

FORMER AUCTION MART, LIGHTBURN ROAD/BROGDEN STREET, ULVERSTON, CUMBRIA

Archaeological Building Recording



Client: Modlar Ltd

Planning ref.: SL/2009/0911

NGR: 328789 478030

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Non Technical Summary

Prior to the conversion of part of former auction mart buildings and the erection of four terraced dwellings near the junction of Lightburn Road and Brogden Street, Ulverston, Cumbria, a request was made by the South Lake District Council for an archaeological building recording to be carried out. The building recording was carried out by Greenlane Archaeology in February 2010.

The desk-based assessment revealed the original plans for the cattle market, which were approved by the Ulverston Local Board in September 1877. Several other plans showing alterations carried out in the later 19th and early 20th century were also discovered and a detailed account of the development of the building could be produced from these. The market, which was originally owned by The Ulverston and North Lonsdale Auction Mart Company Limited, appears to have opened by 1878. A second sale ring and further pens were built to the south-east of the cattle market in 1892, and further sheds were added in 1908, although these later sheds appear to have been foreshortened by 1913. Plans were approved for new offices at the north end of the Auction Mart in 1914 and further alterations of the buildings occurred during the 20th century. The Ulverston and North Lonsdale Auction Mart Company Limited relocated in May 1962 after which the building was occupied by a 'Transport Depot' and latterly by a glass factory. The site is identified simply as 'Works' on later editions of the Ordnance Survey.

The building recording identified a number of features that could be related to these recorded phases of alteration, as well as extensive additions made after the building went out of use as an auction mart in 1962. A number of recent alterations had removed some original fabric prior to the building recording taking place, but there was enough detail to enable five main phases of alteration and additions to be identified. The examination of the building provided a rare opportunity to examine a structure of this type, which was the work of several local architects and would have been a prominent and important commercial building during the late 19th and 20th century development of this part of Ulverston.

Acknowledgements

Greenlane Archaeology would like to thank Modlar Ltd for commissioning the project, particularly Steve Cumberbatch. Thanks are also due to William J Hale Architectural Design and Development Consultant for providing 'as existing' drawings of the buildings. Additional thanks are also due to the staff at the Cumbria Record Office in Barrow-in-Furness (CRO(B)) for their help in accessing the archives.

The desk-based assessment and building recording was carried out by Tom Mace and Dan Elsworth, both of whom also produced this report. The project was managed by Dan Elsworth, and the report was edited by Jo Dawson.

1. Introduction

1.1 Circumstances of the Project

1.1.1 A planning application (SL/2009/0911) was submitted by Modlar Ltd for the conversion of part of former auction mart buildings to form a micro brewery, offices and associated car parking, and the erection of four terraced dwellings with parking and garden areas near the junction of Lightburn Road and Brogden Street, Ulverston, Cumbria (NGR: 328789 478030). These proposals were discussed in principle with Mrs Kate Lawson, South Lakeland District Council Planning, and planning permission was granted by the South Lake District Council with the condition that the existing buildings affected by the proposed development were recorded in accordance with a Level 2-type building survey (English Heritage 2006) prior to the carrying out of any construction works. The purpose of this survey was to ensure that a permanent record was made of the buildings of architectural and historic interest prior to their alteration as part of the proposed development.

1.1.2 Following discussions with Jeremy Parsons, Historic Environment Officer at Cumbria County Council, regarding the requirements for the work a project design was produced by Greenlane Archaeology (see accompanying CD). Following its acceptance the on-site work was carried out by Greenlane Archaeology in February 2010.

1.2 Location, Geology, and Topography

1.2.1 The application site is situated within the urban development boundary of Ulverston and Ulverston Conservation Area. The site is to the south side of Ulverston, at approximately 20m above sea level.

1.2.2 Ulverston is on the boundary between the West Cumbria coastal plain and the higher ground of the Furness Fells to the north; the solid geology is typically made up of Bannisdale slates (Taylor *et al* 1971, plate XIII; Moseley 1978, plate 1), and this is overlain by a drift geology made up of glacially-derived tills comprising gravels and clays (Countryside Commission 1998, 66).

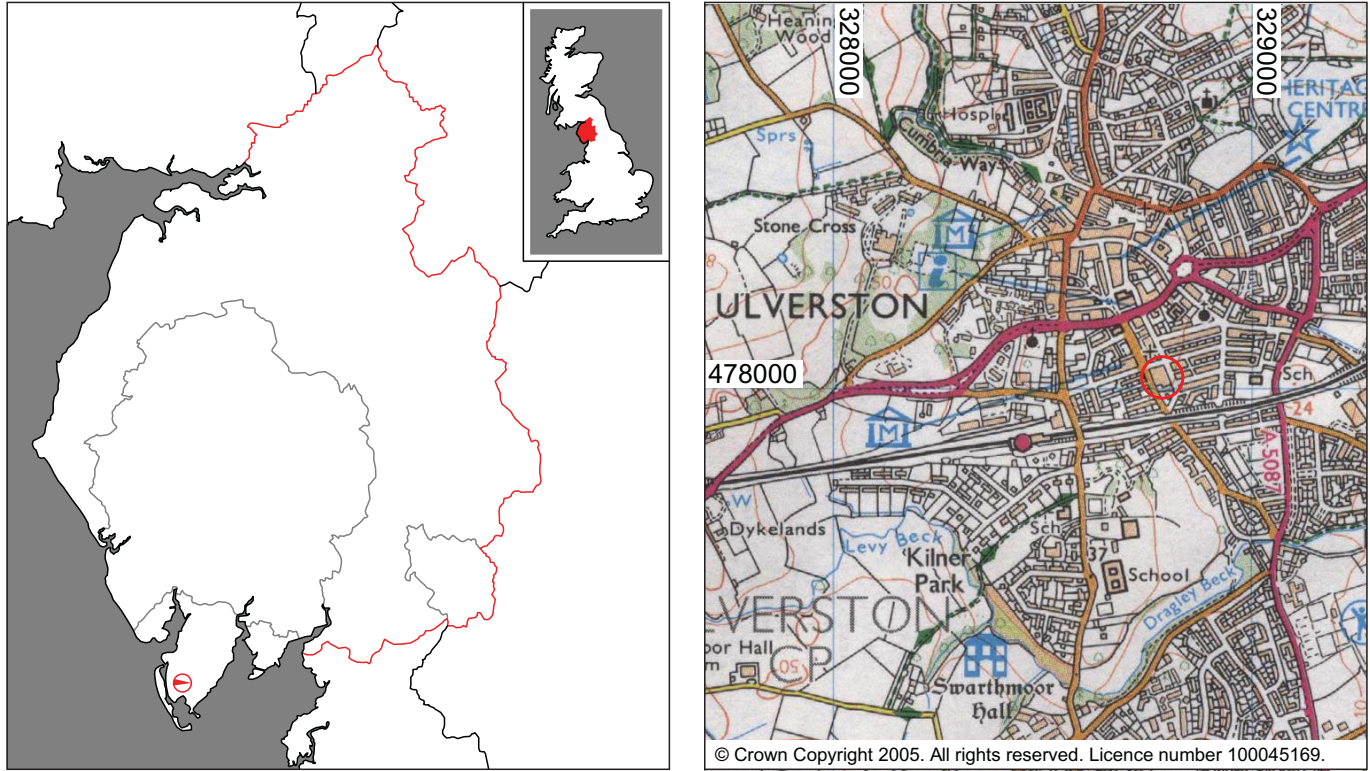


Figure 1: Site location

Client: Modlar Ltd

2. Methodology

2.1 Introduction

2.1.1 The building investigation comprised three separate elements intended to provide a suitable record of the structures in line with English Heritage standards (English Heritage 2006) and according to the standards and guidance of the Institute for Archaeologists (IfA 2008a). In addition, a rapid desk-based assessment was carried out in accordance with the project design (*see accompanying CD*) and IfA standards and guidance (IfA 2008b) and a suitable archive was compiled to provide a permanent paper record of the project and its results in accordance with IfA and English Heritage guidelines (English Heritage 1991; Brown 2007).

2.2 Desk-Based Assessment

2.2.1 Details relating to the group of buildings at the corner of Lightburn Road and Brogden Street and its immediate surroundings were acquired in order to identify evidence of any associated structures that might have formerly been present. In addition, the results of previous pieces of archaeological and historical research relating to Ulverston were examined to provide relevant background information, as were other secondary sources. Several types of information were consulted to compile a history of the site and assess the presence of any known remains of historical or archaeological interest:

- **Cumbria County Record Office, Barrow (CRO(B))**: this was visited in order to examine early maps and plans of the site, original documents relating to properties on the site, and local and regional histories and directories;
- **Greenlane Archaeology Library**: additional secondary sources were used to provide information for the site background.

2.3 Building Recording

2.3.1 The building recording was carried out to Level-2 type standards (English Heritage 2006). This is a medium-level form of investigation intended to record the form, function, and basic phasing of the buildings, which will also enable an assessment of its significance to be made. For each building to be recorded, the recording comprised several parts:

- **Written record**: descriptive records of all parts of the building were made using Greenlane Archaeology *pro forma* record sheets;
- **Photographs**: photographs in both 35mm colour print and colour digital format were taken of the main features of the building, their general surroundings, and any features of architectural or archaeological interest, in particular the external elevations. A selection of the colour digital photographs are included in this report, and the remainder are presented on the accompanying CD;
- **Drawings**: drawings were produced by hand-annotating 'as existing' drawings provided by the architect. The drawings produced comprised:
 - i. 'as existing' floor plans of the building at 1:100;
 - ii. 'as existing' elevations of all accessible external aspects at 1:100;
 - iii. cross-sections at a scale of 1:50.

2.4 Archive

2.4.1 A comprehensive archive of the project has been produced in accordance with the project design (*see accompanying CD*), and current IfA and English Heritage guidelines (Brown 2007; English Heritage

1991). A copy of the report will be supplied to the client, and within two months of the completion of fieldwork, three copies will be provided for the Cumbria Historic Environment Record (HER). In addition, Greenlane Archaeology Ltd will retain one copy. A record of the project, together with a digital copy of the report, will be added to the *Online Access to Index of Archaeological Investigations* (OASIS) scheme.

3. Desk-Based Assessment Results

3.1 Introduction

3.1.1 As the auction mart building is a relatively recent building the background history is concentrated on information relevant to its construction and use. Some information is, however, included regarding the previous land use of the site in order to put it in context, although this is largely contained in the map regression (see *Section 3.3*). Much of the information relating to the development of markets in Ulverston has been taken from a previous report (Greenlane Archaeology 2008).

3.2 Background History

3.2.1 **Early Markets in Ulverston:** Ulverston has had the right to hold a market since at least 1280, at which time it was granted a charter (SLDC 2005, 6). There were a number of market places across the town, principally the top end of Market Street, the Gill, and perhaps the bottom end of Market Street at the Eilers (CCC and EH 2002, Map D). The Gill is said to have been used for holding cattle sales in the 19th century (Birkett 1949, 122) and was also important as the site of the Whit and Martinmas Hiring Fairs (Snell and Rushden 1979, 25), where farmers came to employ farm-hands for the busy parts of the year (Birkett 1949, 102 – although he states that the Hiring Fairs were held in Prince's Street).

3.2.2 **The Ulverston and North Lonsdale Auction Mart Company Limited:** the construction of a purpose built animal market was an important event in the development of Ulverston, which, as the plaque on the building says, had been causing considerable inconvenience before by the sale and movement of animals through the town (see *Section 3.2.5*). The exact date and circumstances of construction are uncertain, however. There is reference to the 'Cattle market Dragley Beck Road' (the former name of Victoria Road) in the town surveyor's report to the Ulverston Building and Highway Committee, dated August 28th 1877 (Elsworth forthcoming). After the application of the Public Health Act of 1875, new constructions and alterations to existing buildings required approval by the Local Board and written records were kept as a matter of good practice (Ley 2000, 66-68). The Cattle Market had been approved by September the 11th 1877 'Subject to the boundary walls being kept within the large trees opposite Rock House – and the drainage being carried out to the satisfaction of the surveyor'. The market was constructed by The Ulverston and North Lonsdale Auction Mart Company Limited which was formed in September 1877 by a group of local butchers, farmers and livestock dealers (UK Livestock – Ulverston Auction Mart 2007). It is recorded in Mackereth's year books that 'the Cattle Market, opened for Auction Sales about the year 1878' (Clarke forthcoming). The installation of a water closet and such 'for the Cattle Market in Brogden Street' was drawn to the attention of the Ulverston Building and Highway Committee on July the 30th 1878 (Elsworth forthcoming). It would seem, therefore, that plans for the building were approved as early as 1877 but it was perhaps not opened until 1878.

3.2.3 **20th century:** there are several first-hand accounts of the appearance and operation of the Auction Mart from the late 1920s to the early 1950s. Benson and Birkett's accounts are broadly contemporary; Benson's recollections are from 1928 and Birkett's accounts relate to the years 1927 to 1930. The extract from Snell and Layfield dates from 1934, and Collins' account was published in 1953. These accounts give information about the arrangement of the inside of the Auction Mart and its operation, often giving the names of some of the individuals involved, and provide interesting anecdotal detail about the market.

3.2.4 The appearance of the cattle market in Ulverston is described in some detail in an extract from the supplement to the World's Fair for December the 15th 1934:

'The cattle market is a few minutes walk from the Market Place along Victoria Road...the large Cattle Market is owned by the North Lonsdale Auction Mart Ltd., who pay an annual sum to the Council for the right to sell cattle, sheep and pigs. It is quite different to any other cattle market which I have seen for the greater portion of it is under cover which is very unusual. The open portion is used for unloading and loading and for the parking of vehicles. It is a stone built

structure of one storey with a domed sale ring which gives a dignified and handsome appearance to it' (Snell and Layfield 2006, 121-122).

3.2.5 Collins and Birkett describe in great detail the spectacle of cattle and sheep being herded through the town to the Auction Mart:

'Thursday is market-day at Ulverston, when all roads into the town are full of slowly moving flocks of sheep and clumsy cows, for there are still many farmers who do not use the motor and trailer. Those that do so...were in town quickly and had the animals deposited and packed into the auction stalls long before the walkers came into sight' (Collins 1953, 200);

'in the years 1927 to 1930...it was most noticeable to see the pattern of traffic in Ulverston change considerably, on Thursdays, Market Days. Farm men were taking stock and produce to market. From early morning, small groups of cattle or sheep were being driven in on the hoof, sometimes two or three of them joining together. This made more drovers available to go ahead to road junctions, to direct the stock to the right way. These would be followed by dairy cattle led on halters. Small lots of sheep, lambs and calves, were transported in farm carts. All on their way to the Auction Mart' (Birkett 1994, 34).

3.2.6 According to the extract in *Down Memory Lane*, *'nearly all the pens accommodate one beast only in the cattle section and practically every pen had its occupant'* (Snell and Layfield 2006, 122). Sales began at 10am (Birkett 1994, 37) and lasted well into the afternoon (Collins 1953, 201). Collins further remarks that, *'Outside, even by noon, there was still a bustle of arriving cattle, which three hours later would have changed hands and be on their way once more through the streets to their new homes'* (*ibid*). Horse sales were apparently also held at the Auction Mart four times a year (Snell and Layfield 2006, 122).

3.2.7 Inside the Auction Mart a large crowd would assemble of *'farmers, butchers, dealers, and various hangers-on of undetermined professions'* (Benson 1983, 34) of *'such variety of character and of dress it would be hard to better anywhere'* (Collins 1953, 200-201). *'The air inside the glass-roofed oval enclosure [was] heavy with assorted smells of sawdust, manure, urine, and sweat'* (Benson 1983, 34) and *'A thick blue tobacco haze filled the air, already smelling vile from the warmth and stench of animals'* (Collins 1953, 201).

3.2.8 The Auction Mart had two sales rings, the top ring for 'fatstock' (Birkett 1994, 37), beef cattle, and sheep (Benson 1983, 34), and the lower ring for dairy cattle and store cattle (*ibid*; Collins 1953, 201; Birkett 1994, 37). The appearance of the top ring is described in detail in first-hand accounts and it is worth reproducing them here in their entirety:

'The auction room was small, comprising a centre ring covered with sawdust, and rising tiers of seats in two sections opposite one another. The auctioneer and his clerk sat in a tall box facing the two gates by which the sheep entered and left the ring' (Collins 1953, 200);

'At one side of the ring is the auctioneer's rostrum, where the auctioneer and his clerk ...were seated. The weigh scales with its large dial opposite. Stuffed heads, of long deceased longhorn, shorthorn, angus, and hereford cattle gaze down on the scene with glassy, unseeing eyes. Interspaced between these are the smaller heads of herdwick, black-faced, leicester, and swaledale rams' (Benson 1983, 34).

'Extending the full length of one wall is a boxed in area. It is the stand up lunch room' (ibid), 'where buyers and others could get some home made pies, and cakes, tea coffee etc. without losing touch with the auctioneer' (Birkett 1994, 37).

3.2.9 The manner in which the auctions were conducted is also colourfully described in the accounts, and finally, once the sale price for an animal was agreed:

'[A man] marked all the sheep as they were penned after sale, with the buyer's mark... and by the variation or permutation of colours the buyer could easily identify their purchases. This was also useful to the gateman... He would check all stock leaving the mart against a pass issued by the office, showing the number and mark of the sheep, or the lot No. of cattle' (*ibid*).

3.2.10 The other auction room, the 'lower ring', was a little further down the same street (Collins 1953, 201). The sales ring was '*enclosed by a steel circular fence, with bench seats attached to its inner circle, and covered by three inches of sawdust*' (Benson 1983, 34). Here dairy cows (calving cows, or newly calved cows) and store cattle were sold (Benson 1983, 34; Collins 1953, 201; Birkett 1994, 37). Apparently, '*The farmers took their own cows round the ring, passing laudatory remarks when the bidding was not so brisk*' (Collins 1953, 201). Veterinary preparations, cattle foods, seeds, and fertilizers, could also be bought in an area at the bottom of the ring (Benson 1983, 35).

3.2.11 After the close of sales:

'Stock for Barrow and other towns in Lancashire had to be taken to the cattle docks at the Goods Station where there were large holding pens, and cattle trucks that had been previously booked. These trucks could be divided so that sheep and cattle for one destination travelled together. There were drovers waiting at the mart for these jobs taking stock to the station, or even delivering stock to local farms... The local butchers penned their purchases collectively, the junior members of staff would arrive to walk them through town, helping each other to reach their respective lairages' (Birkett 1994, 37-8);

'Cattle drovers earned a few extra shillings driving the livestock up the hill to the Furness Railway's Ulverston goods yards for entraining to their final destination. It was a busy place in those days' (Benson 1983, 35).

3.2.12 The Ulverston and North Lonsdale Auction Mart Company Limited continued in operation from the site at the junction of Lightburn Road and Brogden Street before moving to its present site on North Lonsdale Terrace in Ulverston in May 1962 (UK Livestock – Ulverston Auction Mart 2007).

3.3 Map and Image Regression

3.3.1 **Introduction:** the earliest maps of the area are typically maps of the entire county, and are not detailed enough to provide any useful information. Only those maps that are actually of some use in understanding the development of the site are described below.

3.3.2 **Hennet's Map 1830:** this map shows 'Ulverstone' but the detail is insufficient to reveal any detail about the development site.

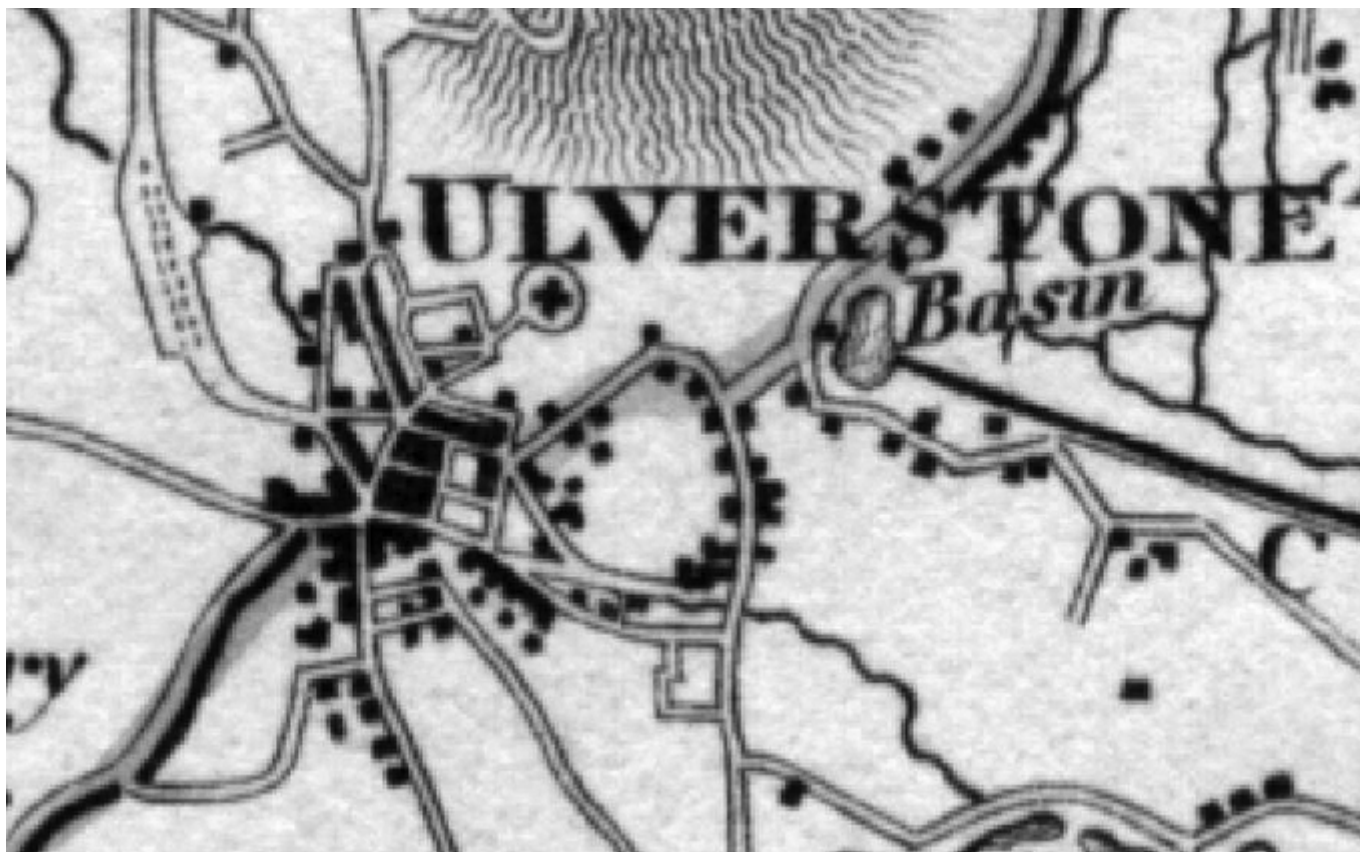


Plate 1: Hennet's map 1830

3.3.3 **Wood's map 1832:** Lightburn Road has not been built yet. The development site is located in open fields to the east of Dragley Beck Road (the former name of Victoria Road; it is shown as being lined by trees in Plate 2). The auction mart was built in land at that time within Lightburn Park, which belonged to Lightburn House to the north.

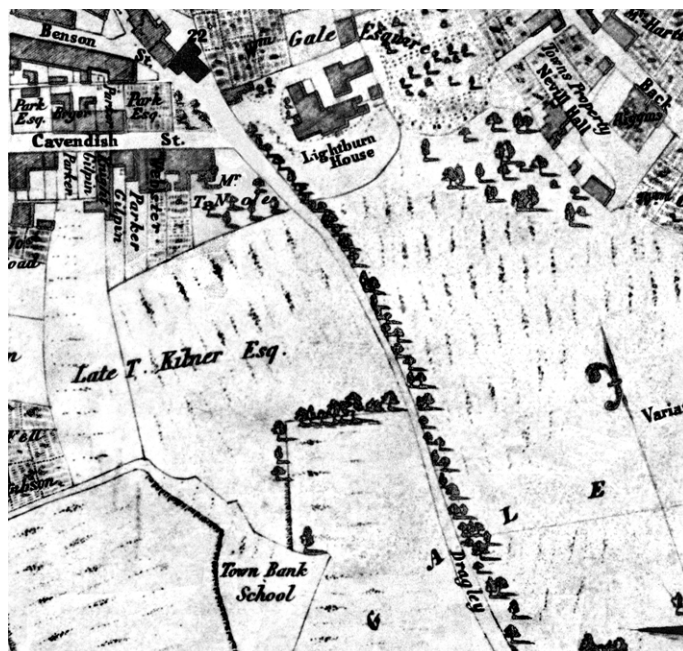


Plate 2: Wood's map 1832

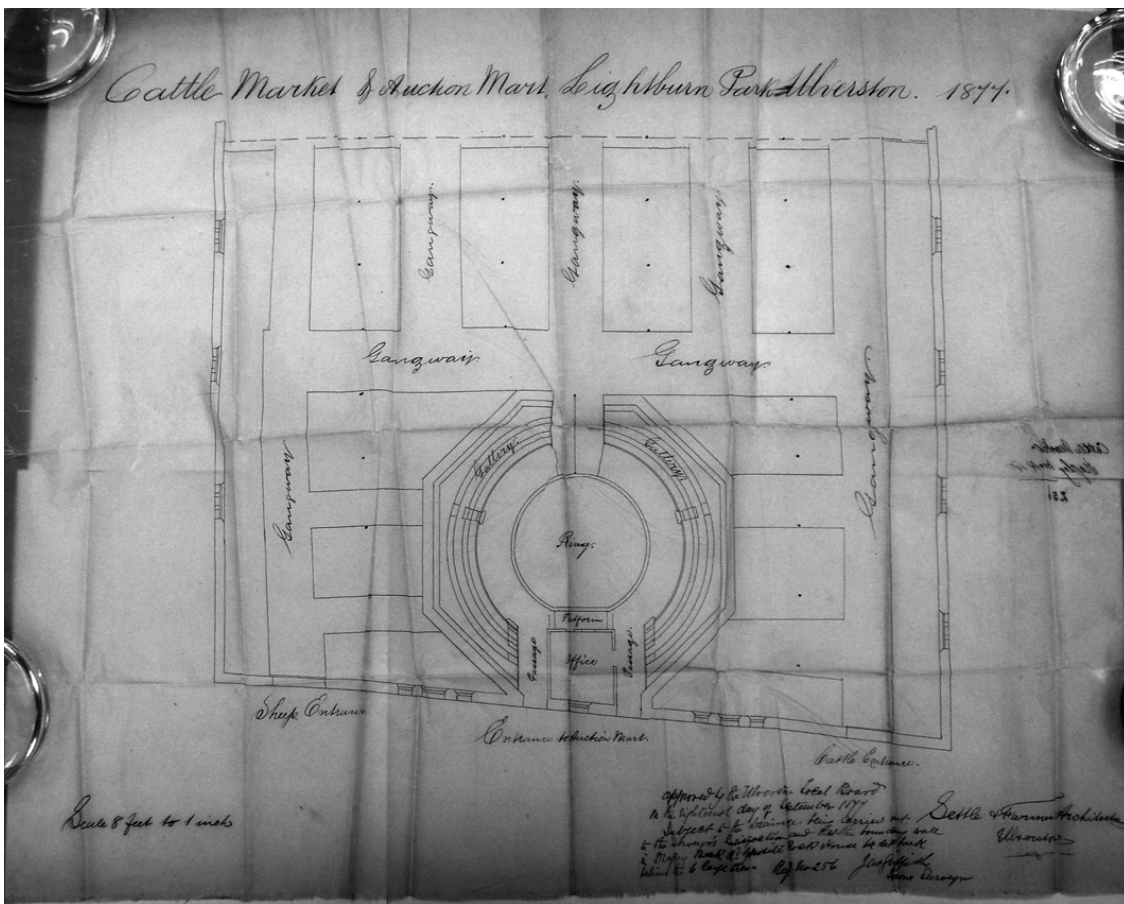


Plate 4: Plan of the Cattle Market and Auction Mart, Lightburn Road, Ulverston, 1877

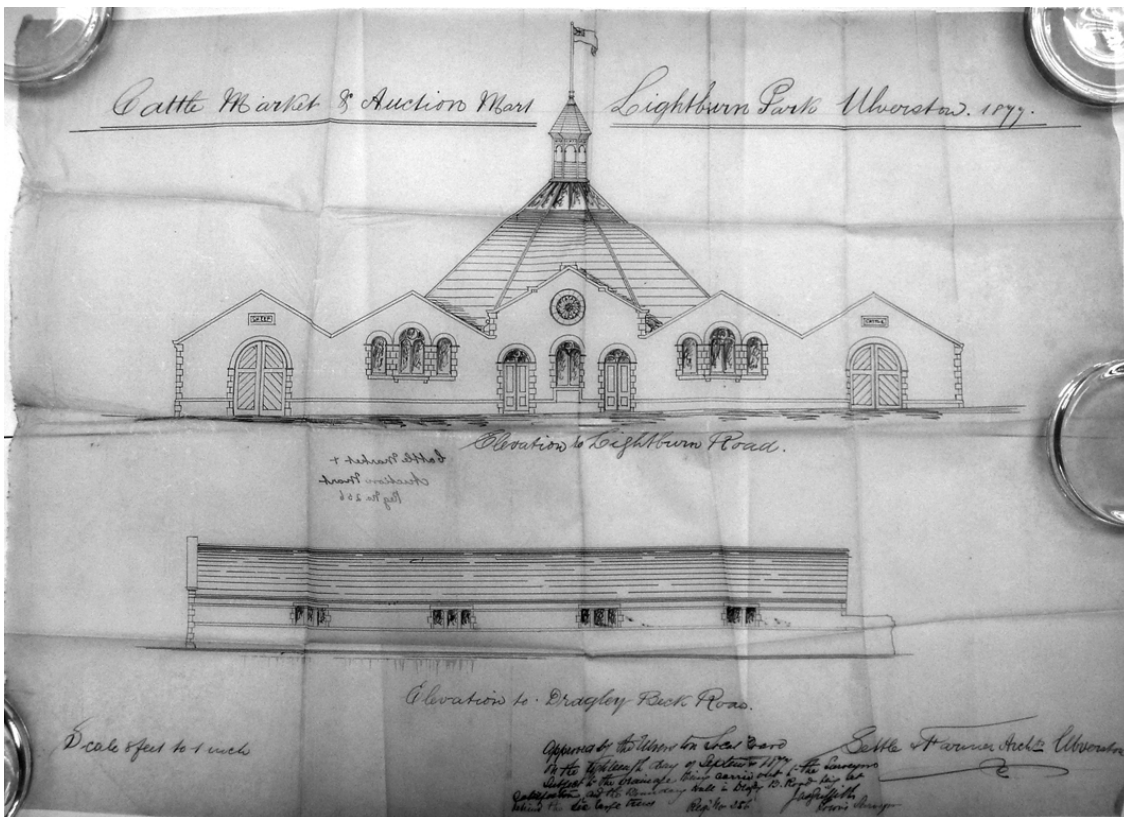


Plate 5: Elevations of the Auction Mart to Lightburn Road and Dragley Beck Road, 1877

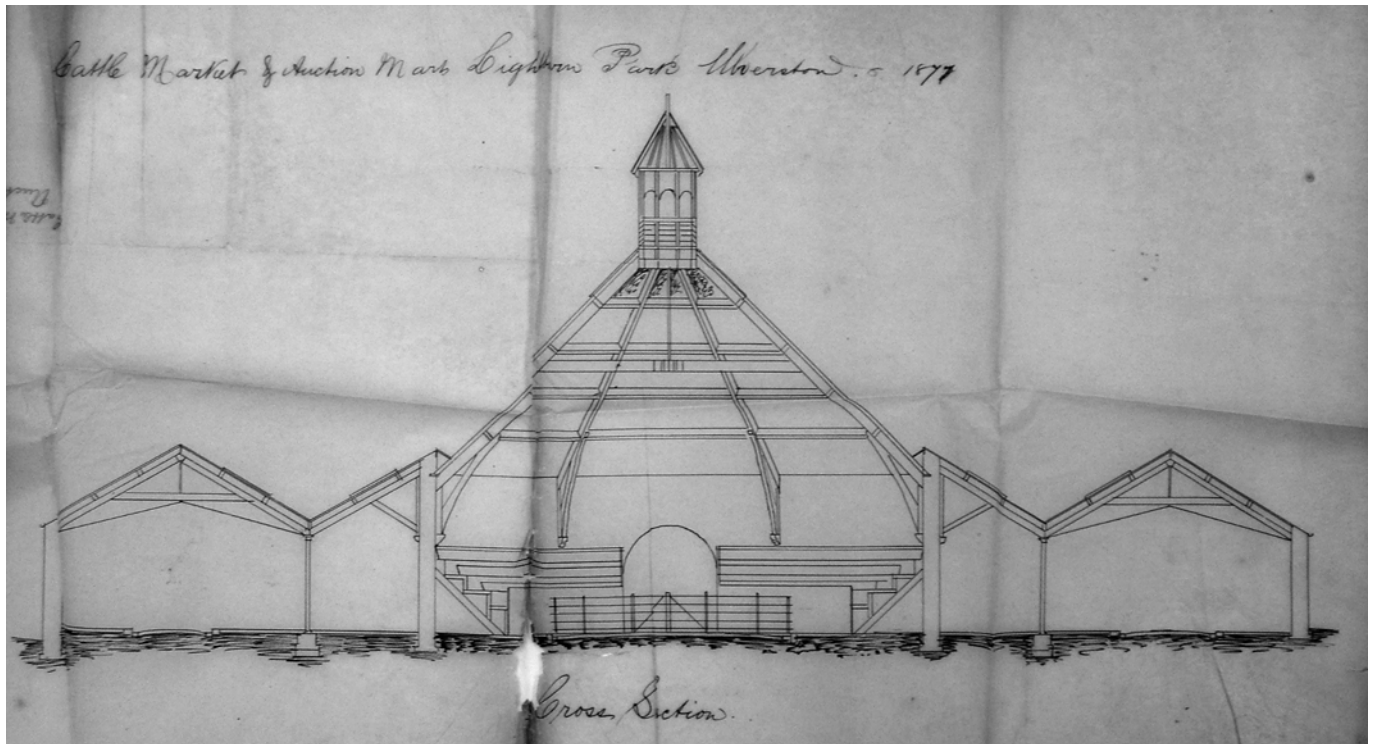


Plate 6: Cross-section of the Auction Mart, 1877

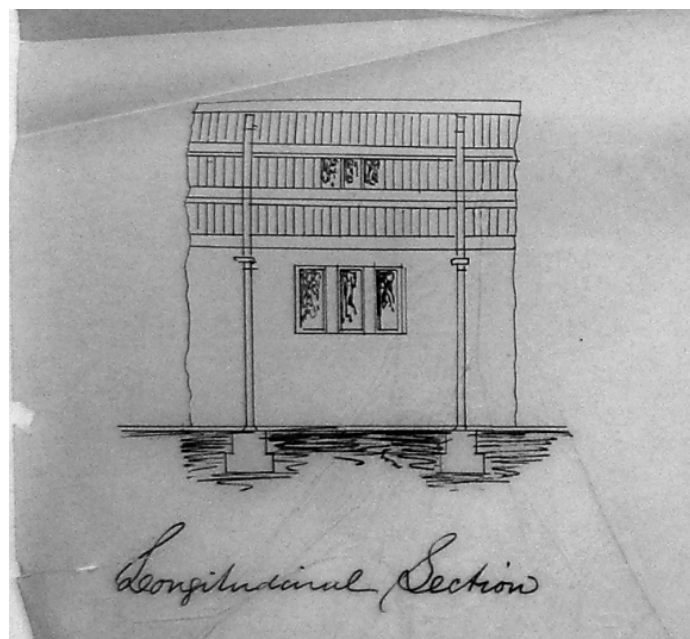


Plate 7: Longitudinal section of the Auction Mart, 1877

3.3.6 **Plans for a water closet and middenstead for the Auction Mart, 1878:** plans for a water closet and middenstead to the far south-east of the Auction Mart site (south of what is now Oxford Street) produced by Settle and Farmer Architects were approved by the Ulverston Local Board on the sixth of August 1878 (CRO(B) BSUD/U/304 1878). The layout of roads is similar to the current layout; Dragley Beck Road (the former name of Victoria Road) passes to the west side of the site, Brogden Street to the east, and Lightburn Road to the north.

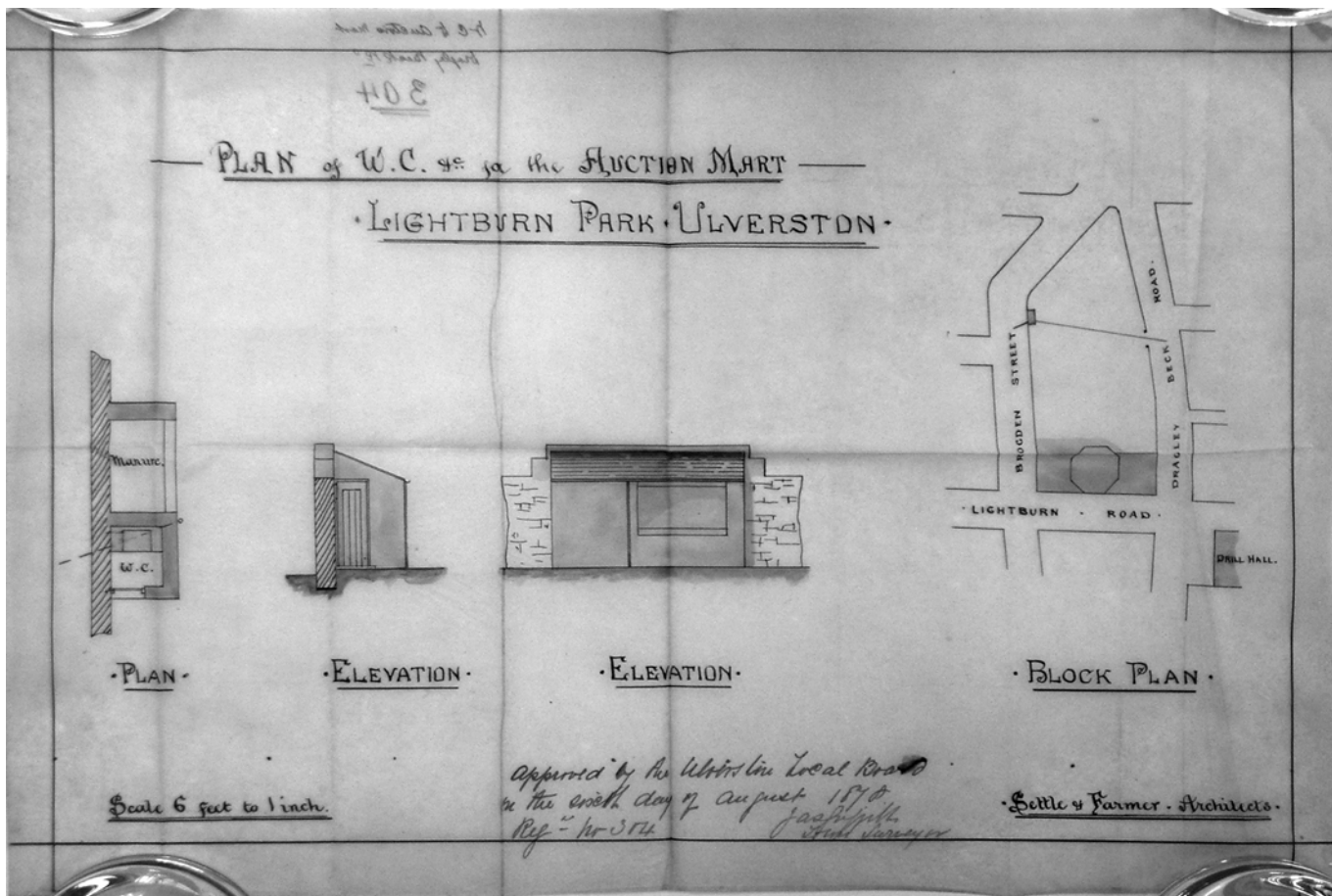


Plate 8: Plan of water closet and middenstead for the Auction Mart, 1878

3.3.6 **Alterations to the Auction Mart, 1889:** proposals were submitted for alterations to the south-west end of the Auction Mart in 1889, although the architect's name is not given (CRO(B) BSUD/U/655 1889). Although these proposals were for further cattle sheds along Dragley Beck Road (now Victoria Road), which is outside the current survey area, the south end of the sheep auction ring is also shown (to the right hand side on Plate 9). It is also interesting to note that the structural details relating to the columns and principal rafters (Plate 10) are identical to those which were recorded during the on site survey in Room 4 (see Section 4.4.6).

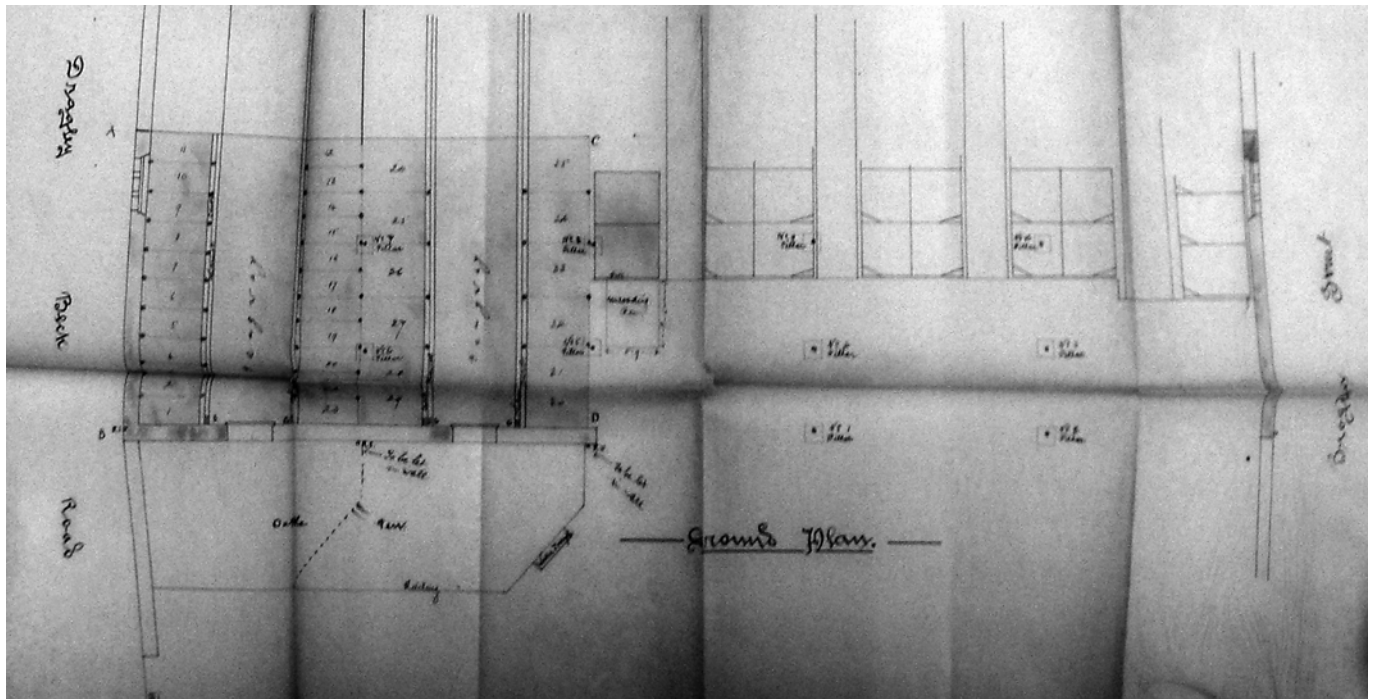


Plate 9: Plan of alterations to Auction Mart, 1889

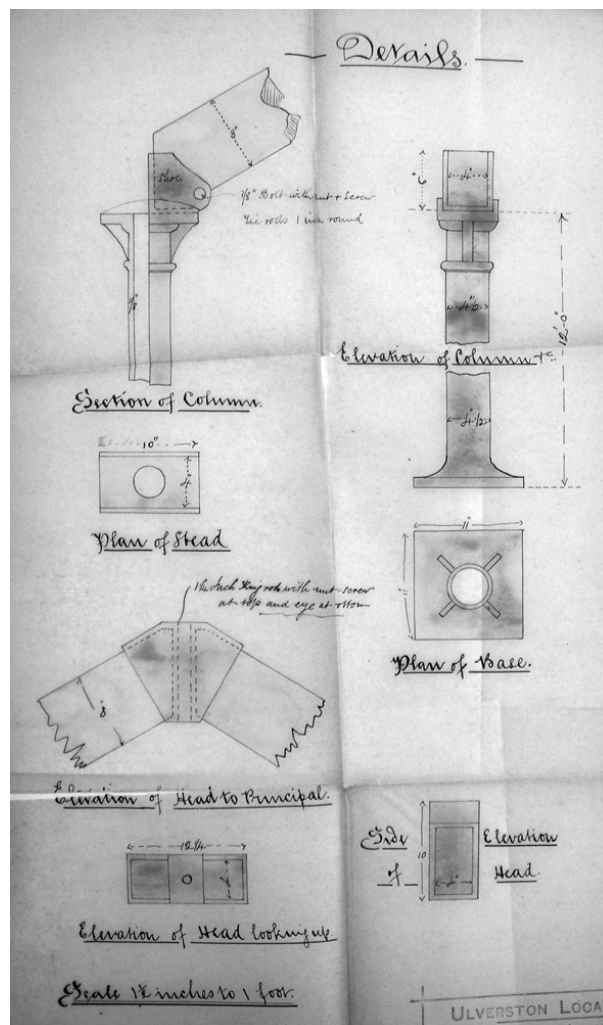


Plate 10: Structural details from a proposed alteration to the Auction Mart, 1889

3.3.7 **Ordnance Survey 1891:** this map clearly shows the octagonal building which formed part of the Auction Mart to the north end of the site (Plate 11). The 1889 extension to the south-west corner of the block is present and it is assumed that pens are shown to the south-east of the Mart, south of the 'upper' sale ring. There are additional outbuildings near to the bench mark (B.M. 62.6), to the south-east of the Auction Mart, which could be the water closet which was installed in 1878 (cf. Plate 8).

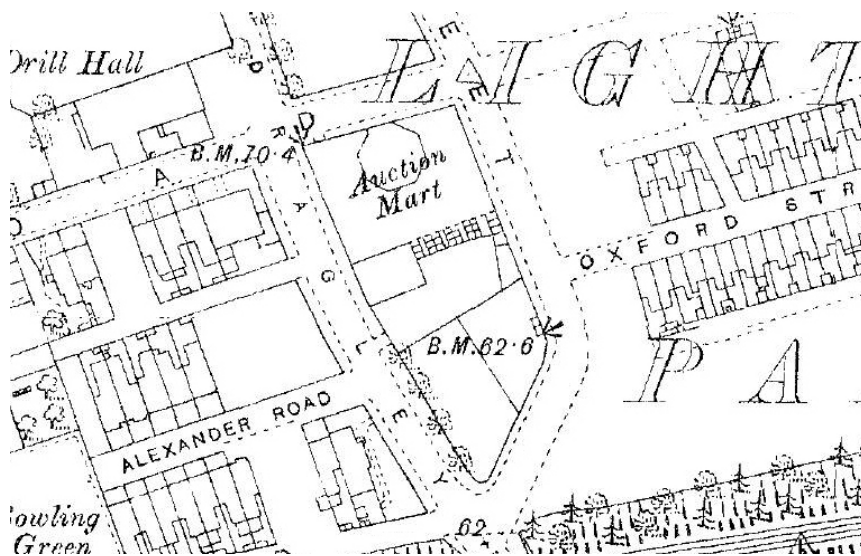


Plate 11: Ordnance Survey 1891

3.3.8 **Additions to the Auction Mart, 1892:** plans produced by James Casson architect of Ulverston were approved for additions to the Auction Mart on the east side of the block on the 1st of March 1892 (CRO(B) BSUD/U/753 1892). The plans are for the addition of further pens and gangways around a further ring directly to the south of the existing auction ring (Plate 12). This new ring appears to be joined to the south and east of what was the cattle market, and is possibly referred to as the 'lower ring' in the historical accounts (see Section 3.2.11). There are two pens marked as 'delivery' pens to the south-east of the building and a water closet is shown across the yard further to the south, which is presumably the one which was installed in 1878.

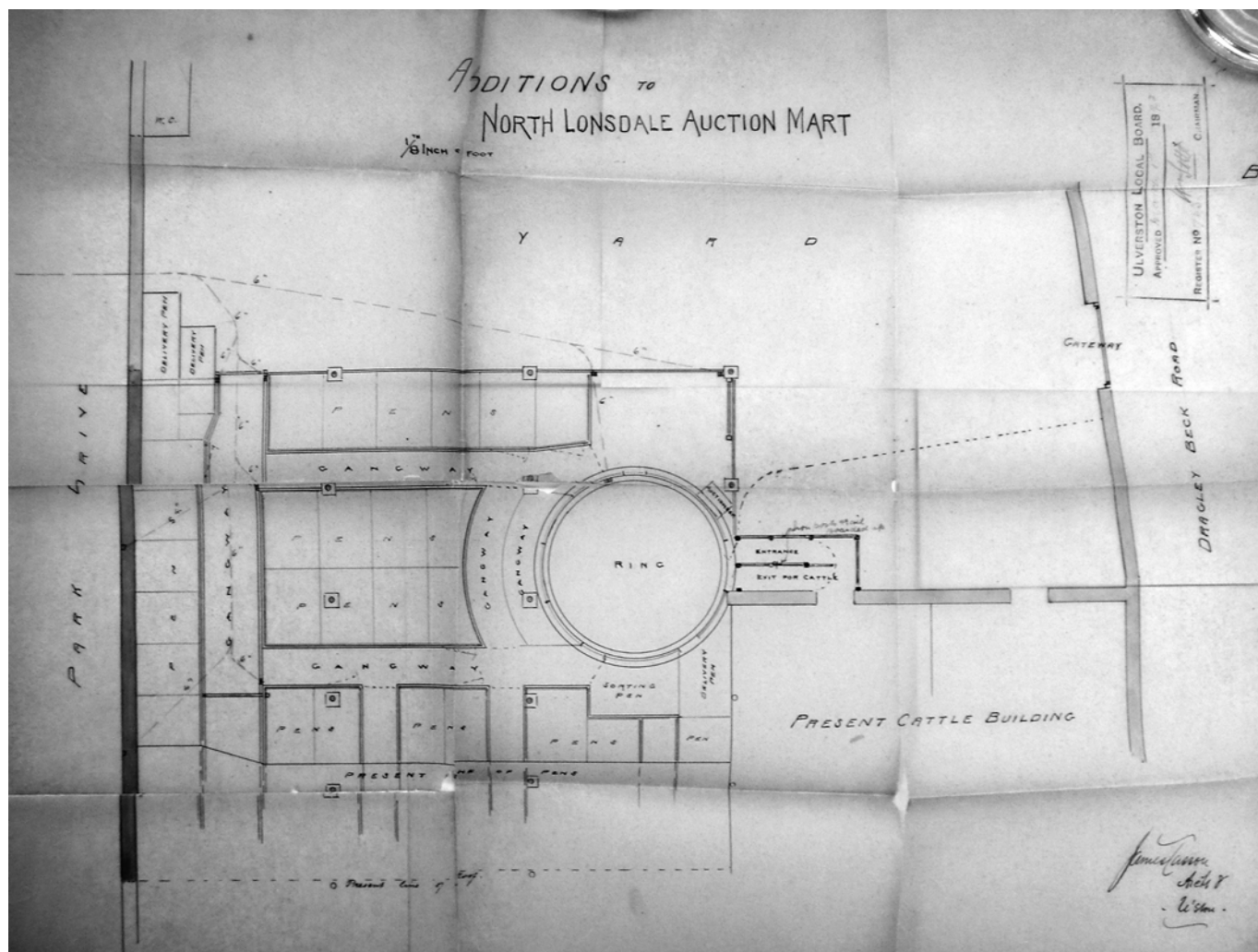


Plate 12: Additions to the Auction Mart, 1892

3.3.9 **Sale ring and sheep pens, Alexandra Road, 1895:** proposals were submitted for a sale ring and sheep pens for The Furness Farmers Auction Mart Company on Alexandra [sic] Road, with plans drawn up by James Butler architect of Cornwallis Street Barrow-in-Furness (CRO(B) BSUD/U/811 1895; CRO(B) BSUD/U/812 1895). The area of the proposed development appears to be where the bowling green is shown on the Ordnance Survey map of 1891 (Plate 13, cf. Plate 11), but it was never carried out.

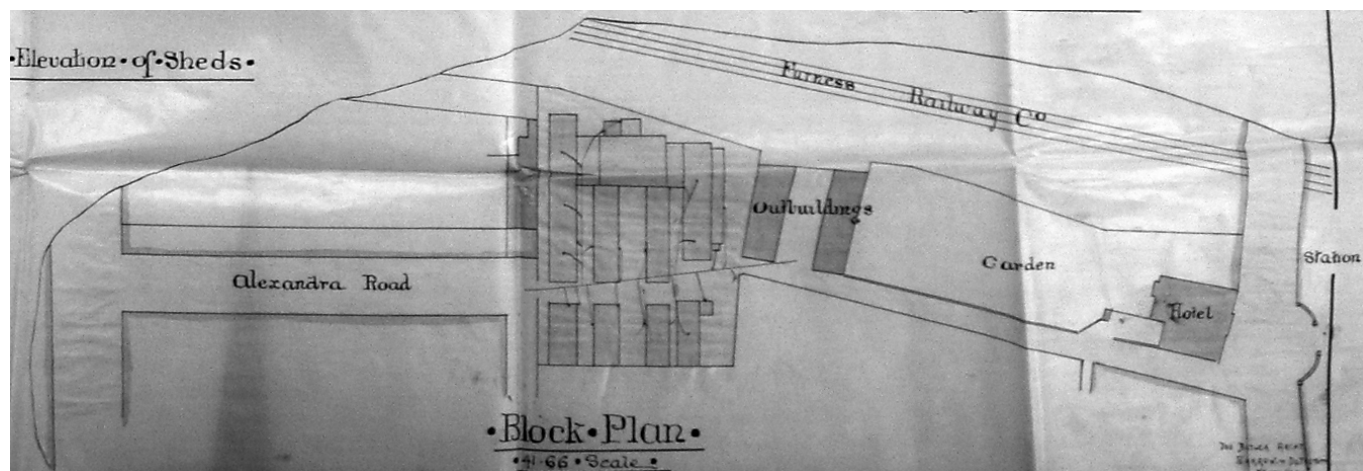


Plate 13: Proposed sale ring on Alexandra Road, 1895

3.3.10 **Cattle sheds, 1900:** plans, again by James Casson of Ulverston, submitted by the North Lonsdale Auction Mart to build further cattle sheds to the south-west corner of the block were approved on 6th November 1900 (CRO(B) BSUD/U/926 1900). This falls outside the area of the current building survey.

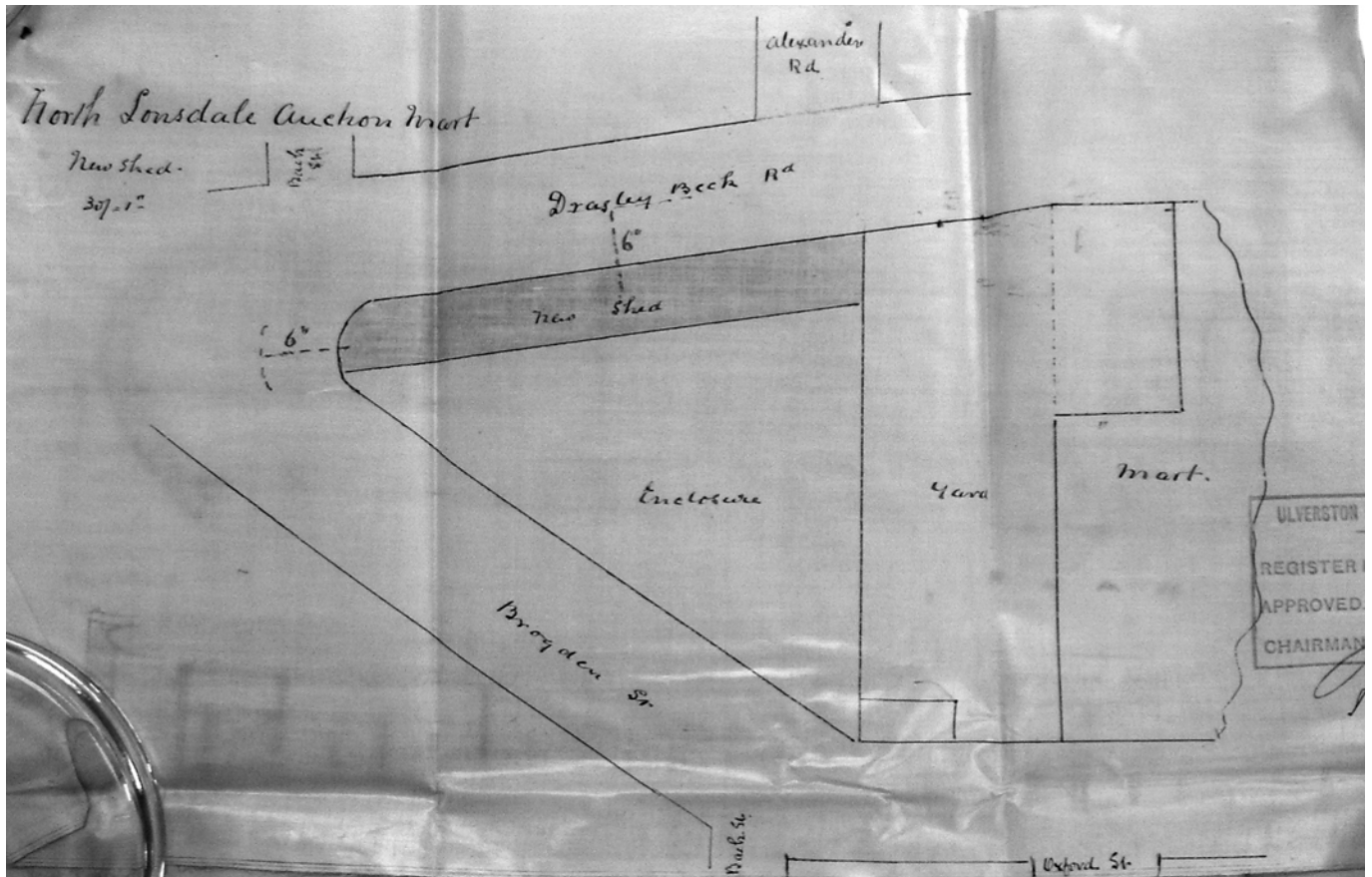


Plate 14: North Lonsdale Auction Mart cattle sheds, 1900

3.3.11 **Cattle sheds, 1908:** plans, signed by R Casson, for additional sheds to be added to the south-east corner of the Auction Mart were approved on the 7th April 1908 (CRO(B) BSUD/U/1078 1908). It is specifically stated on the plans that these sheds were not to be used for storing sheep or cattle so their function was presumably for temporary shelter of livestock at the time of the sales (Plate 15). The shelter appears to be open to the south and west and utilises existing walls to the north and east. The water closet is shown to the south.

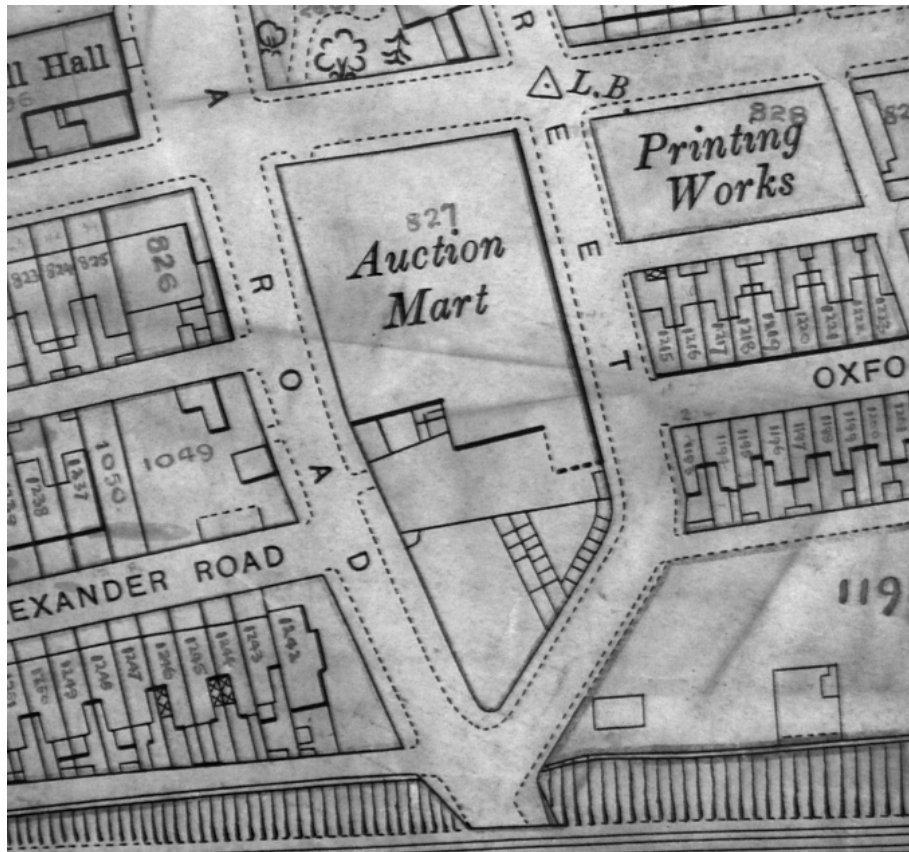


Plate 16: Ordnance Survey 1913

3.3.13 **Plan of New Offices, 1914:** plans by JW Grundy and Sons architects (of Ulverston) for new offices at the Cattle Market were approved on the 3rd February 1914 (CRO(B) BSUD/U/1223 1914). The plans appear to show that the office then occupied part of the octagonal section of the Auction Mart and that the proposed new offices were to occupy the area as far as the entrance to the sheep auction ring to the east of this. A new door and window were to be inserted between this entrance and the existing windows on the front (north) elevation.

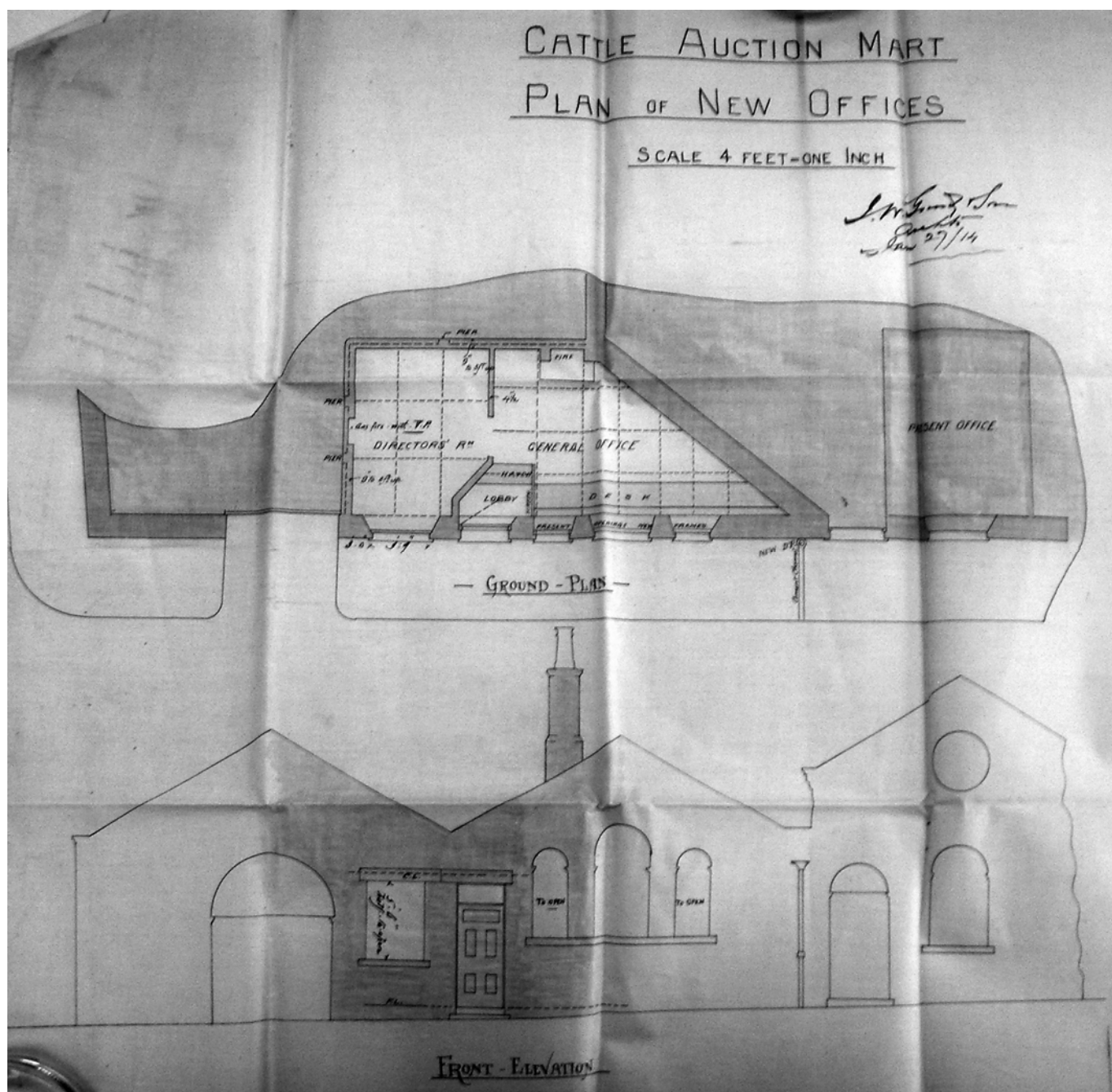


Plate 17: Plan of new offices, 1914

3.3.14 **Ordnance Survey 1933 (Plate 18)**: the layout of the Auction Mart buildings to the west of Brogden Street show little change from the 1913 edition (cf. Plate 16). However, the Auction Mart also occupies the space to the east side of Brogden Street at this time which was previously occupied by a 'Printing Press'.

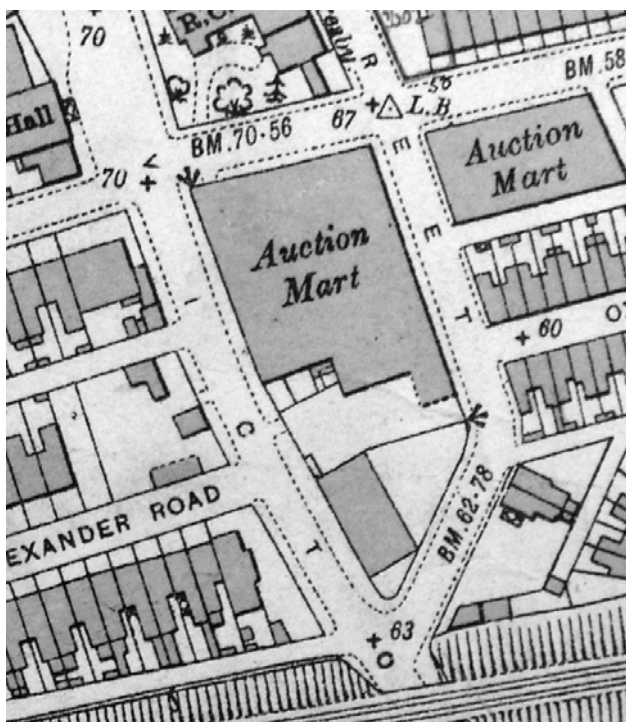


Plate 18: Ordnance Survey 1933

3.3.15 **Ordnance Survey 1968 – 1995** (from The Arley Consulting Company Ltd 2007): the Ulverston and North Lonsdale Auction Mart Company Limited relocated to premises at the head of Ulverston Canal in May 1962 (UK Livestock – Ulverston Auction Mart 2007) and the 'Auction Mart' building had been reconfigured slightly by 1968; the east side was occupied by a 'Transport Depot' and a 'Precision Tools Factory' in the west. The north-east corner of the site is divided, which possibly relates to internal divisions of the building, perhaps offices. The area to the east of Brogden Street is no longer shown as being part of the Auction Mart. The 'Transport Depot' was later occupied by a 'Glass Factory' and later editions of the Ordnance Survey label it simply as 'Works'.



Plate 19 (left): Ordnance Survey 1968-9



Plate 20 (right): Ordnance Survey 1978-90



Plate 21 (left): Ordnance Survey 1994

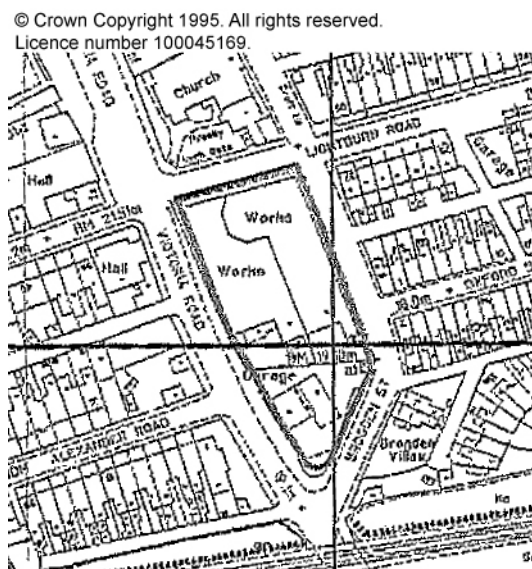


Plate 22 (right): Ordnance Survey 1995

3.3.16 **Historical Marker:** a blue plaque has been attached to the Market building to mark the historical importance of the 'Ulverston Auction Mart'. The sign reads:

'Until 1878, cattle and other livestock were sold in the streets of Ulverston at the Market Place or the Gill. This practice caused frequent obstructions in the thoroughfares and in general was regarded as an offensive nuisance. The founding of the Auction Mart Co. on the site created a more orderly and profitable way of doing business. The company now operates on larger premises at Canal Head.'



Plate 23: Blue plaque marker on the Ulverston Auction Mart

3.4 Conclusion

3.4.1 It is evident from the cartographic sources that the site and its environs were not developed until late in the 19th century, and that the construction of the auction mart formed part of a wider scheme of

construction within the former Lightburn Park. The detailed plans and accounts of the auction mart provide an excellent account of not only its original construction, but also later phase of alteration, and subsequent uses. They also name the architects of the various stages of work and reveal attempts at a, presumably, rival or replacement market that seems never to have been built.

4. Building Recording

4.1 Introduction

4.1.1 The site occupied the east side of what was originally the Auction Mart. The original building continues to the west and occupied the block from Brogden Street to Victoria Road (Figure 1), but the west side of the building was being used for commercial purposes and did not form part of the current survey. The area generally had a residential character. The main façade of the building fronted onto Lightburn Road to the north although there was further access to the building through a large doorway located on Brogden Street to the east. The site comprised a single large, rectangular building, aligned roughly north-east/south-west along Brogden Street, with various internal divisions on the ground floor and further rooms set on a mezzanine level (Figure 3), with the octagonal auction ring jutting out slightly from the north-west corner. The building had recently been used for office space and commercial premises but had become derelict.

4.1.2 Prior to the building recording taking place some building work had already been carried out internally, specifically comprising the removal of some internal walls and construction of new concrete block ones. The original walls were, however, still on the plans provided and were evident as scars in the ground, and so they have been shown in Figure 3 rather than the new ones.

4.2 Arrangement and Fabric

4.2.1 The majority of the building was rock-faced with limestone in rough courses with pieces of slate used as levelling (Plate 24). The quoins and door and window surrounds were neatly dressed red sandstone. The doors appeared to be original, where visible, but the windows were mostly boarded up. The roof was a mix of asbestos sheets with plastic skylights and slate. Slate was used extensively on the octagonal section and on the west end of the building. The raised octagonal roof had a slatted timber louvre on top, skylights and additional vents. The front elevation had more decorative detail than those to side and rear (Figure 2). The building is approximately orientated north/south, with the front facing north onto Lightburn Road, the east facing onto Brogden Street, and the south towards a neighbouring garage.



Plate 24: General view of the Auction Mart from Victoria Road

4.2.2 Internally the build was the same, although later alterations were very evident as brick and concrete block. The roof structure was largely machine cut timber, but with iron columns, tie rods, and other elements used throughout (Figure 4). Much of the original space had been sub-divided either by brick walls or with concrete block, and so there were a number of small rooms within. These were numbered 1-10, 1-7 being on the ground floor and numbered approximately from north to south, and 8-10 on the first floor, which was a later insertion.

4.3 External Detail

4.3.1 **North elevation:** the building had five gables along its length from Brogden Street to Victoria Road (Plate 24) but the current site comprised only the three western parts (see Figure 2). The east part was gabled with coping along the ridge and kneelers, and there were quoins at the east end of the elevation (Plate 25). Below the gable was a stone sign labelled "SHEEP.", and three inserted ceramic pipes. There was a plaque attached to the wall midway between the quoins and the doorway, to the west end of the elevation (Plate 23). The doorway was at ground floor level and had neat quoins flush with the wall and the original five panel moulded door. There were two windows to the west of this, again with flush quoins and lintel. The entire area around the west door and window was rebuilt, incorporating a much finer grey-brown mortar and pieces of re-used neatly dressed stone and marble. The west window was below a moulded entablature that continued over a door to the west (below the second gable), but the windows were otherwise the same. The lintel and quoins of this window connect together with those of the door to the west. There was an iron vent next to the quoins on the east side of this window, marked "R^D N^O 444334 COWELL'S SANATORIUM VENTILATOR". This Registered Design Number dates to 1904 (Kolojeski 2004).



Plate 25: West end of the north external elevation

4.3.2 The central section was another gable with plain coping (Plate 26). There was a doorway on the east side below the entablature, housing what appeared to be an original five-panel moulded door with a boarded light above. The quoins were flush with the wall. There was a three part window to the west of this doorway, across the centre of the gable, with round-headed arches and projecting quoins and a moulded string course. All of the windows were boarded up. There was another window to the west with projecting quoins, lintel, and sill.



Plate 26: Central part of the north external elevation

4.3.3 The octagonal roof was above the west end gable. There was a round window below the apex with petal patterned lights and a round centre (Plate 27). The gable had kneelers and scrolls brackets and quoins at the sides and step-in coping and a square block on top. This part of the building had a pair of doorways with projecting quoins and a moulded string course. The doors appeared to be the original five- and six-panel moulded doors, and had round heads with geometric over lights.



Plate 27: East end of the north external elevation

4.3.4 **East elevation:** this elevation was largely plain. There was a row of rounded (quarter circle) corbels below the roof and a mix of plastic and iron rain water goods. Dressed quoins projected from the face of the wall at the north end (Plate 28). Towards the north end of the elevation there was a large window with neat quoins flush with the wall. This window had evidently been inserted; darker and smoother mortar had been used in the re-build, which incorporated different and possibly re-used stone and marble. There were two further small three-light mullion windows, set at a high level, to the south of this door. A post box had been inserted below the northernmost of these two windows. There was a large doorway with a double plank door slightly to the south of centre on this elevation (to the left side on Plate 28 and on the far right on Plate 29). This doorway had a machine cut timber lintel and a tongue and groove plank section above with a sign attached for "Cumbria Crystal". There were two recessed areas in the wall to the south of this doorway for down pipes (Plate 29). Quoins finished the wall at the south end, but modern concrete blocks had also been incorporated. The broken remains of a sign, which once read "SHOP ENTRANCE", were still attached to the south end of the building. The wall continued at a lower level to the south, with a gateway knocked through, and there was a door to steps at the south end. Behind this wall, immediately against it to the east side, there stood a higher wall which had a modern rendered finish.



Plate 28 (left): North end of the east external elevation



Plate 29 (right): South end of the east external elevation

4.3.5 **South elevation:** this elevation was formed by the gable ends of Rooms 4 and 7. A further concrete block extension (forming Room 7a) obscures the lower east end of Room 7 and the east external wall of this small room butts against the boundary wall to the east. There was a large double door which opened into Room 4 and a small blocked window to the east of this below the gable end of Room 7 which had been blocked with modern concrete blocks. The elevation was finished with a modern roughcast render.



Plate 30 (left): Oblique view of the south external elevation



Plate 31 (right): South external elevation

4.4 Internal Detail

4.4.1 **Room 1:** this formed an octagonal space open to its tall conical roof, which was topped with a louvered lantern. All of the walls were finished with render and painted white, although the timber of the roof structure was painted dark grey (Plate 32). The floor was concrete, with a large rectangular pit across the centre orientated north/south and another large pit against the west elevation covering approximately a third of the floor area: both of these pits had been recently partially filled with rubble. The roof structure was supported by four trusses each comprising a principal rafter supported by an upright post sat on a semi-circular ovolo-moulded corbel projecting from the wall and an angled bracket (Plate 33). The tie beams connected between each half of the truss and met in the centre forming a cone. In addition there were iron tie rods running between the principal rafters and the junction of the tie beams, plus one forming a 'king post' between the junction of the tie beams and the top of the lantern and smaller ones between the principal rafters and the angled bracket (Figure 4). Each pitch of the roof had five purlins and the roof was finished with painted lathe and plaster, with a single large four-light skylight in each side, although at least one of these had been converted to house a metal vent. There were various metal brackets attached to the walls and roof, and scars for other ones that had evidently held pipes and other fittings associated with the former glass works.



Plate 32 (left): Conical roof structure of Room 1

Plate 33 (right): Roof supports, Room 1

4.4.2 The elevations are largely plain, although the north incorporated the gable forming part of the front elevation and included a pair of pedestrian doorways either side of a window, with a circular window in the apex above (Plate 34); adjacent to the eastern doorway there was a short section of concrete block walling extending into the room. The central window had modern timber boxing over it, and there was a further smaller window to the east. This had evidently been inserted, there were hand-made bricks in the jambs and sill and it had a concrete lintel, and it had a two-light sliding sash casement. In the north-east corner a hand-made brick wall had been added, extending into the room to form the corner of Room 2, supported by iron I-beam lintels. This had originally not extended to the height of the roof, but concrete blocks had recently been added so that it did and it contained a pedestrian door leading to Room 2 with a concrete lintel. The east elevation was otherwise unremarkable, although there was another doorway in the centre, which appeared to be a modern insertion as it had concrete blocks in the jambs and a concrete lintel. There was a large doorway to the south-east, which had been inserted as there were bricks in the jambs and it had iron I-beam lintels. To the south-west there was a large round-headed doorway that had been blocked leaving an alcove (Plate 35).



Plate 34 (left): North elevation of Room 1

Plate 35 (right): Blocked alcove to the south-west, Room 1

4.4.3 Room 2: this room had been extensively altered prior to the building recording taking place, with some internal walls removed, plaster stripped from the walls, and some minor rebuilding around the windows. The floor was timber boards, covered with vinyl with the scars of the former internal walls visible. It was open to the roof, which comprised the exposed underside of corrugated asbestos sheets and the original timber purlins. The north elevation had three grouped windows on the west side (Plate 36); a large central one flanked by two smaller ones, all round-headed and with relatively modern hinged timber casements, timber lintels and red brick forming the splayed central column. There was a doorway to the east with brick jambs, splayed on the west side and incorporating the sandstone visible externally on the east side, and a concrete lintel. There was a window to the east, with splayed brick jambs originally extending to the floor, although the lower part had been filled in, and with a four-light sliding sash casement and concrete lintel (Plate 37). Immediately to the east was a small square hole with a timber lintel, which corresponds to the vent visible externally. The east elevation was brick built; the bricks being machine made and laid in an English Garden wall bond (at a ratio of five rows of stretchers to one row of headers). There was a small, low-level opening in the centre, filled with concrete blocks, which had evidently not continued into the room beyond. To the south of it there was a pedestrian doorway with a timber lintel that has recently been filled with concrete blocks.



Plate 36 (left): West end of the north elevation of Room 2



Plate 37 (right): East end of the north elevation of Room 2

4.4.4 The south elevation had a doorway on its east side that appears to have originally been a window that had been recently enlarged; it also had a timber lintel. The remainder of this elevation was constructed from machine made brick essentially laid in stretcher bond but with occasional irregular headers. It steps out on the west side to form a chimney breast within which was a fireplace blocked with yellow fire bricks and with a sandstone lintel (Plate 38); the floor in front of it was finished with small glazed tiles. The fireplace had evidently been blocked on more than one occasion and a hole had also been knocked into the flue, presumably to accommodate a later stove. The chimney breast was stepped out towards the east making it slightly wider towards the top (Plate 39), and to the east of it there were bricks projecting from the wall (formerly part of the internal wall) marked 'Furness Brick Co'. The west end of the south elevation butted the wall of the octagonal Room 1, which was built from limestone with large neatly dressed quoins. The west elevation was formed by the brick added wall that projects into Room 1 and had a small pedestrian doorway on the south side with a concrete lintel and butted the north and south elevations. The bricks were rougher and more hand made compared to those in the south and east elevations, and laid in stretcher bond forming a wall a single brick thick. The iron I-beams supporting the wall where it had been knocked through into Room 1 were marked 'LANARKSHIRE STEEL COY LTD SCOTLAND 10X6 BRITISH STEEL'.



Plate 38 (left): Fireplace in the south elevation of Room 2



Plate 39 (right): Chimney breast in the south elevation of Room 2

4.4.5 **Room 3:** the east half had a concrete floor while the west was timber boards, the different types of flooring being either side of the scar of a former internal wall. The entire floor was covered by vinyl. The north elevation had a window to the west with a four-light sliding sash casement and modern concrete block infilling around it (Plate 40). There was a doorway to the east with a modern door and single over light; both the doorway and the window have concrete lintels and the east jamb of the doorway was brick, indicating that it was rebuilt. In the north-east corner there was a piece of apparently

re-used pecked yellow sandstone. The east elevation had a large window with a four-light sliding sash casement, which was evidently inserted as it had numerous hand-made bricks in its jambs and a concrete lintel (Plate 41). The south elevation was constructed from rough hand-made brick laid in English garden bond at a ratio of five rows of stretchers to one row of headers. The scar of a partition wall was evident in the centre and there was a doorway on the east side, which was apparently inserted as the jamb was rebuilt and had a timber lintel. The west elevation was also brick, apparently butted by the south elevation but butting against the north. It had a doorway on the south side, which had been recently blocked with concrete blocks and there were two 'alcoves' in it to the north, also filled with concrete blocks. The tops of the west and south elevations had been recently raised with concrete blocks, suggesting that they originally had lower suspended ceilings.



Plate 40 (left): North elevation of Room 3

Plate 41 (right): Window inserted in the east elevation of Room 3

4.4.6 Room 4: this formed an awkward space comprising what would originally have been a large open area extending to the south, subsequently sub-divided into smaller rooms and separated from the other half of the original building by modern concrete block walls, but also including an area that was formerly subdivided into small rooms where the walls had been removed and replaced with new concrete block ones. In general the floor was concrete and lower at the north end, although it had been partially removed here, and sloping to the south. The roof was a complex structure with two sections each with its own truss spanning two bays meeting at a cast iron column – this arrangement undoubtedly continued to the west into the separate part of the building, where it was supported by another row of cast iron columns. Each truss comprised a pair of principal rafters and a collar with an iron tie rod running from the base of each principal to a junction plate before connecting to a vertical tie rod joined to a metal bracket linking the top of the two principals and effectively forming a king post. There were three purlins per pitch. The columns were all similar in style, but with some variation: typically they had a flanged top attached to which were two metal plates housing the ends of the tie beams. The four most northerly examples were marked 'J. STONES ULVERSTON' (Plate 42), while the rest had no evident mark (Plate 43). One was evidently quite different to the rest and appeared to be much more modern, while two

incorporated pipes projecting from the base suggesting that they were connected to the rainwater drainage system (Plate 44). At the north end the roof structure was slightly different in that there was only one truss spanning a single bay with a half truss supported by an upright post sat on a semi-circular corbel against the wall forming the octagonal Room 1.

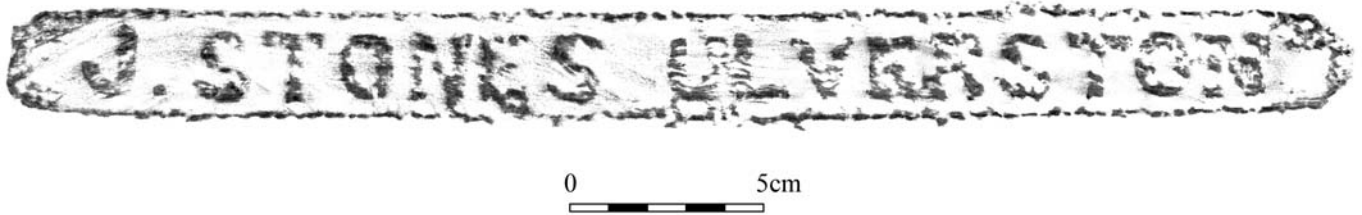


Plate 42: Rubbing taken of the maker's mark found on the four most northerly metal columns in Room 4



Plate 43 (left): Detail of typical J. Stones marked iron column

Plate 44 (right): Detail of column base showing incorporated pipe

4.4.7 The north elevation comprised a brick wall forming the south elevation of Room 3 and Room 2 (Plate 45). The west side comprised machine made brick laid in stretcher bond, which was extended to the east by rougher hand-made brick, all of which had been recently modified and raised in height. The west elevation was constructed of limestone at the north end and comprised the main east and south-east wall of Room 1, before returning to the west further south, where the large inserted door was situated, and continuing as an inserted concrete block wall. This wall ran along the line of the second row of cast iron columns supporting the roof, which were actually incorporated into the wall. The scars of recently removed modern concrete block walls were evident in the south-west corner, and the south elevation was a relatively modern concrete block construction forming a gable (Plate 46). The original trusses extended as far as the wall and there was a large doorway with an iron I-beam lintel incorporated into the wall. The east elevation at the south end was also constructed from concrete blocks, running along the line of columns. The wall had four doorways providing access to the rooms to the east (Rooms 5-8), and it returned at the north end to the east where it butted the original east elevation, which was relatively plain apart from two three-light windows with sloping sills.



Plate 45 (left): North end of Room 4



Plate 46 (right): South end of Room 4

4.4.8 **Room 5:** this was formed within the modern concrete block walls along the east side of the building. It had an entirely modern finish with a concrete floor, and steps up to the first floor (Room 8) in the south-west corner. The ceiling was supported by iron I-beam lintels, some of which were marked 'BSC AF CT BRITAIN'. The elevations were plain although there was a large doorway on the north side of the east elevation and a smaller one in the south elevation, between a pair of concrete block buttresses.

4.4.9 **Room 6:** this too had an entirely modern finish (Plate 47), with a concrete floor and suspended polystyrene ceiling with the original trusses above (Plate 48). The walls were all finished with modern plaster and paint with modern electrical fittings throughout. There was a doorway to the north and two large doorways to the west, while the partition wall to the south had been removed leaving the room open to Room 6a. The staircase leading to the first floor (Rooms 9 and 10) was situated on the east side of the south elevation.



Plate 47 (left): Room 6/6a



Plate 48 (right): Original trusses above Room 6

4.4.10 **Room 6a:** this originally comprised three smaller rooms, but the dividing walls had been removed and it was open to Room 6 on the north-west side. It had a modern finish throughout with the scars for the former walls evident in the concrete floor, and it had a plastered ceiling. There was a large double door to the west and a smaller door to the south and another large door to the east of this.

4.4.11 **Room 7:** this too had an entirely modern finish, with numerous scars for shelves evident on the walls. It had a concrete floor finished with carpet and a fibreboard ceiling attached to machine cut timber joists orientated north/south. The north, south, and west walls were constructed from modern concrete block with the original wall to the east. There were two doorways to the north and a large doorway to the

west, plus a possible blocked doorway on the south side of the west elevation. There was a large square concrete column on the west side of the room, with shelves still attached.

4.4.12 **Room 7a**: this formed a small addition to the south-east end of Room 7, comprising an entry lobby to the building from this end. It too had an entirely modern finish with all the walls apparently constructed from concrete blocks and a concrete floor sloping down to the south finished with carpet. It had a suspended ceiling of fibreboard tiles and a large opening to the north, accessing Room 7, and glazed pedestrian doorway to the south.

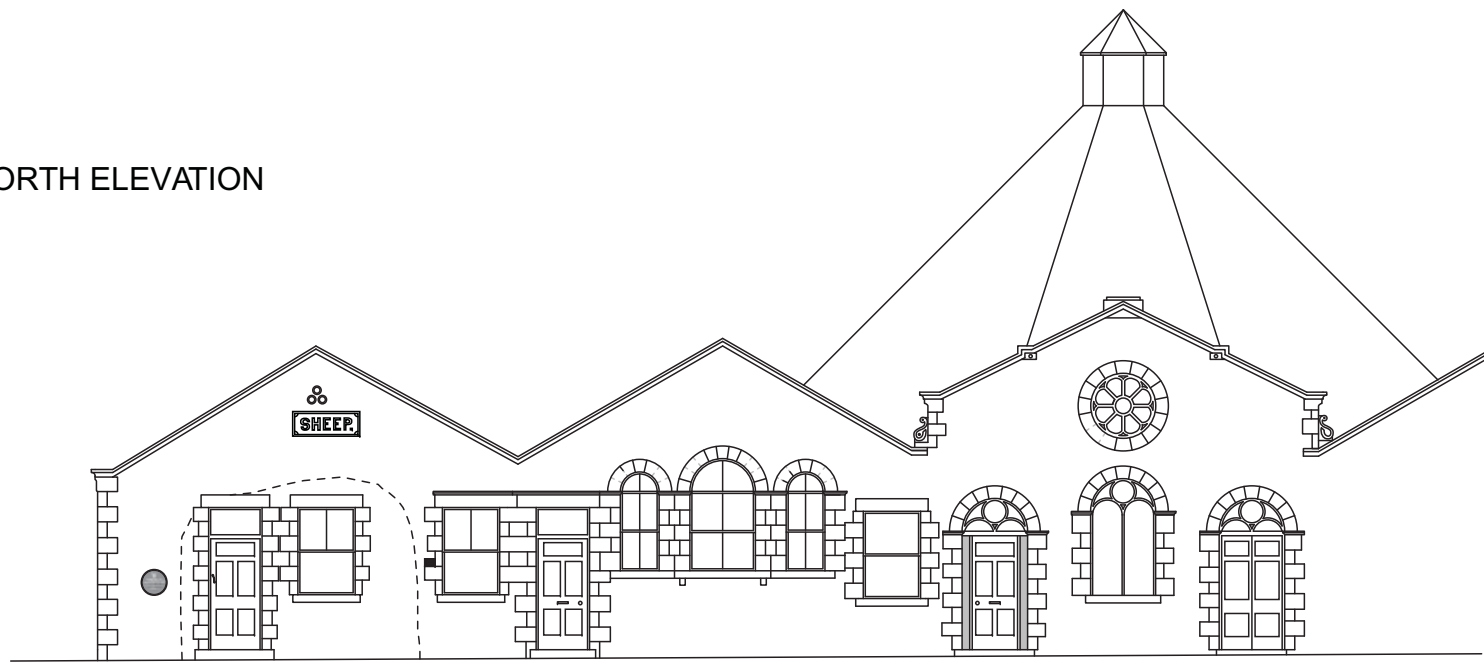
4.4.13 **Room 8**: this was on the first floor, above Room 5. It had a modern finish throughout with a chipboard floor and was open to the roof. The top of one truss was visible within the roof space, as per those in Room 4, and the corrugated asbestos roof had four clear fibreglass skylights. All of the walls had a modern finish and were plain, apart from two projecting buttresses on the south side and the stairs in the south-west corner.

4.4.14 **Room 9**: this was on the first floor, above Room 7. It too had a modern finish throughout, albeit in very poor condition, with a chipboard floor. It was also open to the roof, with two trusses present, including one positioned against the south elevation and a single skylight on the west side. The south and west elevations were constructed from concrete blocks, the east was the original stone wall, and the north was a timber stud partition.

4.4.15 **Room 10**: this was a small plain room on the first floor, above Room 6a. It too had a chipboard floor and was open to the roof with one truss exposed and another incorporated into the south stud wall. This was essentially the same as those recorded elsewhere except with additional wedges against the purlins, and there was a single skylight to the east. The north, south, and west elevations were modern stud partitions with a cupboard containing a water tank formed at the junction between the south and west. There was a single door into the room at the north end of the west elevation.

4.4.16 **Room 10a**: this comprised a short corridor linking Rooms 9 and 10 and a row of three small rooms along its west side containing toilets and a shower. Again, it was entirely modern with vinyl covering the floor and largely comprised stud partition walls with a row of three doorways connecting the corridor to the toilets and shower. It was open to the roof with a skylight on the west side.

NORTH ELEVATION



Key:

- re-build
- - - collapsed wall
- concrete block
- ▨ roughcast render



EAST ELEVATION

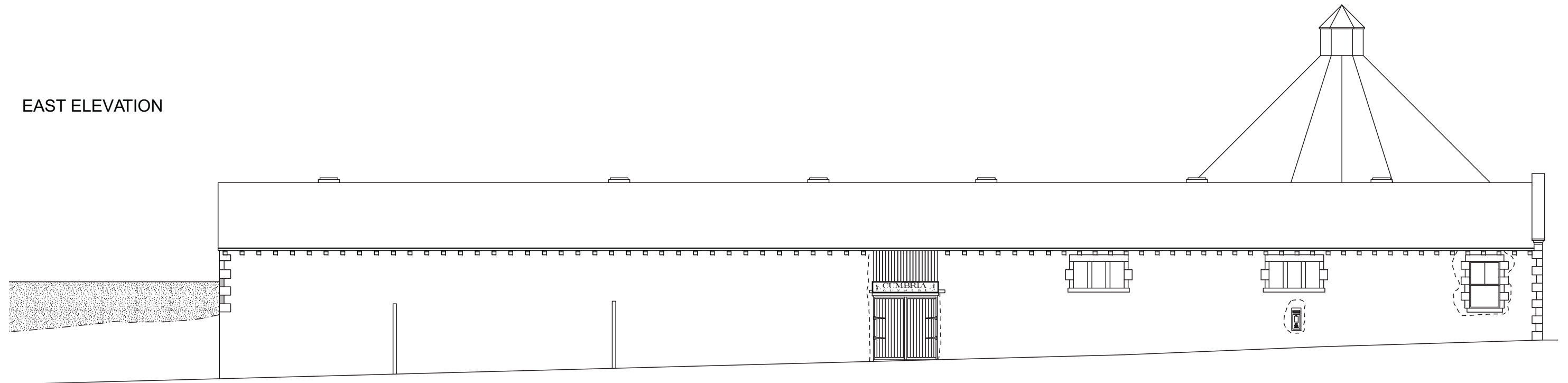
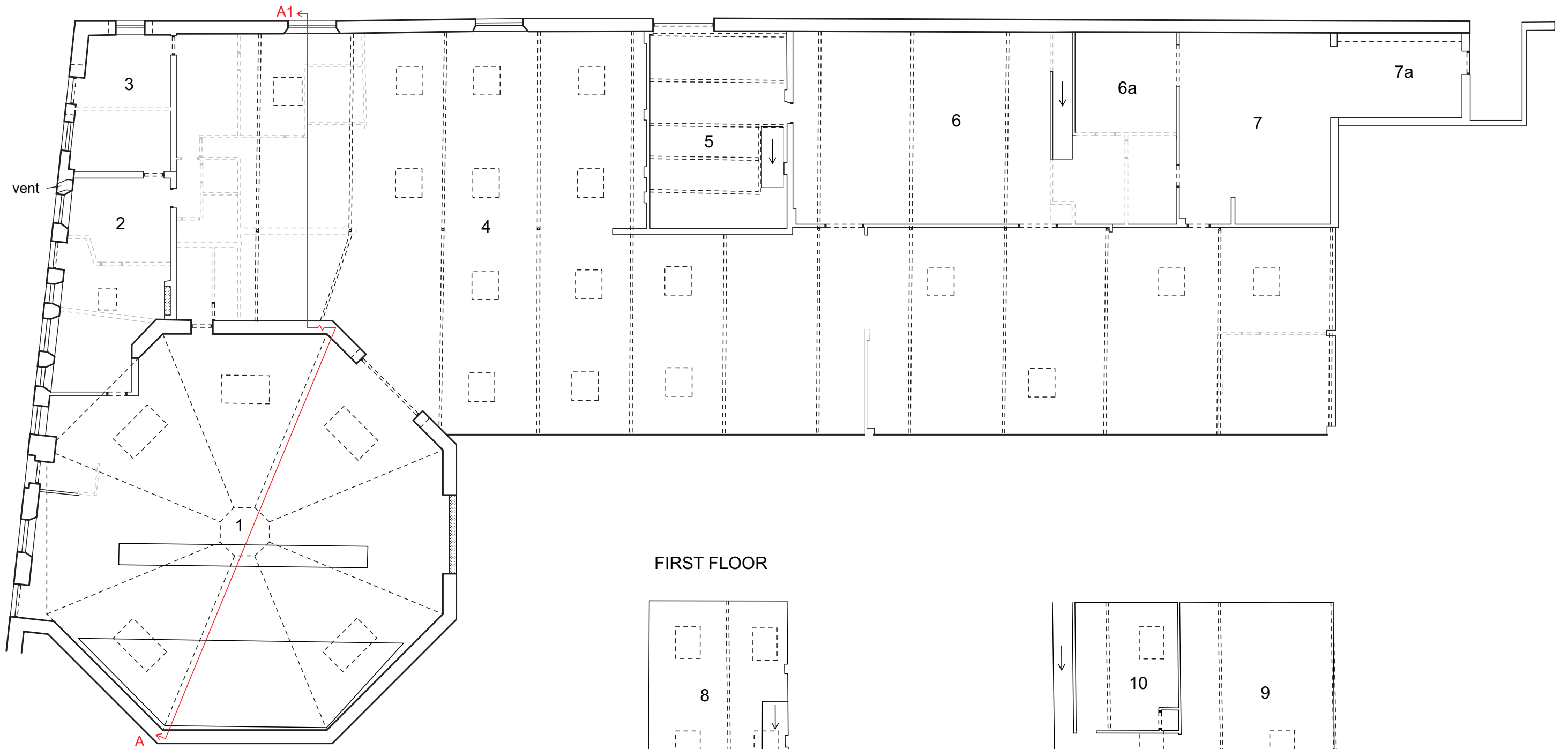
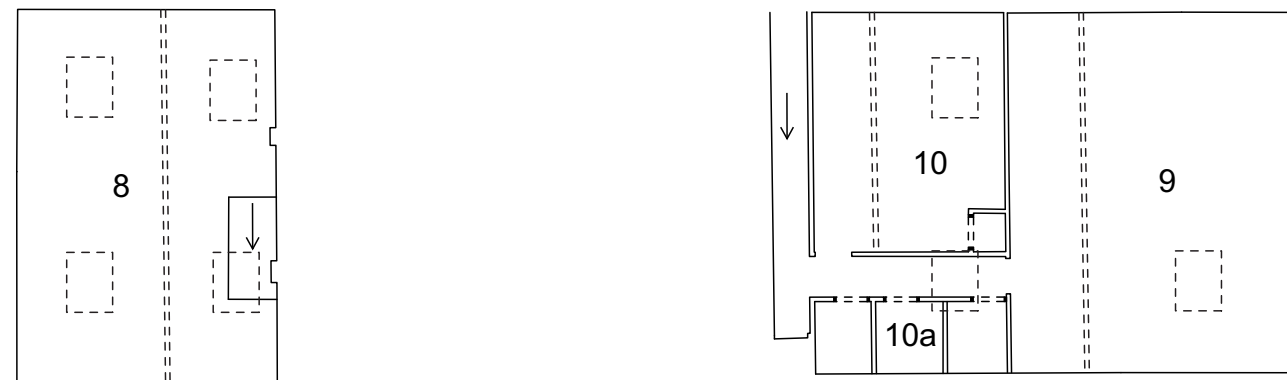


Figure 2: North and east external elevations

GROUND FLOOR



FIRST FLOOR



N ←

0 5m

Key: --- removed features ▨ blocked feature - - - overhead features

Figure 3: Floor plans

SITE CROSS-SECTION

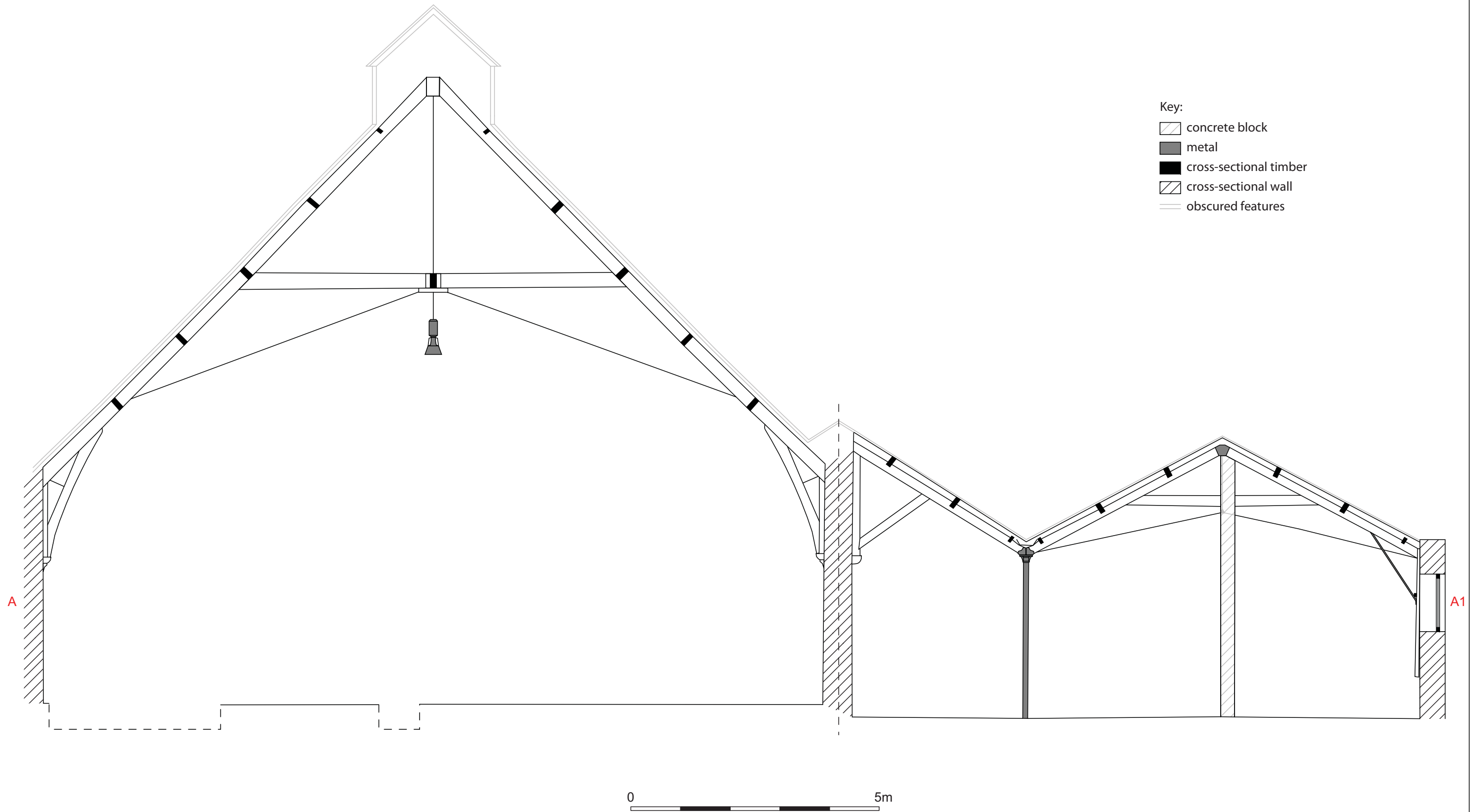


Figure 4: Site cross-section

5. Discussion

5.1 Introduction

5.1.1 The extensive documentary evidence relating to the original construction of the building and subsequent alterations is extremely helpful in understanding the development of the building, particularly as these include a number of detailed drawings. Nevertheless, the physical evidence within the building also adds considerably to its understanding, although many of the identifiable phases could be connected to events recorded in the documentary sources.

5.2 Development of the Building

5.2.1 The building shows evidence of five clear periods of construction and alteration.

5.2.2 **Phase 1 – construction, 1877-8:** plans for the cattle market at Dragley Beck Road (now Victoria Road) were approved by the Ulverston Local Board in September 1877 and the market appears to have opened by 1878. A water closet was constructed at the south-east corner of the site later that year. The plans, produced by the local firm of architects Settle and Farmer, show that it was originally constructed with a symmetrical front elevation and single sales ring with large open space behind for stalling the animals. Within the building itself it is evident that at least some of the cast iron superstructure was made by John Stones' foundry (see *Section 4.4.6*), which was operating in Dragley Beck under this name between some point in the 1870s and 1906 (McKeever and Layfield 2004, 113-114). Much of the standing building belongs to this phase, including the elaborate front elevation, main roof structure, remaining sale ring, and main walls.

5.2.3 **Phase 2 – modifications in the early late 19th and early 20th century:** a second sale ring and further pens were built to the south-east of the cattle market in 1892 (Plate 12), and further sheds were added in 1908 (Plate 15), although these later sheds appear to have been foreshortened by 1913 (Plate 16). A new window and door were inserted in the north elevation (Room 2) after plans were approved for new offices at the north end of the Auction Mart in 1914 (Plate 17). There is little evidence within the surviving building corresponding to this phase on account of the south end of the structure having been foreshortened and extensively rebuilt.

5.2.4 **Phase 3 – further early 20th century modifications:** some time after 1914 the wide round-headed sheep entrance in the north elevation was replaced with a single door and window (Room 3) to form offices, as shown in plans of this date (Plate 17). Within the building the walls of these offices were quite evident forming Room 2 and the insertion of the new window and door plus a fireplace, and the outline of the original round-headed door was also evident (see Figure 2). The dating of this phase is also confirmed as being after 1904 on account of the iron ventilator with a registration mark for this year (see *Section 4.3.1*).

5.2.5 These new offices were subsequently re-arranged again sometime after 1914 with another window being added to the east, a door and window to the north, additional walls forming Room 2, and further walls extending Room 3 into the main sale ring (Room 1). These are not shown on the plans of 1914 but are in a similar style; interestingly they utilise a very rough type of brick, which appear much earlier in form. The extension into the sale ring is curious as it would still have been in use at that date and might suggest these alterations in fact belong to Phase 4. However, this seems unlikely as the marked Lanarkshire Steel Company beam utilised in this addition (see *Section 4.4.4*) cannot post-date 1954 as the company was in operation from 1889 until this year 1954 (Payne 1967, 55).

5.2.6 **Phase 4 – post-1962 alterations:** some internal re-arrangement of the buildings probably occurred after The Ulverston and North Lonsdale Auction Mart Company Limited relocated in May 1962, after which time the site was occupied by a 'Transport Depot' (Plate 19) and then by a glass factory (Plate 20). There is a division shown at the north end of the site which possibly relates to offices (roughly occupying the area of Rooms 2 and 3). The site is identified simply as 'Works' on later editions of the Ordnance Survey (Plate 21). It is likely that the large door way in the south-east side of Room 1 was

added at this time and the round-headed one to the south-west blocked. In addition, the concrete block walls forming Rooms 5-10 were also clearly added at this time.

5.2.7 Phase 5 – modern alterations: some minor alterations had been carried out in connection to present development prior to the building recording. These were mostly cosmetic, comprising the removal of fittings from the walls, but they also resulted in the removal of some internal walls situated in the north end of Room 4 and addition of new concrete block walls. It is not certain what the original walls related to and when they were constructed although they were not included on any of the early plans and so must have been relatively late, presumably belonging to Phase 4.

5.3 Conclusion

5.3.1 The recording of the former auction mart has provided an unusual opportunity to examine a building of this type, which would have formed an architecturally prominent structure at the time of its initial construction as well as an important focus for local commercial activity. The extensive documentary sources have not only provided a considerable level of information, they have also identified it as being the work of several local architects, including JW Grundy, who was instrumental in the design of many of Ulverston local land marks such as the original market hall, the police station, and several other commercial and private buildings (Greenlane Archaeology 2006, 14). In addition, it contained materials in the form of cast iron columns that were in themselves not only interesting technologically, especially as they appeared to have been incorporated into the guttering system, but were made by John Stones' foundry in Dragley Beck (McKeever and Layfield 2004, 113-114). An alternative explanation for the apparent pipe work connecting to the columns is that seen in some cotton mills in Manchester, for supplying gas for internal lighting (see Miller and Wild 2007, 117-118), but there is no documentary or other evidence for this.

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