triassic period (Moseley 1978, plate 1). This is likely to be covered by a thick glacially-derived till (Countryside Commission 1998, 27).

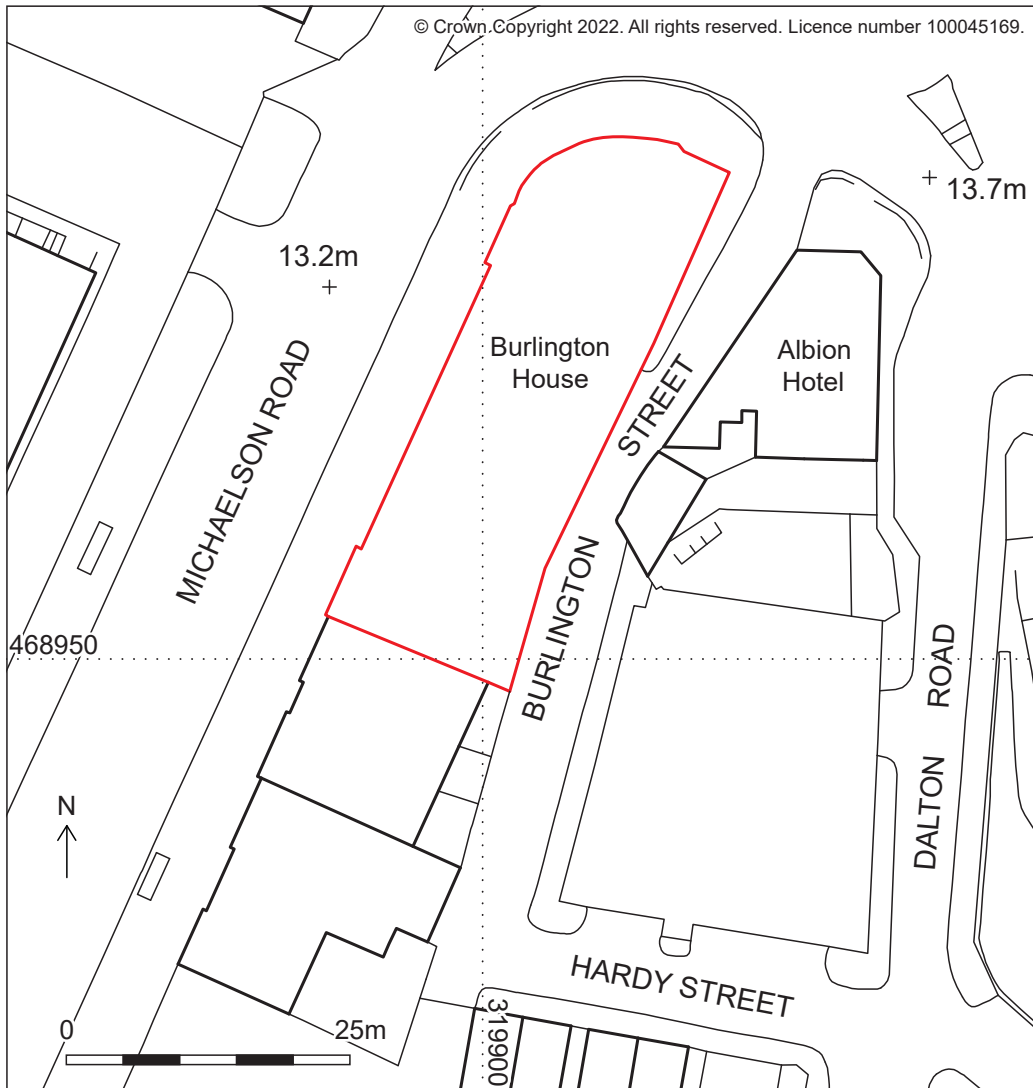
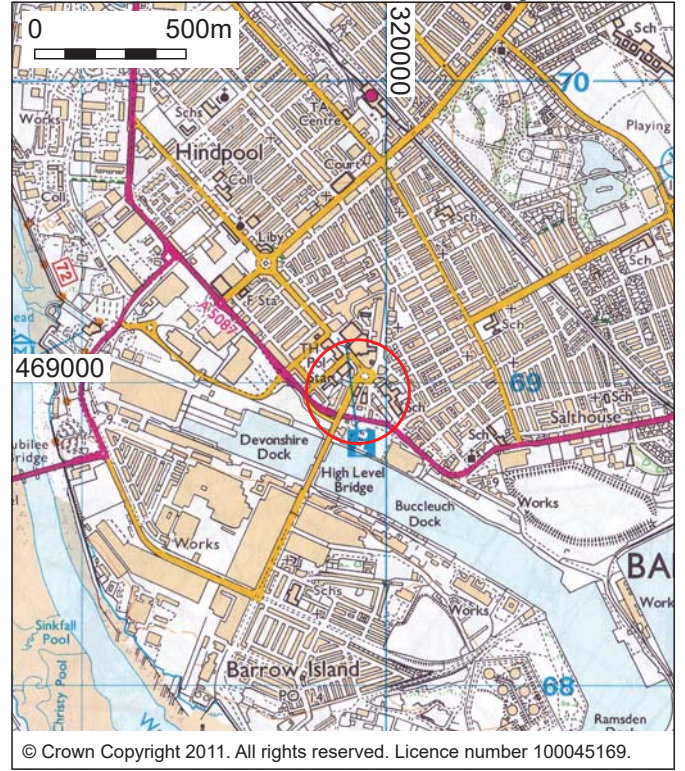
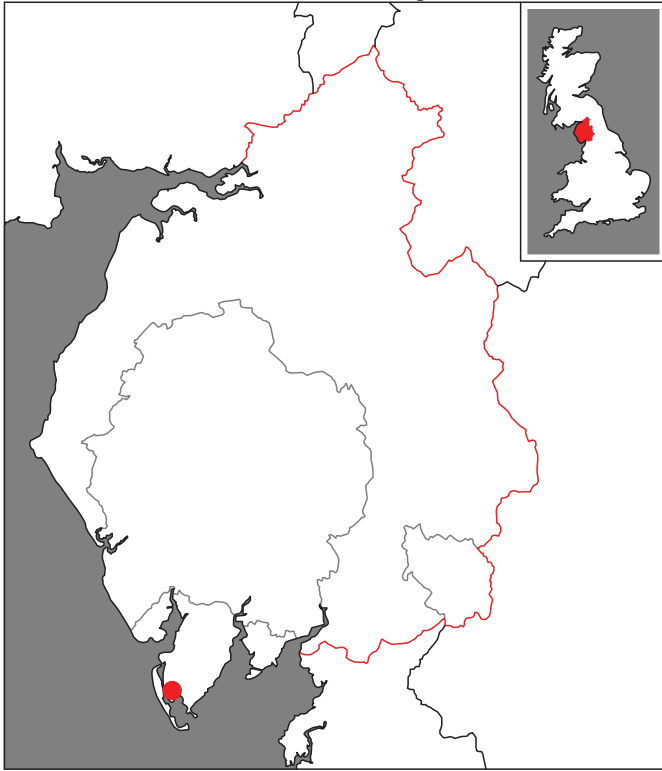


Figure 1: Site location

Client: Mihir Patel



## 2. Methodology

### 2.1 Desk-Based Assessment

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

- **Record Office/Archive Centre:** the majority of original and secondary sources relating to the site are deposited in the relevant Record Office(s) or Archive Centre(s), as specified in the cover sheet of this report. Of principal importance are early maps of the site. These were examined in order to establish the development of the site, date of any structures present within it, and details of land use, in order to set the site in its historical, archaeological, and regional context. In addition, any details of the site's owners and occupiers were acquired where available;
- **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.

### 2.2 Site Visit

2.2.1 A brief site visit was carried out in order to provide information about the building, such as its general condition, the extent of any original fabric, and any useful dating evidence in order to better understand its development, as outlined by the desk-based assessment. The site visit was equivalent to a Level 1 historic building recording as defined by Historic England (2016).

### 2.3 Archive

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

## 3. Results

### 3.1 Desk-Based Assessment

3.1.1 The initial component of the heritage assessment is a desk-based assessment, the results of which have been used to produce two main elements. Firstly, all available maps of the area were compiled into a map regression, demonstrating how the site physically developed (*Section 3.2*). The second purpose of the heritage assessment is to produce a background history of the site, focussing specifically on the known history and development of the building (*Section 3.3*). This information allows a discussion of the development of the site and its significance to be considered (*Section 4*).

### 3.2 Map and Image Regression

3.2.1 **Introduction:** early maps of the area tend to be relatively lacking in detail and are certainly not detailed enough to be useful in understanding the development of the site. The building itself wasn't built until the late 19<sup>th</sup> century.

3.2.2 **Tithe maps, 1842 (CAC(B) BPR/1/I/3/1/2 1842 and NA IR 30/18/97 1842):** there is more detail recorded of the site on the tithe map held by the National Archives, Kew (available online) than there is on the tithe map held by the Cumbria Archive Centre in Barrow-in-Furness (Plate 2; cf. Plate 1). Both the north and south ends of the site have been built on. The north part of the area forms part of plot E67, which is recorded as a cottage and garden, owned by Trustees of Late William Barker, and occupied by Thomas Sherwin and others (NA IR 29/18/97 1840). The area to the south has no number and therefore does not have a corresponding record in the apportionment (CAC(B) BPR/1/I/3/1/1 1840; NA IR 29/18/97, 1840).



Plate 1: Extract from the Tithe map of 1842 held by the Cumbria Archive Centre, Barrow-in-Furness

Plate 2: Extract from the Tithe map of 1842 held by the National Archives, Kew

3.2.3 **Plan of the village of Barrow, 1843:** this plan of the village of Barrow (reproduced in Kendall 1909) shows a similar arrangement of buildings at the north and south ends of the site as the tithe map held at Kew (Plate 3; cf. Plate 3), on which it is presumably based. This map also has accompanying information about each plot – the site occupies parts of plots 12, 13 and 14, described as follows:

**'OWNER WILLIAM BARKER'S TRUSTEES**

12. House and shop occupied by Thomas Sherwin, grocer. The premises had been occupied by William Barker, grocer, till his death, about 1835.

13. Dwelling-house, occupied by Richard Cornthwaite, afterwards of Cocken farm. Former tenants were Captain James Storey, Captain Thomas Mattix, (both master mariners) and Thomas Hodgson, Custom's officer. The latter removed from here in 1835 to the house No. 6.

The property was built on land leased to Wm. Barker in 1803 by the Newland Iron Company for a term of 1000 years at a yearly rent of one peppercorn.

**OWNER THE EARL OF BURLINGTON**

14. Dwelling-house, occupied by Robert Reay, shipping agent. The house was built about the year 1825 for William Harrison, farmer, so of Betty Harrison, who then resided in the old farm-house, the 'Burlington Arms' Inn.' (Kendall 1909, 182-183).



**Plate 3: Extract from a plan of the village of Barrow of 1843**

3.2.4 **Ordnance Survey, 1851:** some infilling has taken place by 1847 (Plate 4); the area between the buildings to the north and south ends of the area has been built over and substantial parts of the surrounding area have also seen development.

3.2.5 **Ordnance Survey, c1873:** this edition of the Ordnance Survey mapping shows essentially the same layout as the Ordnance Survey map of 1851, albeit in more detail (Plate 4; cf. Plate 4). Some divisions within the buildings on the site are shown.



**Plate 4: Extract from the Ordnance Survey map of 1851**



**Plate 5: Extract from the Ordnance Survey maps of c1873**

3.2.6 **Proposed site location plan for General Post Office, 1883 (CAC(B) Z/1934 1883-1884):** a proposed site plan from 1883 has the area to the north-west of the Albion public house earmarked for the General Post Office (marked in pink; Plate 6). The location marked is to the north of the post office's ultimate location.



3.2.7 **Post Office site plan, undated (CAC(B) BA/S/H/98 nd):** an undated site plan for the post office shows the proposed location of the post office superimposed on the existing buildings on the site (Plate 7). The existing buildings shown on this undated plan very closely match those shown on the c1873 edition of the Ordnance Survey map. The location marked is further south and hence more accurately shown than the location indicated on the 1883 plan (Plate 7; cf. Plate 6).

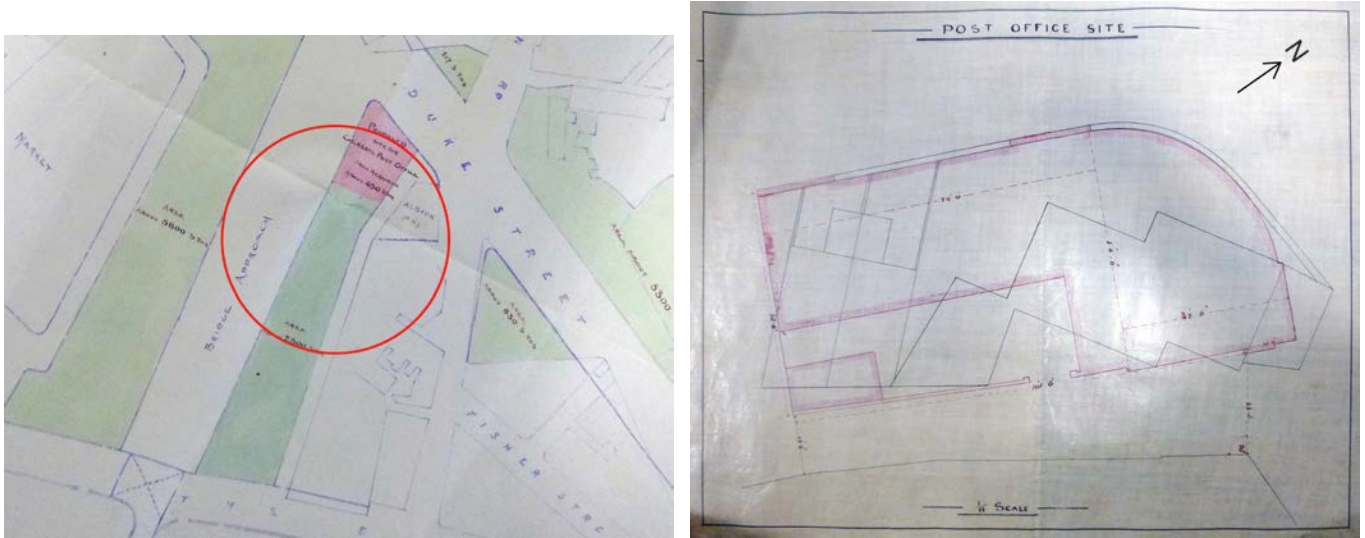


Plate 6 (left): Extract from the proposed site location plan for the General Post Office of 1883

Plate 7 (right): Extract from an undated plan of the post office site

3.2.8 **Proposed site location plan for General Post Office, 1884 (CAC(B) Z/1934 1883-1884):** a post office site plan from 1884 shows the post office in a similar location to the undated plan (Plate 8; cf. Plate 7). Although the 1884 plan does not show any formerly existing in the area of the post office, more of the surrounding area is shown.

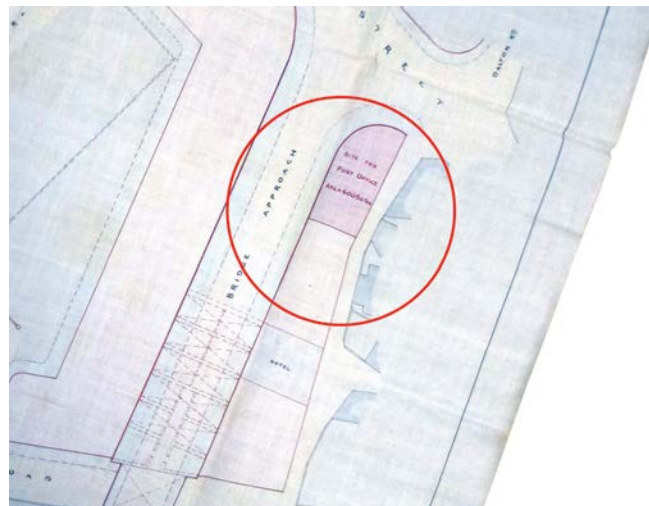


Plate 8: Extract from the proposed site location plan for the General Post Office of 1884

3.2.9 **Proposed elevations for new Post Office, 1887 (CAC(B) BA/S/K/9 1887):** rear and front elevations were drawn up for the proposed new post office in 1887 (Plate 9 and Plate 10). These are essentially the same as the drawings produced in 1890 (see Section 3.2.11) and are also by Henry Tanner, HM Office of Works.



Plate 9: Proposed front elevation of the post office, 1890

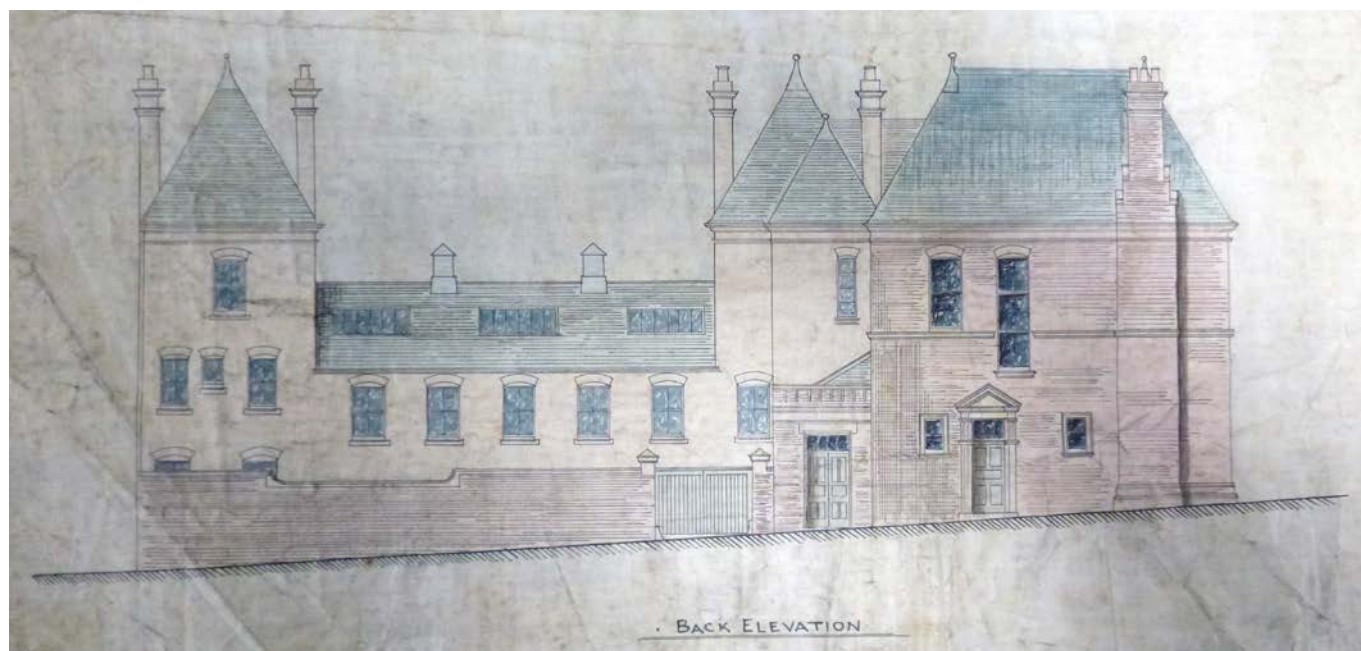


Plate 10: Proposed back elevation of the post office, 1890

3.2.10 **Plan, 1888 (CAC(B) BDX 270/1 1888)**: a plan of 1888 shows the post office site overlaid on buildings as they appear on the Ordnance Survey map of c1873 (Plate 11; Plate 5). The site marked is the same as the site marked on the undated map (Plate 11; cf. Plate 7).



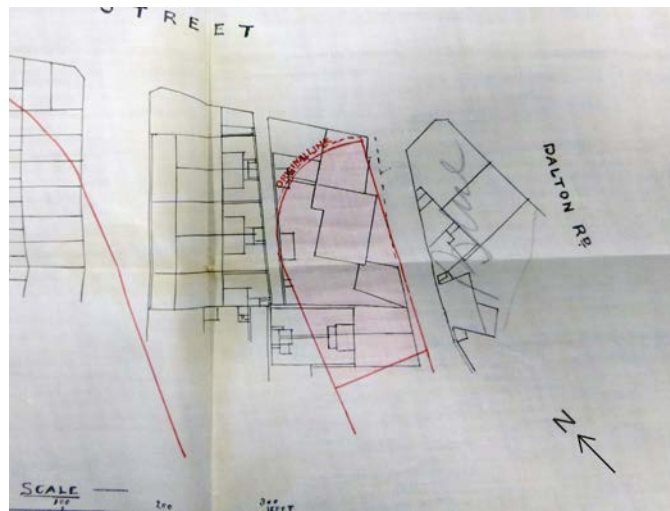


Plate 11: Extract from a plan of 1888

3.2.11 **Detailed building drawings, 1890 (CAC(B) BPlan 263A 1890):** various proposed and developed drawings, including plans, sections and elevations of the post office exist from 1890 (Plate 12 to Plate 20). These were probably all produced by Henry Tanner of HM Office of Works, London, although not all of them are signed.

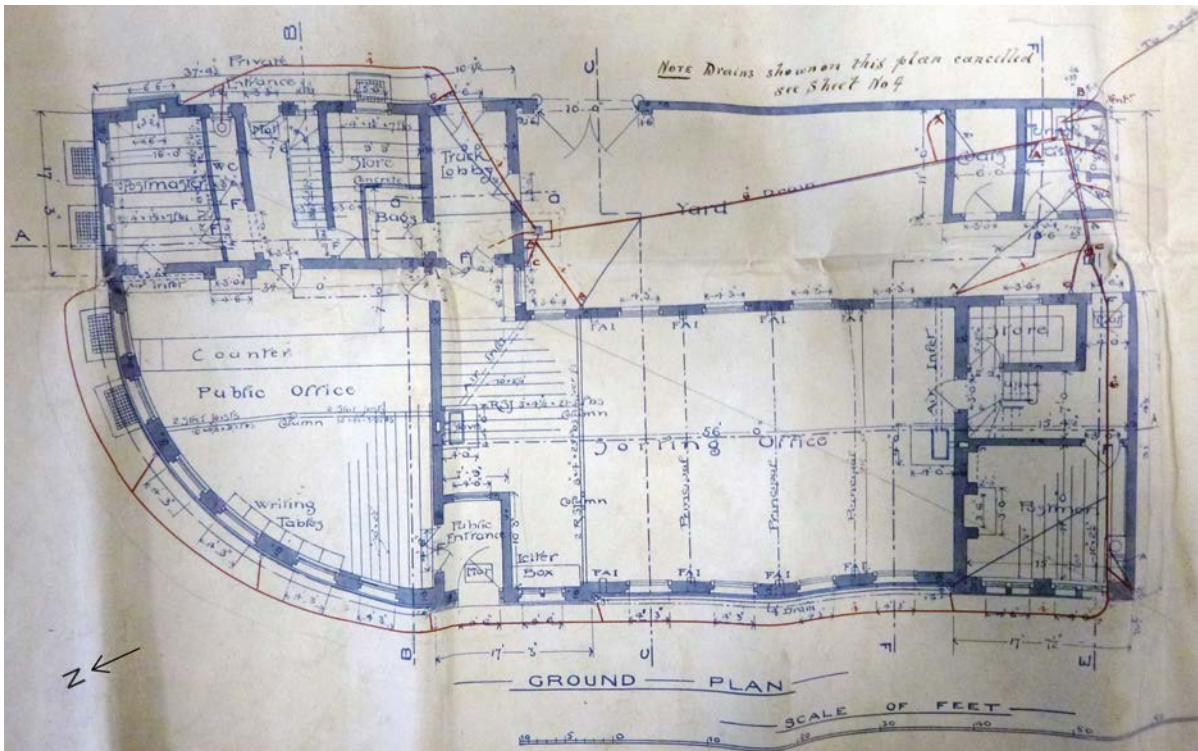


Plate 12: Plan of the ground floor of the post office, 1890

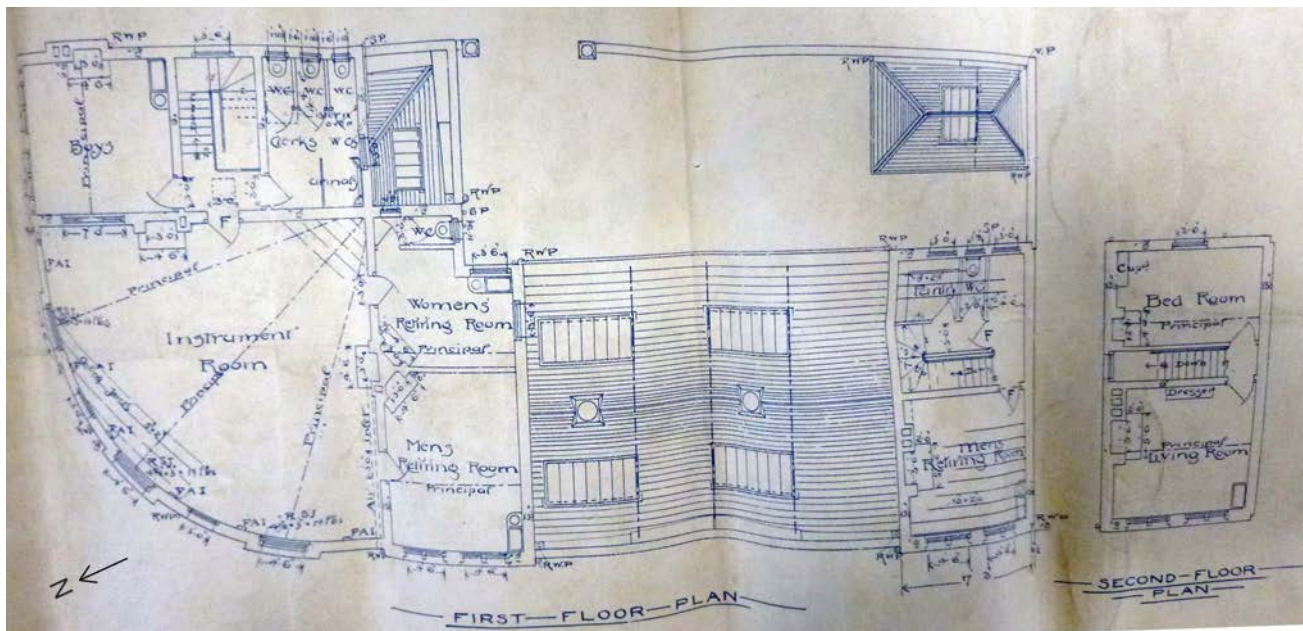


Plate 13: Plan of the first and second floor of the post office, 1890

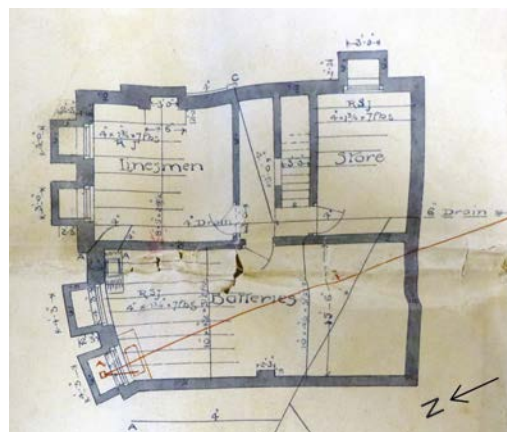
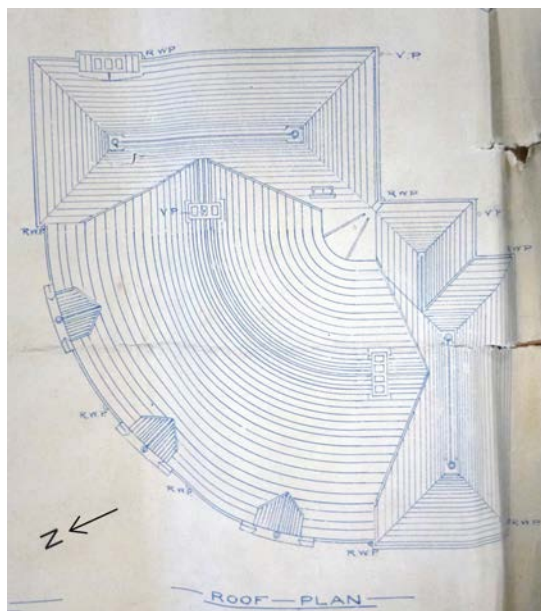


Plate 14: Plan of the roof of the post office, 1890

Plate 15: Plan of the basement of the post office, 1890



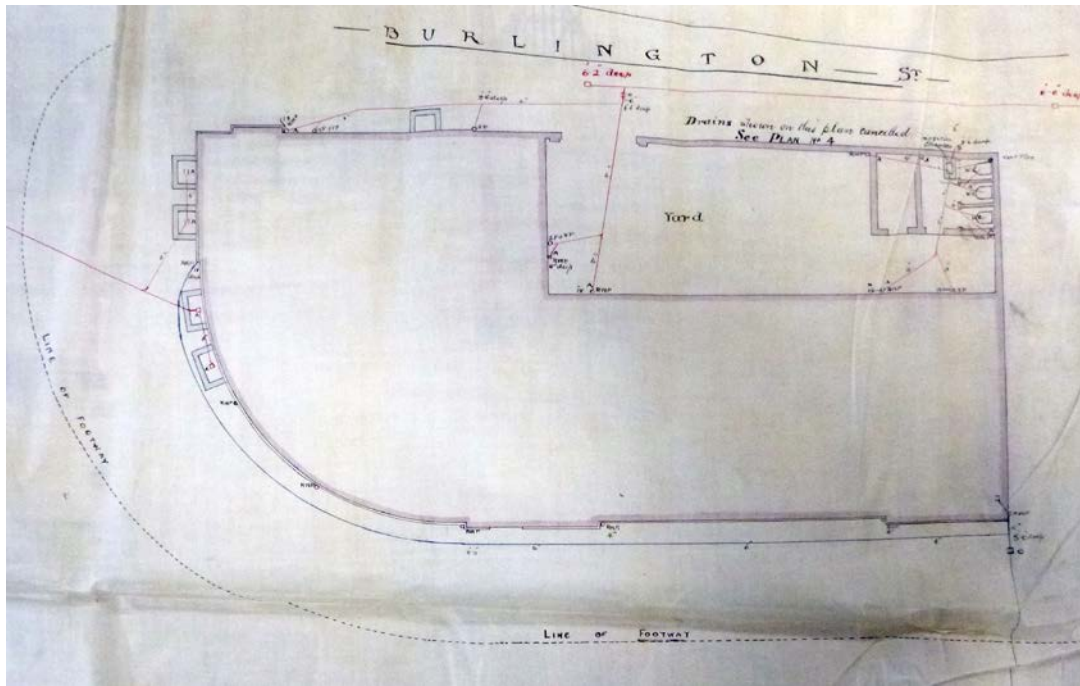


Plate 16: Plan of the drains, 1890



Plate 17: Front elevation of the post office, 1890





Plate 18: Back elevation of the post office, 1890

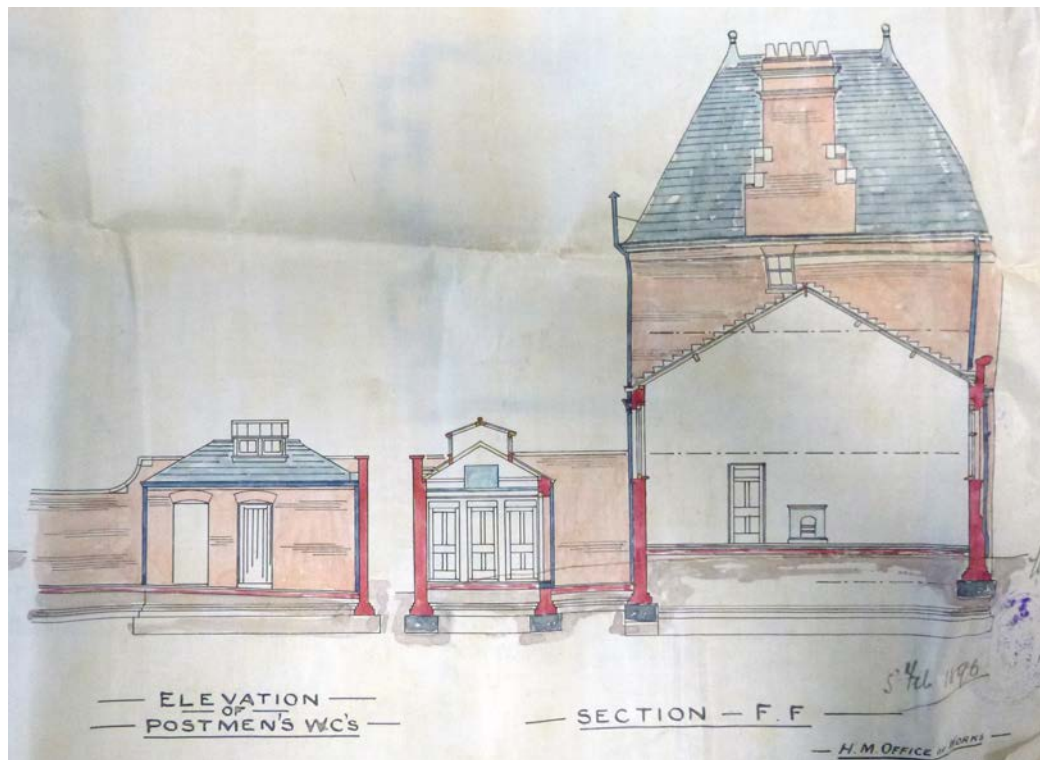
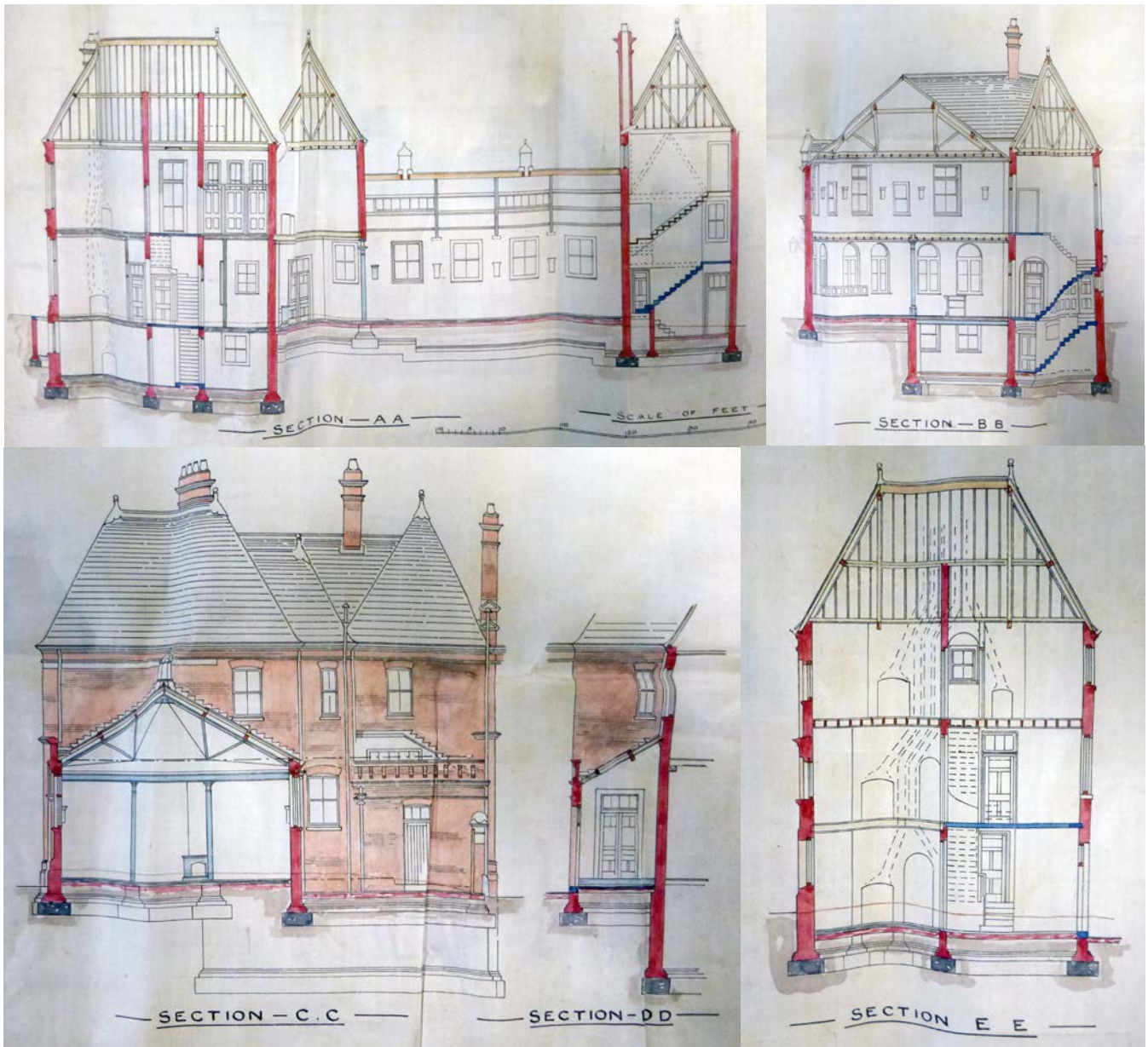


Plate 19: Elevation of WC's and section of the post office, 1890



**Plate 20: Additional section drawings of the post office, 1890**

3.2.12 **Ordnance Survey, 1891**: comparison of the 1891 edition of the Ordnance Survey map with the edition from c1873 reveals that the row of terraced properties to the north-east end of Newland Street and much of the development to the south-west of that has been cleared to make way for the newly constructed tramway along Michaelson Road, which passes to the north-west side of the post office which has been built by this time (Plate 21; cf. Plate 5). The south end of the site has been cleared of buildings.



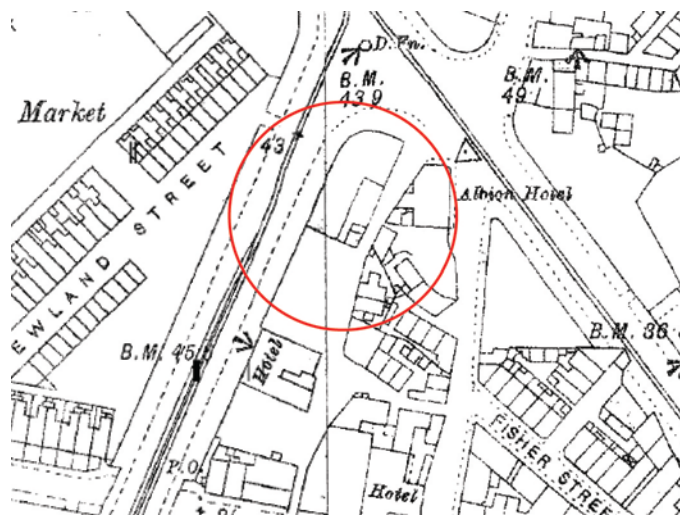


Plate 21: Extract from the Ordnance Survey maps of 1891

3.2.13 **Site plans for post office extension, 1899 (CAC(B) BDX 270/28 1899 and CAC(B) BDX/270/29 1900)**: two plans accompanying documents relating to the proposed expansion exist. The first, dated 1899, marks an area to the south-west of the post office, which is identified for the proposed extension of the post office, and records the outline footprint of the Post Office itself in detail (Plate 22). The second, dated 1900, marks the same area but also includes the site for a new custom house (Plate 23).

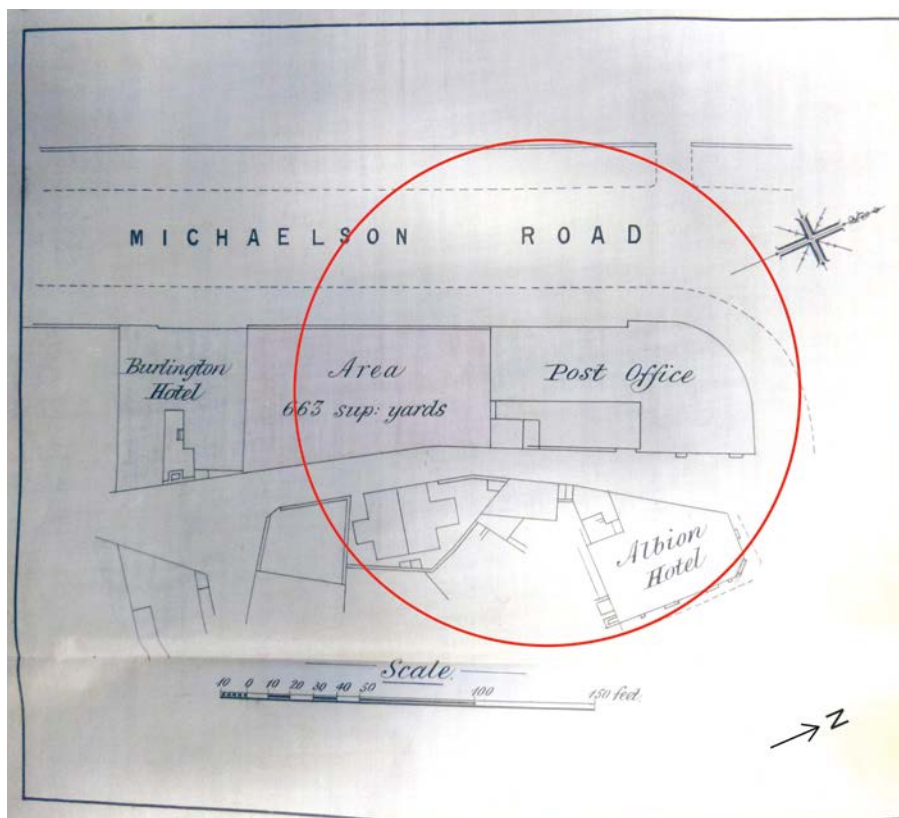
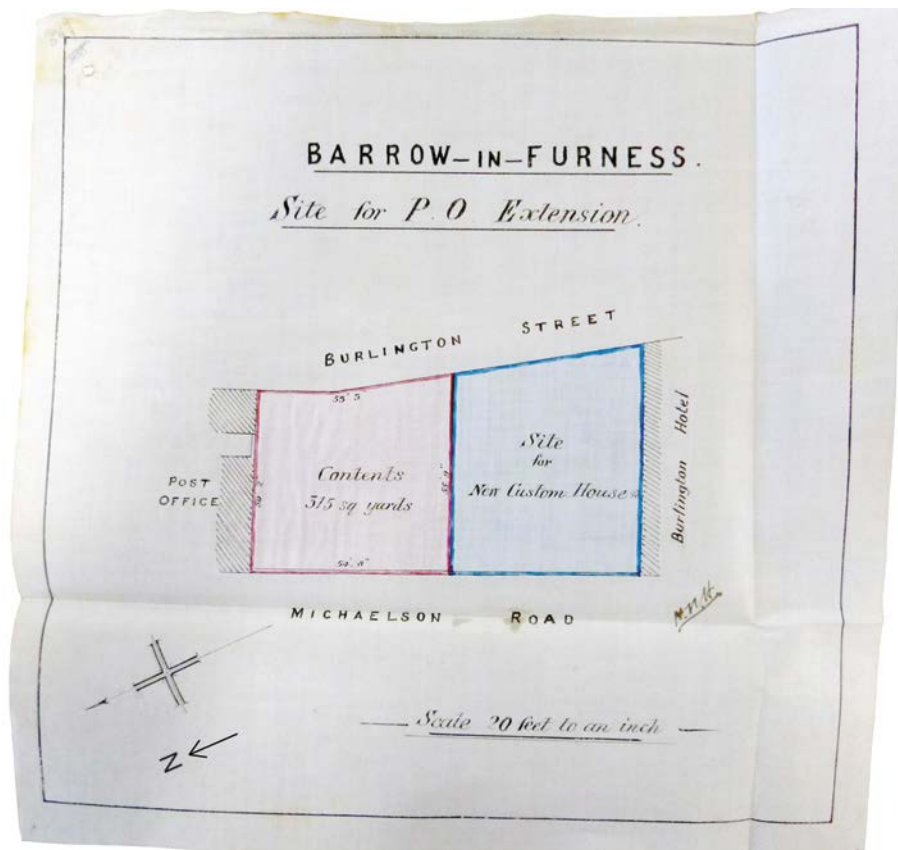
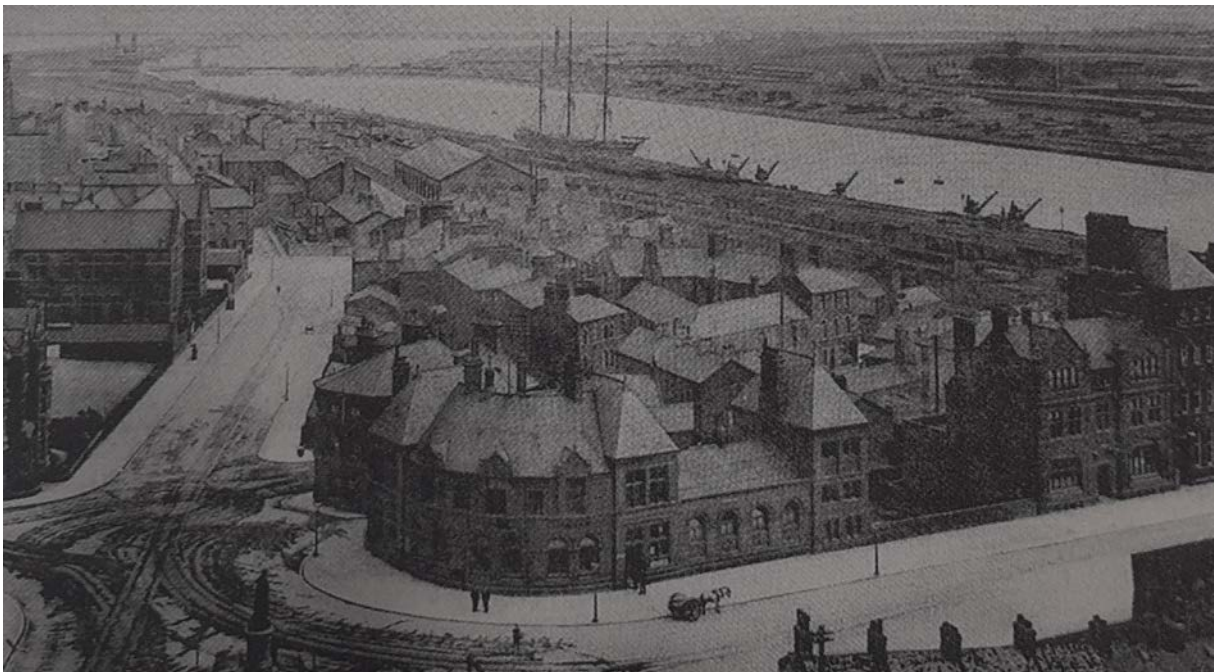


Plate 22: Site plan of 1899



**Plate 23: Post office extension site plan of 1899**

3.2.15 **Photograph, c1906:** this is a photographic view across Barrow, which shows the post office building in the fore ground. It is of particular interest because it appears to have been taken before the new extension to the south was completed as there is a large gap in the building (Garbutt 2002). It is thought to date to c1906 but is presumably actually before c1905.



3.2.14 **Ordnance Survey 1913:** the area between the post office and Burlington Hotel, the public house to the south-west, has been built over and the area to the south-east side of the post office has also been infilled (Plate 24; cf. Plate 21).



3.2.15 **Ordnance Survey 1933:** the site is unchanged (Plate 25; cf. Plate 24).

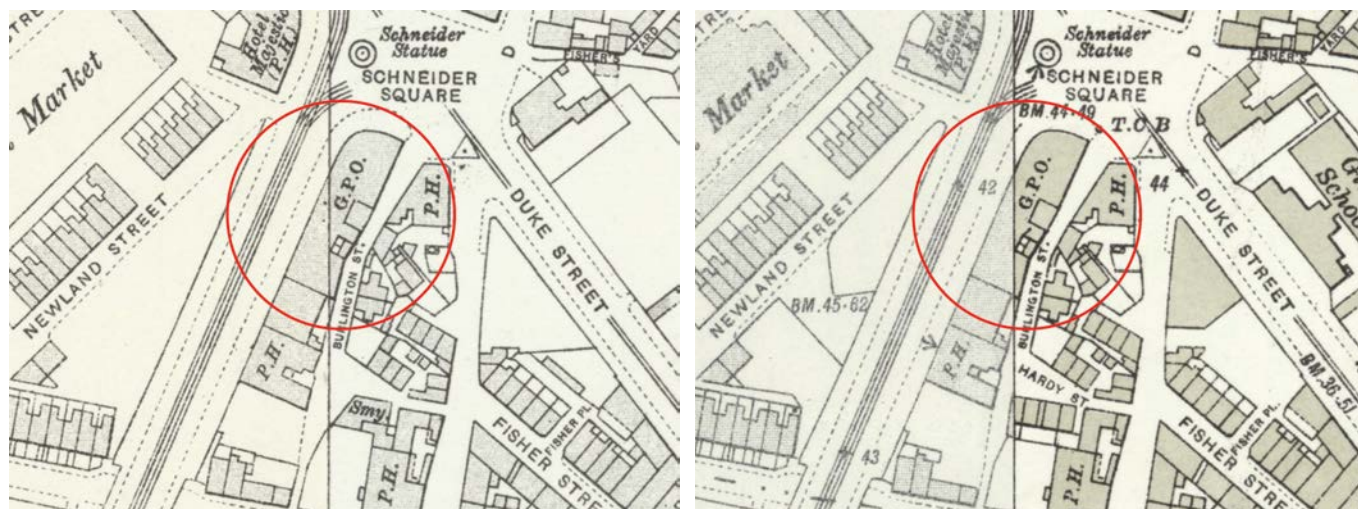


Plate 24 (left): Extract from the Ordnance Survey maps of 1913

Plate 25 (right): Extract from the Ordnance Survey maps of 1933

3.2.16 **Alterations to drainage plan, 1934 (CAC(B) BPlan 9015 1934):** this plan of alterations to drainage shows the footprint of the building, including the extension to the south-west, in detail, as well as some of the internal divisions along the south-east side of the post office (Plate 26).

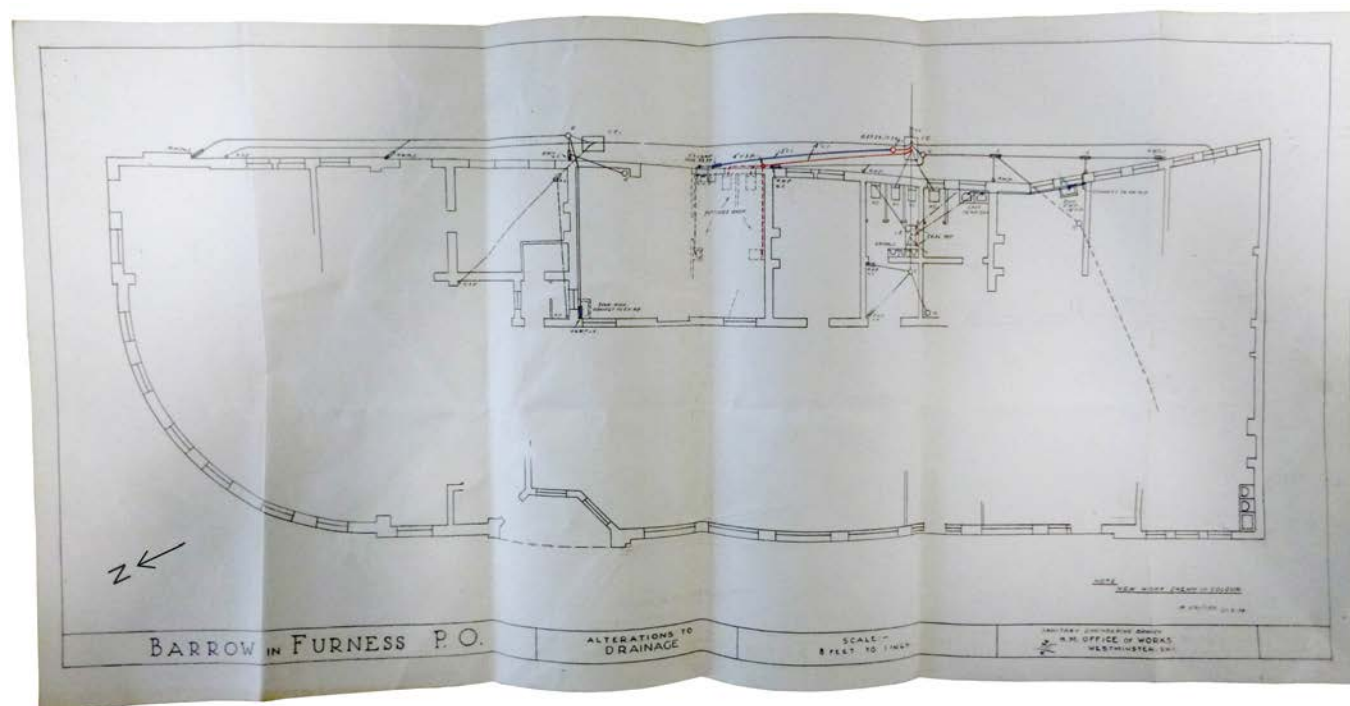


Plate 26: Plan of alterations to drainage at the post office of 1934

### 3.3 Site History

3.3.1 **Introduction:** in order to place the proposed development site in its historical and archaeological context a brief discussion of the earlier history of its environs is necessary.

3.3.2 **Prehistoric Period (c11,000 BC – 1<sup>st</sup> century AD):** while there is some limited evidence for activity in the county in the period immediately following the last Ice Age, this is typically found in the southernmost part on the north side of Morecambe Bay. Excavations of a small number of cave sites have found the remains of animal species common at the time but now extinct in this country and

artefacts of Late Upper Palaeolithic type (Young 2002). 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). Slightly closer to the site, large numbers of finds of this date and later have been found during field-walking (see Evans 2008), although in general such finds seem typically to be found in river valleys, lakesides, and coastal areas (Middleton *et al* 1995, 202; Hodgkinson *et al* 2000, 151-152).

3.3.3 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 to the north of the site (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, and it is likely that settlement sites thought to belong to the Iron Age have their origins in this period. Sites that can be specifically dated to the Iron Age (c600 BC – 1<sup>st</sup> century AD) are very rare. There are large enclosures at Ulverston and Urswick that may represent hillforts, a typical site of this period, but they have not been dated (Elsworth 2014).

3.3.4 **Romano-British to Early Medieval Period (1<sup>st</sup> century AD – 11<sup>th</sup> century AD):** late 18<sup>th</sup> and 19<sup>th</sup> century antiquarians considered a Roman military presence in the Furness area beyond question, but by the 20<sup>th</sup> century there was a complete reversal of opinion (summarised in Elsworth 2007, 31-37). Re-examination of the evidence however 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 ore reserves (Shotter 1995, 74; Elsworth 2007, 37, 41-43). However, there is little known Roman activity in the immediate area around the site. Neither is the early medieval period well-represented in the area in terms of physical remains, which is a common situation throughout the county. The local area as a whole has a complex mixture of place-names of Celtic British, Anglian (Old English), and Norse type, suggesting that the early medieval period was a time of dynamic and rapid population change (Edmonds 2013).

3.3.5 **Medieval Period (11<sup>th</sup> century AD – 16<sup>th</sup> century AD):** the earliest written reference to Barrow is in fact probably to Barrow Island (*‘Barrai’*), which is named in 1190 as a grange of Furness Abbey (Barnes 1968, 30). The site where the modern town of Barrow first developed was originally known as Barrow-Head (*‘Barrayhead’*), and does not appear to be recorded until the beginning of the 16<sup>th</sup> century; in c1509 *‘Barrayhead’*, *‘Barraie’* and *‘Old Barraie’* are all mentioned (Beck 1844, 304), perhaps suggesting the original grange had been supplemented by additional holdings by this time (Thompson 2005, 17-18). Much of the area was actually within the Hindpool estate and *‘it would appear that the land between Barrow and Cocken was uncultivated waste until at least 1350, but at some time between 1336 and 1509 this land was reclaimed under the supervision of the Abbot of Furness and was divided into the eight farms or four whole burgages of Barrowhead’* (Melville 1956, 5).

3.3.6 **Post-medieval Period (16<sup>th</sup> century AD – present):** following the Dissolution, Furness Abbey was taken under the control of the crown and the land was subsequently granted to the king’s minister Thomas Cromwell (Dickinson 1987, 8). By the beginning of the 17<sup>th</sup> century, it had passed to the Preston family (Greenlane Archaeology 2006) and eventually passed to the Cavendish family. During the 18<sup>th</sup> century Barrow’s importance grew as a port for the shipping of iron (Barnes 1968, 87) and as a consequence the town grew rapidly in size until it effectively engulfed a number of outlying hamlets and the original hamlet from which it developed. Development of the industrial heart of the town began during the 19<sup>th</sup> century and while Barrow became known for its industry and rapid growth (Marshall 1981) the outer edges remained largely rural.

3.3.7 **Burlington House:** as the map evidence (see Section 3.2) shows that the site was originally close to the centre of the village of Barrow from which the modern town developed. Documentary evidence relating to the construction of the present building shows that the land on which the adjoining Albion Hotel was constructed was originally a paddock belonging to John Fisher of nearby Ivy Cottage (CAC(B) BDX/270/2 1889-1890), one of the principal landowners in Barrow by the mid-19<sup>th</sup> century and before its rapid growth in the decades that followed (Marshall 1981). The site was originally developed to

provide an additional post office for the growing town, with documents dating back to the late 1880s relating to the acquisition of the site '*under the powers conferred on them by the Barrow-in-Furness Corporation Act 1881*' (CAC(B) BDX/270/24 1889) and the purchase of an easement for window lights from the adjoining Albion Hotel, which pre-dated it (CAC(B) BDX/270/1 1888; CAC(B) BDX/270/4 1888). The original drawings show that the initial building was designed by a Henry Tanner at the HM Office of Works in London (CAC(B) BA/S/K/19 1887; BPlan 263/A 1890). Descriptions of it at the time of its completion were reported in the local newspapers:

*"The new General Post Office at Barrow, which has been erected at the junction of Duke-street and the High Level Bridge, at a cost of about £3,600, has been opened for business. The new premises are very commodious and much more centrally situated than the old office. It is built of local brick, with dressings of St. Bees sandstone. The contractors were the Exors. of the late W. Gradwell, Barrow"* (Lancashire Evening Post 16 December 1890, p. 2; after Anon 2018).

*"The new post office Barrow, which was opened on Monday is by no means a handsome building from architectural point of view, and the general opinion is that such a splendid site should have had erected on it a much more pretentious-looking building. However, the Government put it there, and when the red tape fiend makes up his mind who shall declare against him? Still the accommodation is vastly superior to that which was provided in the old premises, and the officials must welcome as a great relief their removal from the old ill-ventilated premises."* (Lancashire Evening Post 18 December 1890, p. 2; after Anon 2018).

3.3.8 Other details about the operation of the post office and exactly how the interior was used following its construction are not forthcoming but there are further documents relating to the acquisition of land to the south in order to extend it, again evidently under the auspices of HM Office of Works and Public Buildings (CAC(B) BDX/270/26 1899; CAC(B) BDX/270/28 1899; CAC(B) BDX/270/29 1900). No plans were found covering this additional work so it is not certain who the architect was, although it is said to have been William Oldrieve and completed in 1905 (Anon 2018). It is not known when it ceased to be used as a post office, although it has been stated it was possibly 1932 (Anon 2018), but it appears to have been at least still described as a post office in 1934 (CAC(B) BPlan 9015A 1934). More recently it has had a range of commercial uses and has been used for youth groups.

## 3.4 Site Visit

3.4.1 **Site Arrangement and fabric:** the building comprises a linear block orientated essentially north/south, with Schneider Square at its north end, the front elevation facing west onto the north end of Michaelson Road, and the east elevation facing onto Burlington Street. It adjoins 'Waterview Apartments', formerly a hotel, at the south end. It is primarily two storeys in height, although the south end is three storeys. The whole structure is built from machine made red brick, with red sandstone and terracotta detailing evident externally. Internally it is largely modernised throughout with suspended ceilings and modern wall and floor coverings.

3.4.2 **Description:** externally the elevation facing west onto Michaelson Road comprises a series of gabled dormer windows with finials on the top floor and rows of largely mullion and transome windows on the first floor, with a mixture of fixed and sliding sash casements, those below some of the dormers in projecting sections supported by stepped corbels (Plate 27). There is one blocked window evident in the centre of the first floor (Plate 29). The ground floor has more irregular arrangement of large multi-pane windows and smaller ones grouped within large segmental arches with projecting hood moulds, and two large windows at the south end within round-headed arches. Between these is a doorway with a bracketed canopy containing a coat of arms in relief (Plate 28). Further north are two doorways with square surrounds and lintels labelled 'POST OFFICE' and 'STAFF ENTRANCE' (Plate 29) and to the north there is a series of large windows currently covered by chipboard. The north elevation curves round to meet Schneider Square, continuing the same general style and arrangement of windows, although with paired windows in round heads (Plate 30 and Plate 31). There is a doorway at the north-east corner. The east elevation is plainer and irregular, with numerous small windows on both floors and a large projecting chimney stack at the north end (Plate 32). There is a doorway at the centre, above

which is a projecting dormer on stepped corbels, and another probable blocked doorway to the south, above which is a loading door with its iron hoist arm still *in situ* (Plate 33 and Plate 34).



**Plate 27: General view of the west external elevation**



**Plate 28 (left): The south end of the west external elevation**



**Plate 29 (right): The centre of the west external elevation**





**Plate 30 (left): The north end of the west external elevation**



**Plate 31 (right): The north external elevation**



**Plate 32 (left): The north end of the east external elevation**



**Plate 33 (right): The east external elevation**



**Plate 34: Detail of the blocked doorway and first floor loading doorway in the east external elevation**

3.4.3 Internally there is a basement running the full length of the building, accessed via the two staircases at the north and south ends, but also with a central modern staircase, now blocked off (Plate 35 to Plate 38). There is little of any historic interest within the basement, although the lights from the street are present throughout, some with extant glazing (Plate 39). The south end also comprises a number of relatively large rooms but contains the boiler room (Plate 40 and Plate 42). The ground floor comprised a range of rooms running along the west side (Plate 43 and Plate 44), with smaller rooms along the east side including a range of toilets. The dividing wall between the east and west sides contains some blocked openings, presumably former windows, relating to the extension of the property to the east. Most of these rooms have no surviving features of historic note although there is some cornice detail (Plate 45 and Plate 46), parquet flooring surviving in places (Plate 47) and a single fireplace remains in the south-east corner with a moulded surround (Plate 48), with another chimney breast surviving in a room to the north-east (Plate 49). An iron spiral staircase is also present in the centre of the western rooms (Plate 50), but this is almost certainly a later addition as it runs across the position of the windows. The staircases at either end are the only substantial surviving historic fabric and have stone steps with decorative cast iron newel posts and iron balusters (Plate 51 and Plate 54). The first floor essentially comprises four large rooms along the west side and a range of smaller rooms on the north-east, primarily comprising toilets (Plate 55 to Plate 57 and Plate 59 to Plate 60). Again, these have little remaining historic fabric. The roof structure was visible at the south end and comprised a steel frame construction (Plate 56). There is one extant fireplace with a surviving ceramic or stone surround on the east side (Plate 61) and some parquet floor (Plate 58). The staircases at the north and south end have timber newel posts (Plate 62 and Plate 63) and the top of the spiral staircase is covered by modern timber boxing (Plate 64).





**Plate 35 (left): General view of the north end of the basement**



**Plate 36 (right): General view of the north end of the basement**



**Plate 37 (left): General view of the centre of the basement**



**Plate 38 (right): General view of the centre of the basement showing the modern staircase**



**Plate 39 (left): Extant ceiling light in the basement**



**Plate 40 (right): General view of the south end of the basement**



**Plate 41 (left): General view of the south end of the basement**



**Plate 42 (right): General view of the south end of the basement**



**Plate 43 (left): The northern ground floor room**



**Plate 44 (right): The northernmost of the ground floor rooms on the west side**

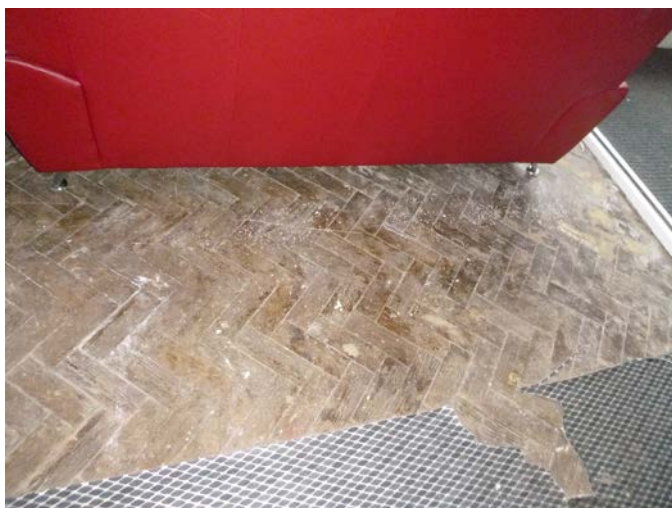


**Plate 45 (left): Example of surviving plaster cornice at the north end of the ground floor**



**Plate 46 (right): Example of surviving plaster cornice at the north end of the ground floor**





**Plate 47 (left): Parquet floor remaining on the west side of the ground floor**



**Plate 48 (right): Fireplace surviving in the south-east corner of the ground floor**



**Plate 49 (left): Chimney breast and surviving cornices in the north-east corner of the ground floor**

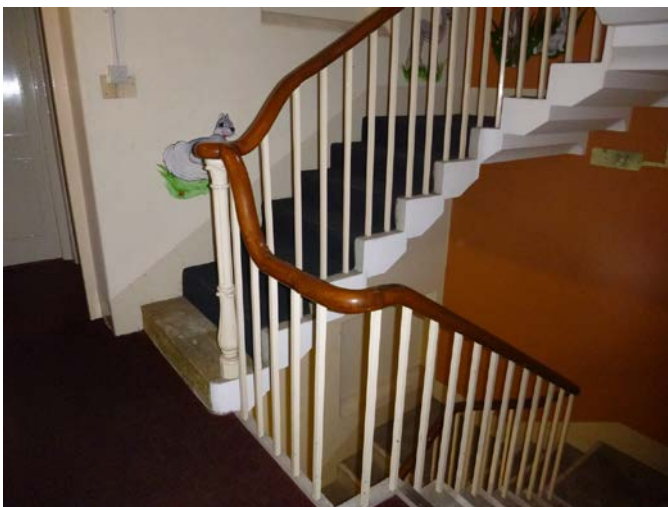


**Plate 50 (right): Spiral staircase on the west side of the ground floor**



**Plate 51 (left): Staircase at the north end of the ground floor**

**Plate 52 (right): Detail of the staircase down to the cellar at the north end of the ground floor**



**Plate 53 (left): Staircase at the south end of the building**

**Plate 54 (right): Detail of the staircase at the south end of the building**





**Plate 55 (left): General view of first floor rooms at the south end**



**Plate 56 (right): The roof structure at the south end of the first floor**



**Plate 57 (left): General view of the rooms along the west side of the first floor**



**Plate 58 (right): Parquet floor surviving on the west side of the first floor**



**Plate 59 (left): Bathroom on the east side of the first floor**



**Plate 60 (right): North end of the first floor**



**Plate 61 (left): Fireplace on the east side of the first floor**



**Plate 62 (right): Staircase at the north end of the first floor**



**Plate 63 (left): Staircase at the south end of the first floor**



**Plate 64 (right): Boxing at the top of the spiral staircase on the west side of the first floor**



## 4. Discussion

### 4.1 Introduction

4.1.1 The preceding sections have shown that the current building was constructed in the heart of the original village of Barrow, in a wider area rich in archaeological and historical remains, in 1890 to provide an additional post-office for the rapidly growing town. The structure was designed by Henry Tanner for HM Office of Works and was soon extended to the south; the architect of this extension is not certain but it was probably the same person. The site visit revealed that there is now little originally historic fabric remaining internally, with the exception of key elements such as the staircases, some decorative plaster and two fireplaces. Externally the original decorative scheme has mainly survived and the additions of c1905 are evident, some in an almost Arts and Crafts style, which would be fitting for the date although it is not typical of the supposed architect, William Oldrieve. There are also some obvious phases of alteration relating to the changes of c1905 internally in the form of blocked windows, which demonstrate that the section adjoining Burlington Street was a later addition.

### 4.2 Significance

4.2.1 Burlington House is a Grade II Listed building and as such is statutorily protected (Historic England 2021, *Appendix 1*). It is also located within the Conservation Area for Central Barrow (Borough of Barrow-in-Furness 2022). As it currently stands, externally the building has retained most of the architectural detail that makes it significant and therefore Grade II Listed. Internally it has lost a considerable amount of its historic fabric, which is not unusual in a commercial building that will have undergone many changes. However, core elements such as the staircases remain.

### 4.3 Impact

4.3.1 The proposals are for change of use from commercial to domestic. No detailed plans are available at present but it is anticipated that this would divide the space into about 33 units, with communal spaces, kitchen/utility areas and entrance lobbies and corridors. This would require considerable internal alteration, in particular sub-division, which would undoubtedly lead to the loss of some historic fabric. However, the key features such as the stair cases would be retained. It should be possible also to retain the two surviving fireplaces, even if these are just boxed in. The spiral staircase on the west side of the ground floor would presumably be removed, but this is unlikely to be an original feature. Externally the building could be substantially improved through the removal of the chipboard coverings and repair of the original windows. This would allow this building to make a more beneficial contribution to its respective Conservation Area.

### 4.4 Conclusion and Recommendations

4.4.1 While the building is currently in a reasonably good condition and, externally at least, retains much of its original form and historic fabric internally it has been more substantially altered and is in need of repair and renovation to prevent further water ingress and damp, which would ultimately damage the historic fabric. The current proposals, while substantially altering the internal arrangement of the rooms, could be carried out in a way that retain the important surviving elements of the historic fabric, particularly the stairs. The removal of the chipboard from the windows on the west side would also greatly improve the external appearance of the building, as would appropriate repairs and reconditioning of the existing window casements. The retention of the iron hoist arm on the first floor of the east elevation would also be beneficial as this remains one of the few external features relating to the previously commercial use of the building. No further mitigation is recommended.

## 5. Bibliography

### 5.1 Primary and Cartographic Sources

- CAC(B) BA/S/H/98, nd [late 19<sup>th</sup> century] *Plan of Post Office site, Burlington Street, Barrow-in-Furness*
- CAC(B) BA/S/K/9, 1887 *Front and back elevations for proposed new Post Office, Michaelson Road, Barrow-in-Furness by Henry Tanner, HM Office of Works*
- CAC(B) Z/1934, 1883-84 *General Post Office, Michaelson Road*
- CAC(B) BDX/270/1, 1888 *Draft Agreement: Roger Taylor of 49 Harrison Street, Barrow in Furness, Relieving Officer and the Right Honourable Henry Cecil Raikes, Postmaster General, for the Sale and Purchase of an Easement of Window Lights of the Albion Hotel, Dalton Road. With Plan*
- CAC(B) BDX/270/2, 1888-1889 *Correspondence: Relating to the Barrow site for a post office and the rights to light of the Albion Hotel*
- CAC(B) BDX/270/4, 1888 *Observation: The Entitlement to Lights of the Albion Hotel*
- CAC(B) BDX/270/24, 1889 *Copy Conveyance: A Piece of Land at the Corner of Duke Street and Michaelson Road, Barrow. The Mayor, Aldermen, Burgesses of Barrow to the Postmaster General. Consideration: £1154. 14. 0. With plan. Also a Copy of the Duke of Devonshire's Consent to the Erection of a Post Office on the Site*
- CAC(B) BDX/270/28, 1899 *Copy Conveyance: 663 square yards of land on Michaelson Road, Barrow, Site for the Post*
- CAC(B) BDX/270/29, 1900 *Draft Conveyance: A Piece of Land at the Corner of Duke Street and Michaelson Road, Barrow. The Mayor, Aldermen, Burgesses of Barrow to the Postmaster General. Consideration: £1154. 14. 0. With Plan. Also a Copy of the Duke of Devonshire's Consent to the Erection of a Post Office on the Site*
- CAC(B) BPlan 263A 1890 *Barrow-in-Furness P.O.*
- CAC(B) BPlan 9015A, 1934 *Barrow-in-Furness P.O. Alterations to Drainage*
- CAC(B) BPR/1/I/3/1/1, 1840 *Apportionment of the Rent-Charge in Lieu of Tithes in the Parish of Dalton in Furness*
- CAC(B) BPR/1/I/3/1/2, 1842 *Plan of Part of the Division of Hawcoat in the Parish of Dalton and County of Lancaster*
- NA IR 29/18/97, 1840 *Tithe apportionment of Dalton in Furness [Dalton-in-Furness] (parish), Lancashire*
- NA IR 30/18/97, 1842 *Map of Dalton in Furness in six parts (Part 5th) – Plan of the division of Yarleside and part of Hawcoat by John Robinson, Surveyor*
- Ordnance Survey, 1851 *Lancashire Sheet 21*, 1:10,560, surveyed 1847
- Ordnance Survey, c1873 *Lancashire (North Division) Sheet 21.11*, 1:2,500, surveyed 1873
- Ordnance Survey, c1873 *Lancashire (North Division) Sheet 21.12*, 1:2,500, surveyed 1873
- Ordnance Survey, 1891 *Lancashire Sheet 21.11*, 1:2,500, surveyed 1889-1890
- Ordnance Survey, 1891 *Lancashire Sheet 21.12*, 1:2,500, surveyed 1890
- Ordnance Survey, 1913 *Lancashire Sheet XXI.11*, 1:2,500, revised 1910-1911
- Ordnance Survey, 1913 *Lancashire Sheet XXI.12*, 1:2,500, revised 1911
- Ordnance Survey, 1933 *Lancashire Sheet XXI.11*, 1:2,500, revised 1931-1932
- Ordnance Survey, 1933 *Lancashire Sheet XXI.12*, 1:2,500, revised 1932

Ordnance Survey, 2011 *The English Lakes: South-Western Area Coniston, Ulverston & Barrow-in-Furness*, **OL6**, 1: 25,000

## 5.2 Secondary Sources

Anon, 2018 *Barrow-in-Furness Post Office (1891)*, <http://britishpostofficearchitects.weebly.com/1891---michaelson-road.html>

Barnes, F, 1968 *Barrow and District*, 2<sup>nd</sup> edn, Barrow-in-Furness

Beck, TA, 1844 *Annales Furnessenses*, London

Borough of Barrow-in-Furness, 2022 *Conservation Areas*, <https://www.barrowbc.gov.uk/residents/planning/development-control/planning-constraints/conservation-areas/>

Chartered Institute for Archaeologists (CIfA), 2014a *Standards and Guidance for Historic Desk-Based Assessment*, revised edn, Reading

CIfA, 2014b *Standard and Guidance for the Creation, Compilation, Transfer and Deposition of Archaeological Archives*, revised edn, Reading

Cherry, PJ, and Cherry, J, 2002 Coastline and Upland in Cumbrian Prehistory – A Retrospective, *Trans Cumberland Westmorland Antiq Archaeol Soc*, 3<sup>rd</sup> ser, **2**, 1-20

Countryside Commission, 1998 *Countryside Character, Volume 2: North West*, Cheltenham

Dickinson, JC, 1987 *Furness Abbey, Cumbria*, 3<sup>rd</sup> edn, London

Edmonds, F, 2013 The Furness Peninsula and the Irish Sea Region: Cultural Interaction from the Seventh Century to the Twelfth, in C Downham (ed), *Jocelin of Furness: Essays from the 2011 Conference*, Donnington, 17-44

Elsworth, DW, 2007 The “Streetgate” at Conishead, the “Castellum” at Dalton, and Roman Furness, *Trans Cumberland Westmorland Antiq Archaeol Soc*, 3<sup>rd</sup> ser, **7**, 31-48

Elsworth, DW, 2014 Hillforts Around Morecambe Bay, in T Saunders (ed), *Hillforts in the North West and Beyond*, Archaeology North West, n ser, **3**, Manchester, 51-60

Evans, H, 2008 *Neolithic and Bronze Age Landscapes of Cumbria*, BAR British Ser, **463**, Oxford

Gabutt, J, 2002 *Past & Present: Barrow & Low Furness – The Changing Face of the Area & Its People*, Swindon

Greenlane Archaeology, 2006 *Junction of Hindpool Road and Cornmill Crossing, Barrow-in-Furness, Cumbria: Archaeological Desk-Based Assessment*, unpubl rep

Historic England, 2016 *Understanding Historic Buildings: A Guide to Good Recording Practice*, Swindon

Historic England, 2017 *Presbyterian Church*, <https://historicengland.org.uk/listing/the-list/list-entry/1291757>

Historic England, 2021 *Burlington House*, <https://historicengland.org.uk/listing/the-list/list-entry/1197855?section=official-listing>

Hodgkinson, D, Huckerby, E, Middleton, R, and Wells, CE, 2000 *The Lowland Wetlands of Cumbria*, North West Wetlands Survey **6**, Lancaster Imprints **8**, Lancaster

Hodgson, J, and Brennand, M, 2006 The Prehistoric Period Assessment, in M Brennand (ed), *The Archaeology of North West England – An Archaeological Research Framework for North West England: Volume 1 Resource Assessment*, Archaeology North West, **8**, Manchester, 23-58

Kendall, WB, 1909 The Village of Barrow in the Parish of Dalton-in-Furness, *Proc Barrow Nats Field Club*, **17**, 181-191

Marshall, JD, 1981 *Furness and the Industrial Revolution*, Barrow-in-Furness

Melville, J, 1956 A History of Hindpool, *Proc Barrow Nats' Field Club*, n ser, **8**, 5-24

Middleton, R, Wells, CE, and Huckerby, E, 1995 *The Wetlands of North Lancashire*, North West Wetlands Survey **3**, Lancaster Imprints **4**, Lancaster

Moseley, F (ed), 1978 *The Geology of the Lake District*, Yorkshire Geol Soc, occ pub **3**, Leeds

Shotter, D, 1995 Romans in South Cumbria, *Trans Cumberland Westmorland Antiq Archaeol Soc*, 2<sup>nd</sup> ser, **95**, 73-77

Thompson, B, 2005 *Barrow-in-Furness, A History and Celebration*, Salisbury

Young, R, 2002 The Palaeolithic and Mesolithic Periods in Northern England: An Overview, in Brooks, C, Daniels, R, and Harding, A (ed), *Past, Present and Future: The Archaeology of Northern England*, Architect Archaeol Soc Durham Northumberland, res rep **5**, 19-36

## Appendix 1: Listed Building Information

After Historic England 2021

<b>Heritage Category:</b>	Listed Building
<b>Grade:</b>	II
<b>List Entry Number:</b>	1197855
<b>Date first listed:</b>	06-May-1976
<b>Date of most recent amendment:</b>	20-Dec-1993
<b>Statutory Address:</b>	BURLINGTON HOUSE, DUKE STREET
<b>County:</b>	Cumbria
<b>District:</b>	Barrow-in-Furness (District Authority)
<b>Parish:</b>	Non Civil Parish
<b>National Grid Reference:</b>	SD 19662 68400

### Details:

Post office now offices (entered from Burlington Street), c1890 and early 20<sup>th</sup> century. Red brick with ashlar sandstone dressings, graduated slate roofs. Two storeys, 2:3:2 bays; symmetrical façade about corner site. Early 20<sup>th</sup> century addition facing Michaelson Road has 10 windows to first floor. Corner range: plinth; curved centre between taller end pavilions. Left end: door with moulded surround and two-pane overlight on left of ovolo-moulded cross-window; cornices; continuous first-floor sill band to two similar cross-windows; frieze of moulded terracotta tiles at eaves. Right end similar but without the doorway. Centre has a pair of recessed, round-arched windows to each bay; impost string course and linked hoodmoulds. Over each pair is a square-headed window in corbelled panel rising as a gabled dormer with gablet kneelers, ashlar copings and ball finials; small four-pane sashes flank the centre window. String course beneath moulded eaves. End pavilions have hipped roofs with lead finials; end stack on left has gablets on offsets, string course and cornice. Early 20<sup>th</sup> century addition: infilled segmental archway on left has double keystone which breaks a modillioned cornice; similar arch to far right has three (original?) windows beneath. In recess between the arches are four large windows then a fifth window flanked by doorways with ashlar surrounds and lintels marked 'STAFF ENTRANCE' and 'POST OFFICE'; continuous first-floor sill band to cross windows, alternate windows within the central recess are treated as the c1890 dormers.