



# FORMER SUNLIGHT LAUNDRY PREMISES, PENRITH CUMBRIA

## Archaeological Desk- Based Assessment and Standing Building Assessment Report



**Oxford Archaeology North**

March 2006

**Manning Elliot**

Planning application ref: 3/05/0957

Issue No: 2005-06/507

OA North Job No: L9665

NGR: NY 5161 3001

**Document Title:** FORMER LAUNDRY BUILDINGS,  
PRINCES STREET, PENRITH, CUMBRIA

**Document Type:** Archaeological Desk-Based Assessment and Standing  
Building Assessment Report

**Client Name:** Manning Elliot

**Planning Application No:** 3/05/0957

**Issue Number:** 2005-06/507

**OA Job Number:** L9665

**National Grid Reference:** NY 5161 3001

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## SUMMARY

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Manning Elliott, acting on behalf of their client Lowther Manelli, commissioned Oxford Archaeology North (OA North) to undertake a programme of archaeological assessment at the former Sunlight Laundry Premises, Princes Street, Penrith, Cumbria (NGR NY 5161 3001) in advance of a proposed mixed use retail and residential redevelopment at the site. A planning application has been submitted (planning reference 3/05/0957) to demolish the former laundry premises as part of a wider redevelopment scheme at Southend Road (planning reference 3/05/0954). This main scheme includes a superstore and associated car parking as the central feature, together with housing and other retail units. By demolishing the former laundry premises this would aim to provide the main pedestrian access and link between the proposed scheme and Penrith's retail core. However, the laundry premises lie within Penrith's Conservation Area and a previous desk-based assessment undertaken for the whole of the proposed development (OA North 2005) showed at least three of the buildings, the whitewashed or rendered buildings (numbers 9-11 Princes Street), to possibly date back to the late medieval or early post-medieval period. Consequently, Cumbria County Council's Historic Environment Service (CCCHES) requested that a supplementary desk-based assessment and a standing building assessment be undertaken. The work was carried out in February and March 2006.

The desk-based assessment consisted mainly of consultation of available documentary and cartographic sources for the outlined application site, and included visits to the Cumbria County Record Office in Carlisle and consultation of OA North's library. Cartographic evidence has shown there to have been buildings on the site of numbers 9-12 Princes Street since at least the late eighteenth century, and on the site of numbers 6-8 Princes Street since the nineteenth century. Subsequent maps, although lacking sufficient detail for a sound chronology of occupation phases to be established, suggest there has been a great deal of alteration of these buildings since. It could not be ascertained from the cartographic evidence alone whether any of the existing buildings retained any of their original elements.

The documentary evidence showed that one of the main reasons for the alteration of the premises within the study area was likely due to the laundry business. The Eamont Laundry had been established by 1934-5, when it occupied numbers 8-10 Princes Street. Number 11, which had previously been described as a cottage, had been incorporated into the Laundry business by 1939, when the business was known as Eamont Vale Industrial Steam Laundry.

The steadily increasing density of buildings occupying the study area during the nineteenth and twentieth century reflected an increasing urban population and the subsequent pressure on unoccupied land. The later twentieth century shift in emphasis, from residential to industrial, is shown by the establishment of the laundry business. The new large factory building, and amalgamation of the existing residential properties shown on the 1967 OS map, are evidence of this change in function.

It is apparent that a great deal of modification and removal of early fabric has taken place, due in no small part to the commencement of laundry operations in the 1930s and its subsequent expansion as evident within the buildings. The removal of major

sections of cross walls, replacement of floors and ceilings and insertion of rooms are indicative of these changes. However, numbers 9-12 Princes Street are likely to be those identified from early cartographic sources. Original features indicative of an early date are still present, some of which are probably of a date prior to the eighteenth century.

The remainder of the complex has clearly seen massive amounts of rebuilding and modification but there are still areas of earlier fabric remaining, which are deemed worthy of further investigation and recording. Of particular interest are the structures of pre-1820 and early nineteenth century date. Further recommendations include the recording of obscured fabric and areas which were inaccessible.

## ACKNOWLEDGEMENTS

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Oxford Archaeology North (OA North) would like to thank Adrian Manning of Manning Elliot for commissioning the project. Thanks are also due the staff of the Cumbria County Record Office in Carlisle for their assistance with this project. Staff of Elliotts Outdoor shop also deserve thanks for their kind assistance and providing access to the complex.

The desk-based assessment was undertaken by Tony Lee and the building recording was undertaken by Karl Taylor, assisted by Tony Lee, Chris Ridings and Marc Storey. The report was written by Karl Taylor and Tony Lee and the drawings were produced by Karl Taylor and Mark Tidmarsh. The project was managed by Emily Mercer, who also edited the report together with Alan Lupton.

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## 1 INTRODUCTION

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### 1.1 CIRCUMSTANCES OF THE PROJECT

- 1.1.1 Manning Elliott (hereafter the client), acting on behalf of their client Lowther Manelli, requested Oxford Archaeology North (OA North) undertake an assessment of the former Sunlight Laundry premises, Princes Street, Penrith (NGR NY 5161 3001; Fig 1). Cumbria County Council's Historic Environment Service (CCCHES) was consulted by Eden District Council following the submission of a planning application (planning reference 3/05/0957) to demolish the former laundry premises as part of a wider redevelopment scheme at Southend Road (planning reference 3/05/0954). This main scheme includes a superstore and associated car parking as the central feature, together with housing and other retail units. By demolishing the former laundry premises this would aim to provide the main pedestrian access and link between the proposed scheme and Penrith's retail core. However, the laundry premises lie within Penrith's Conservation Area, and a previous assessment undertaken for the whole of the proposed development scheme (OA North 2005) suggested that this area was of high archaeological potential due to possibility of existing late medieval tenements (CCC 2002).
- 1.1.2 Consequently, CCCHES advised that before a decision can be determined regarding conservation area consent to demolish the outlined buildings, an archaeological assessment would be required. A formal brief was issued (*Appendix 1*) to this effect for a supplementary desk-based assessment, to that undertaken by OA North (2005), and a standing buildings assessment. Following submission of a project design (*Appendix 2*) prepared in accordance with the CCCHES brief, OA North was commissioned to carry out the work in February and March 2006.
- 1.1.3 This report sets out the results of the investigations in the form of a short document outlining the findings, followed by a statement of the archaeological potential, and recommendations for any further work.



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## 2 METHODOLOGY

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### 2.1 PROJECT DESIGN

2.1.1 The project design (*Appendix 2*) submitted by OA North was adhered to in full, and the work was consistent with the relevant standards and procedures of the Institute of Field Archaeologists, and generally accepted best practice.

### 2.2 DESK-BASED ASSESSMENT

2.2.1 Due to the site having been previously subjected to a more general desk-based assessment (*ibid*), the supplementary desk-based assessment focused only on those buildings within the planning application (reference 3/05/0957). Two sources of information were consulted:

2.2.2 **County Record Office (CRO), Carlisle:** primary documents, principally comprising early maps, probate records and borough records were examined.

2.2.3 **Oxford Archaeology North:** OA North has an extensive archive of secondary sources, as well as numerous unpublished client reports on work carried out both as OA North and in its former guise of Lancaster University Archaeological Unit (LUAU). These were consulted where necessary.

### 2.3 STANDING BUILDING ASSESSMENT

2.3.1 The main whitewashed or rendered laundry buildings (numbers 9-11 and number 12 Princes Street, highlighted on Fig 2) were investigated to a Level II-type standard survey (RCHME 1996) in line with the CCCHES brief (*Appendix 2*), which comprised a descriptive internal and external record combined with drawings and a detailed photographic record. The remainder of the laundry building complex to be affected by the proposed development was subject to a lower level of investigation, to approximately that of a Level I-type standard (a mainly visual record), and was carried out to provide a context for the main buildings.

2.3.2 **Descriptive Record:** written records using OA North *pro forma* record sheets were made of all principal building elements, both internal and external, as well as any features of historical or architectural significance. Particular attention was also paid to the relationship between areas of the building where its development and any alterations could be observed. These records are essentially descriptive, although interpretation is carried out on site as required.

2.3.3 **Site drawings:** architects 'as existing' drawings were annotated to produce plans of all of the main floors of the rendered buildings. Plans of the upper floors of the westernmost rendered building (number 12) were drawn by hand as architects plans of these floors were not available. The plans were produced in order to show the form and location of structural features and/or features of

historical and historic interest. Where necessary these drawings were manually enhanced using hand survey techniques. The hand-annotated field drawings were digitised using an industry standard CAD package to produce the final drawings (Figs 12-17). One sketch cross-section was produced (Fig 18) in order to highlight the vertical structural relationships between the buildings.

- 2.3.4 **Photographs:** photographs were taken in both monochrome print and colour slide 35mm formats, together with a digital record. The photographic archive consists of general shots of the buildings both internal and external; detailed internal and external scaled coverage of architectural and decorative features and/or structural detail. The location of each photograph is marked on the plan for each floor (Figs 14-17).

## 2.4 ARCHIVE

- 2.4.1 A full professional archive has been compiled in accordance with the project design (*Appendix 1*), and in accordance with current IFA and English Heritage guidelines (English Heritage 1991). The paper and digital archive will be deposited with the Carlisle Record Office on completion of the project, and a paper copy will be sent to the Cumbria Historic Environment Record, Kendal.

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## 3 DESK-BASED ASSESSMENT RESULTS

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### 3.1 LOCATION

- 3.1.1 The proposed development site lies in the south of the town of Penrith, in Cumbria (Fig 1; NY 5161 3001). It is situated on Princes Street, and includes the buildings numbered 5-12 as well as a number of extensions and separate buildings behind extending back from the street frontage (Fig 2). The site is bounded on the east side by premises belonging to the Post Office, to the west by the Charles R Sykes fishing tackle shop premises, to the north by Princes Street and to the south by Fryer Tuck's Fish and Chip shop premises and a car park
- 3.1.2 **Penrith Conservation Area:** the site is located immediately within the southern extent of Penrith's Conservation Area. Local authorities may designate areas within their jurisdiction as a Conservation Area to provide specific protection to areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. This acts in addition to normal developmental controls (DoE 1990). Although a local designation, conservation areas may nevertheless be of national importance and significant developments within a conservation area are referred to English Heritage.

### 3.2 DOCUMENTARY EVIDENCE

- 3.2.1 Few relevant primary sources were available for the study area. No deeds were available, and the majority of the trade directories and probate inventories were indexed by name, and thus, given time constraints, were of limited practical value. Those sources consulted providing relevant information will be discussed below.
- 3.2.2 William Irving mentioned that Princes Street 'has a very old building near the head Post Office, probably 400 years' (c 1935, 18) and also commented that 'centuries ago Princess Street (sic), like Rowcliffe Lane, was an important artery for the pack horse traders of the town, before King Street or the Nether End came to be the principal outlet (*ibid*).
- 3.2.3 A Penrith Urban District Council Clearance Order of 1934 recommended that numbers 2, 3 and 4 Princes Street should be subject to a combination of demolition and repair. Although these houses were situated immediately to the south-east of the study area, on the site of the modern Post Office, the description of the buildings given in this report is useful as these type and layout of the dwellings may well show parallels with the buildings formerly situated within the study area;

*'There are four houses which are concerned in this report; two have doors in the yard entrance and windows on Princes street and two are entirely in the yard. Those on the Street are of medieval date and the rooms are dark and small. Behind them in a small yard and close to the front buildings are the*

*other two. These houses also have small rooms, one on the ground floor and two bedrooms which have little air space; there is reasonable light on one side only, but the walls are damp from decay and bad spouting. There are two WCs only for five houses and thirty people and no slop sinks.*

- 3.2.4 The Penrith Urban District Council Valuation List for 1933 (CRO (C) SUDP 5571/12) provides evidence that there had been a laundry on the site since at least 1934, known as the Eamont Vale Laundry, when it possessed a net annual value of £74, and a rateable value of £19. These figures had been altered in 1935, where the values had increased to £80 net annual and £20 rateable. A further, undated amendment, shows the values to have increased to £125 net annual and £31 rateable. The Valuation List confirms that the Laundry was located on Princes Street but does not confirm the actual address.
- 3.2.5 However, the Valuation Lists shows that the laundry expanded its premises into 11 Princes Street between 1935-39, which had been previously noted in the residential chapter of the list as a cottage owned by J E Irving and occupied by Isabella Mattinson in 1934-35. By 1939, the Draft Valuation List (CRO (C) SUDP 5571/12a) details that numbers 8, 9, 10 and 11 Princes Street were then occupied by the Eamont Vale Industrial Steam Laundry.
- 3.2.6 The 1939 Valuation List (*ibid*) also identified the occupants of the group of three houses and shops immediately east of the laundry buildings. Thomas Norman resided at number 5, John Tuer at number 6 and Mary Beetham and Alice Taylor at number 7.

### 3.3 CARTOGRAPHIC EVIDENCE

- 3.3.1 **Clarke 1787** (Fig 3): within the west side of the study area is a row of buildings shown fronting what is now known as Princes Street. Within the east side is an open area depicted as an orchard. An L-shaped building is observed extending into the north-west corner of the study area. This is the earliest plan of the town and, albeit fairly simplistic, it seems reasonable to assume that the record represents the plan of the town in the late medieval period, with only minor changes (CCC 2002).
- 3.3.2 **Wood 1820** (Fig 4): this map is more detailed than Clarke's, with four buildings shown within the study area fronting Princes Street and gardens or yards behind. Two small 'notches' between two of these buildings may represent property divisions, and if so, these four properties probably represent numbers 9, 10, 11 and 12. A yard between numbers 9 and 8, which was previously shown as the orchard on Clarke's map, led to a building set well back from the street. The L-shaped building had also been removed by this time and replaced by a long building set back from Princes Street by a probable courtyard, the eastern half of which extends into the study area.
- 3.3.3 **Tithe Map 1849** (Fig 5): this map shows significant change in the study area, with numbers 9 and 10 set on a different alignment, and shows a gap or enclosure between numbers 10 and 11. Similarities between Wood's map of

1820 (Fig 4), and the Board of Health map of 1852 (Fig 6), however, suggests that the apparent changes were probably the result of inaccurate plotting by the tithe map surveyors. The apportionment makes no mention of the property or land in the study area, but does state that ‘35 acres of streets and sites of houses of various numbers’ were ‘not producing tithes’ (CRO(C) DRC/8/150).

- 3.3.4 **Board of Health 1852** (Fig 6): this is the earliest detailed plan of the study area and shows Princes Street under its former guise of Dockray Lane. One of the buildings (on the site of number 7) was being used as a stable at this time, marked by ‘ST’, and two square buildings are identified behind. Paths between the garden plots or yards are identified, as were several, obviously shared, privies. Rainspouts are also marked on the map.
- 3.3.5 **Ordnance Survey 1865 first edition 1:2500** (Fig 7): Princes Street is now marked on the plan. Although not as detailed as the previous map, the layout of the buildings appear essentially unchanged and the garden fronting the road appears to be relatively formal. A structure has been built in the garden’s north-eastern corner. A long thin building was also plotted where the privies were sited on the 1852 map (Fig 6), and may have still been associated. A new building of unknown function has been plotted on part of a former garden behind number 8. More importantly is the change in property division between numbers 9 and 10, which have been amalgamated from two distinct properties into one. Also, properties 10 and 11 are shown divided after being previously co-joined. It cannot be ascertained from the map the extent of modifications.
- 3.3.6 **Ordnance Survey 1867 first edition 1:10560**: this map is not particularly detailed and no large-scale changes appear to have taken place.
- 3.3.7 **Ordnance Survey 1900 second edition 1:2500** (Fig 8): a number of new buildings had been built within the backlands by this time, filling much of the open space behind numbers 9-12. The layout of the majority of the existing buildings appeared unchanged, particularly the main buildings in the assessment (numbers 9-12).
- 3.3.8 **Ordnance Survey 1925 third edition 1:2500** (Fig 9): a small building had been added to the backlands behind number 12, as well as two further enclosures or small buildings at the southern edge of the study area. Elsewhere, the layout appears to have changed little.
- 3.3.9 **Ordnance Survey 1938 1:10560**: this map shows little detail due to the scale at which it was plotted, but it suggests that no significant changes had taken place from the previous mapping of 1925.
- 3.3.10 **Ordnance Survey 1957 1:10560**: the study area was divided between two maps and only that showing the southern portion was available for inspection. This appears to show that one of the buildings in the backlands, which was first identified on Wood’s map of 1820, had been removed, as well as the building fronting Princes Street immediately to the south of the study area.
- 3.3.11 **Ordnance Survey 1967-68 1:2500** (Fig 10): the word ‘Laundry’ is plotted and identifies the function of the buildings for the first time. The area previously

given over to an open area or gardens fronting Princes Street has now been infilled between numbers 8 and 9 for the purposes of the laundry. This open area was last identified in the mapping of 1938 and it is unfortunate that this area could not be seen in the available mapping of 1957 to provide a more accurate date for the construction of the new laundry building. Of the three main rendered buildings (numbers 9-12), the eastern buildings (number 9 and 10) can be seen joined to the laundry but are still a distinct property. The two remaining buildings (numbers 11-12) have been incorporated and amalgamated as one large building, as have many of the previously identified backland buildings. The western part of number 12 has been replaced by a 'new' building.

3.3.12 **Ordnance Survey 1970-71 1:2500:** no changes had taken place within the study area in the three years since the previous map edition.

### 3.4 PREVIOUS CULTURAL HERITAGE STUDIES

3.4.1 **Penrith Conservation Area Appraisal:** an assessment of the character of the commercial centre of Penrith's Conservation Area was undertaken by Craig Hamilton Architects (2005), for the purposes of the submission of the planning application for the wider scheme redevelopment (reference 3/05/0954). The frontage of the laundry buildings was discussed in the Princes Street sub-chapter (*op cit*, 42) whilst the remainder of the study area came under the sub-chapter concerned with the development area (*op cit*, 50). The key findings of the appraisal concerning the study area were:

- **Princes Street Area:** *unlike many of the other instances encountered, the laundry buildings, which negotiate the corner of Great Dockray and Princes Street, are not emphasised through higher status architectural expression. The building is only of two low storeys, is faced in roughcast and exhibits a degree of disorder in its fenestration.*
- *Princes Street's traditional character of a winding street has been compromised by the demolition of traditional enclosing buildings and the allocation of resultant space to car parking.*
- *Princes Street is not of equal status along its length but effects a transition between the relatively low status area of Great Dockray and the high status Crown Square.*
- **Development Site Area:** *the area to the east of the Two Lions public house, behind the Princes Street elevation, is a rather confusing and inaccessible space, the product of miscellaneous alterations and additions to the traditional backland yard area. The buildings of the Sunlight Laundry occupy a significant portion of this area.*
- *The fragmentation of the traditional townscape structure in this area, caused by the insensitive insertion of modern facilities and demolition of enclosing terraces has diluted the historic form of the built environment and diminished its attractiveness, both in aesthetic and economic terms.*

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*The dereliction of the high quality traditional buildings confirms the area's dysfunctional and blighted character.*

3.4.2 ***Penrith Extensive Urban Survey (CCC 2002)***: the survey was intended to provide an up-to-date view of the archaeological resource in the historic urban core of the town, as defined by the extent of the built settlement as shown on the first edition Ordnance Survey Map.

3.4.3 The study area falls within an area identified by the survey as of 'High Archaeological Importance'. The phase plans of the town highlights the study area as falling within the following zones:

- *Possible medieval tenements - areas of property plots shown on Clarke's plan of 1787.*
- *Post-medieval tenement plots - the identified medieval tenement plot components remained in use in the post-medieval period.*

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## 4 STANDING BUILDING ASSESSMENT

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### 4.1 INTRODUCTION

- 4.1.1 The complex of buildings formerly housing the ‘Sunlight’ laundry is a collection of structures of different ages and styles that have been added to and expanded over the past two centuries. The three main rendered buildings (numbers 9-11 from east to west) first appear cartographically (*Section 3.3*) on Clarke's 1787 map of the area (Fig 3) with the majority of the rest of the complex built in the nineteenth and twentieth centuries. As a result of the generally unplanned development, the buildings do not form any coherent pattern. As suggested by the Ordnance Survey (OS) map of 1967 (Fig 10), all of the buildings are inter-connected with all parts of the complex accessible from inside.
- 4.1.2 All of the buildings outlined for demolition and within the study area, except that part now occupied by Elliotts Outdoor, are currently standing empty and have been cleared of all equipment pertaining to its past use as a laundry. The following section will outline the results of the building investigation starting with the three (structurally four) main buildings (numbers 9-11 and number 12) surveyed to a Level II-type standard. The remaining surrounding buildings within the Sunlight Laundry complex were subject to a lower level of assessment in order to provide a context for the following results. These will be discussed where relevant.

### 4.2 FABRIC

- 4.2.1 Internal inspection revealed that the three main ‘whitewashed’ or rendered buildings are almost entirely constructed from coursed local red rubblestone (sandstone) with lime mortar bonding, which is characteristic to many of the buildings in Penrith (Plate 1). Some brick and cinder block rebuilding of internal cross-walls has been carried out and nearly all of the internal apertures (mainly fireplaces) are blocked with brick of varying sizes and types. All the internal ground floors are of concrete while the upper floors comprise timber (pine) boards of varying widths. Internal partition walls range from lath and plaster (both riven and sawn) stud walls to timber panelling (some of which was glazed). All of the internal walls are plastered, mainly with lime, but there are areas of patching with cement plaster and plasterboard. Most of the fireplaces have substantial sandstone surrounds or lintels (some of which exhibit tooling) and some were observed to have slate hearths, although no grates remain. Some late twentieth century wall and ceiling panelling is evident, mainly in number 12.
- 4.2.2 The front elevation of numbers 9, 10 and 11, fronting Princes Street (Plates 2, 3 and 4), is covered with roughcast render which has been painted white. The most westerly, which is a three-storey building, number 12, is covered with ‘stucco’ render which has also been painted white (Plate 5). Part of the east elevation of number 9 has stucco render on the lower part and unpainted



roughcast on the upper part (Plate 9). A single chimneystack which is visible is also unpainted roughcast. The west gable of number 12 is faced with late twentieth century grey brick. There are two shop fronts inserted into the ground floor of numbers 9 and 10, which appear to be of brick construction with timber windows and doors.

4.2.3 The roofs of the ‘cottages’ are all of slightly different styles and pitches and heights. The roof of numbers 9 and 10 is composed of corrugated ‘asbestos’ sheeting with a stone ridge and a row of roof lights, lined underneath with corrugated plastic sheeting. The rear slope of this roof appears to be of the same construction, although access was limited and only a cursory inspection could be carried out. Number 11 is roofed with slate laid in regular courses with a stone ridge, and due to limited access the rear remains uninspected. Number 12 is roofed with slates laid in regular courses and has a stone ridge. The pitch of this roof is shallower than the others and it was observed that the lower courses of the rear slope consisted of stone flags (internal inspection revealed that this building has been re-roofed). All the rain water goods were observed to be of PVC or plastic and/or cast iron.

4.2.4 All the windows are of timber construction with the exception of a cast iron roof light located in the north roof slope of the three-storey building (number 12). The first floor windows of number 9 have projecting slate sills, and the window in number 12 has a painted sandstone surround. Some of the windows have crown glass lights.

### 4.3 ARRANGEMENT OF THE BUILDINGS

4.3.1 The three white rendered buildings actually comprise four separate structures, the main elevations of which face onto Princes Street (Fig 12). The most easterly of the buildings is number 9 and the building numbering sequence increases from east to west. The long axis of each building lies on a general north-south alignment with numbers 9 and 10 oriented slightly facing north-east. Numbers 9 and 12 are rectangular and numbers 10 and 11 are wedge-shaped owing to the curvature of Princes Street. All of the individual spaces within the buildings have been allocated a room number (e.g. **Room 1**) which start on the ground floor and continue upwards through the buildings. These are illustrated on the respective floor plans (Figs 12-18).

4.3.2 All of the ground floors of all the four buildings comprise interconnected spaces (number 9 is a slightly lower level, Fig 18), which have been subject to varying amounts of modification and removal of fabric in order to amalgamate the buildings into the Sunlight complex (Plates 14 and 17). As a result of this, the whole of the ground floor of the former laundry premises is accessible as a single walk-through space (Fig 14). Each of the four structures does, however, have a separate entrance allowing access onto Princes Street. The various fireplaces visible on each of the cross walls indicate that previous enclosed rooms must have once existed. No evidence for any cellars or basements could be observed.

- 4.3.3 The first floors of the buildings have a different plan to the ground floor and are probably more characteristic of the previous or original layout. The first floor of numbers 9 and 10 is accessed via an inserted staircase located at the east side of **Room 3** (Fig 14, Plate 6). Access to the mezzanine floor of the large brick ‘warehouse’ is also available via this stairway. The first floor of numbers 9 and 10 is divided into two small rooms (**Rooms 5** and **6**) and a corridor and small landing area (**Rooms 5a** and **6a**) (Fig 6).
- 4.3.4 The first floor of number 11 has been ceiled and there was no access other than limited inspection via ladders. It was discovered that the height of the inserted ceiling is lower than the original ceiling (Fig 18). A fireplace on the east wall illustrates the position of the original floor level (Plate 6).
- 4.3.5 Number 12 is a three-storey structure (i.e. two storeys with a garret), the upper floors of which are only able to be accessed via a hatch present within the ceiling at the north side of **Room 1** (Figs 14 and 15). The first and second floors comprise two rooms, **Rooms 7** (Fig 13) and **8** (Fig 16) respectively, which are separated by a staircase providing access to the second floor. It would appear that the staircase once extended to the ground floor but there is no longer any trace of this present within **Room 1**. **Room 7** contained a blocked door in the south wall, which once allowed separate access to the first floor. The roof space (**Room 9**) (Fig 17) is accessed via a hatch in the ceiling of **Room 8**. Number 12 is longer and narrower than any of the other three buildings.
- 4.3.6 Externally, all four structures are able to be viewed from Princes Street and numbers 9 and 10 appear as a single unit. Numbers 10 and 11 are clearly separate structures. Unfortunately, there was no access to the rear of the buildings so their relationship could not be inspected. The roofline of number 11 is lower than that of numbers 9 and 10, which are in turn lower than that of number 12. The buildings are abutted on both sides by other structures, which are within the development area and were subject to a lower level survey.

#### 4.4 EXTERNAL DETAILS

- 4.4.1 As already stated only the front (north) elevations are visible and able to be inspected in any detail. The main front elevations will be discussed together with detail of the other elevations as far as it was practicable to survey and inspect them.
- 4.4.2 **The Front Elevation:** the elevations of numbers 9 and 10 are covered in a thick layer of cement roughcast render, which obscures all detail of the nature of the construction. Two asymmetrical shop fronts, containing large boarded windows and doorways, have been inserted into the ground floors of both numbers 9 and 10 (Fig 14, Plates 2 and 3). These differ from each other slightly, in that number 9 is flush with the elevation whilst in number 10 it is set back slightly. The shop front in number 9 is also more decorative, having pointed arch moulding and circular motifs on each of the jambs, together with other moulding, compared to number 10 which is very plain and has a slightly projecting sandstone sill, different lintel treatment and slightly differing door

detail. Digital photographs supplied by the client reveal the fenestration to have differed slightly also (Plate 7). Above the shop front of number 10 a rectangular bulge of unknown origin is evident. There is a single plastic gutter and a timber wallplate is visible at the eaves.

- 4.4.3 There are five windows located on the first floor of numbers 9 and 10 (Fig 15), which appear to follow the suggestion they were originally two separate dwellings. There are three windows within number 9 and two in number 10. Two of the three windows on the first floor of number 9 are set flush with the elevation whilst the other is set within a square reveal (Plates 2 and 3). All three have slightly projecting slate sills and contain similar side-opening multi-light casement windows. The two windows located within number 10 differ from the others and from each other. The left window is a three-over-three sliding sash (without horns) and the right window is an eight-light side-opening casement with very fine glazing bars. Both of these windows have plain sills.
- 4.4.4 The elevation of number 11 is covered in the same thick roughcast render as numbers 9 and 10 which similarly obscures most detail (Plate 4). A vertical bulge is visible where number 10 meets number 11, which probably pertains to the join between the buildings. The two buildings sit uncomfortably next to each other and number 11 is possibly a later addition. There is a large folding timber door present that occupies almost all of the ground floor (Fig 14, Plate 4), which has a large timber lintel and is set within a square reveal. Above this and located on the original first floor, which is slightly higher than the first floors of numbers 9 and 10, are two small windows (Fig 15). Both appear to be pivoting casement windows of six and eight lights (originally), and are set within square reveals and have plain sills, although there is a long sandstone projection sitting atop the door lintel. In common with numbers 9 and 10, there is a single plastic gutter and a timber wall plate is visible at the eaves.
- 4.4.5 Slightly to the right of the large doorway in number 11 is an obvious vertical join between the two buildings marked by where the roughcast render changes to the 'stucco' of number 12 (Plate 8). The ends of two baulks of timber are visible near the scar on the first floor; the origin of these is unknown.
- 4.4.6 The front elevation of number 12, is of similar height to the others already described but is covered with painted 'stucco' cement render (Plate 5). The render is not inscribed at ground floor level and has probably been renewed. Nearly all of the width of the ground floor is occupied by a symmetrical shop front. The windows are boarded (but are known to have been of plate glass), as is the door which is modern. Above the shop frontage, a drip moulding has been incorporated into the render. A comparatively large eight-over-eight sliding sash window (without horns and glazed with crown glass) is present in the centre of the first floor. This is set within a square reveal that is set back by approximately 0.10m from the elevation and has a very slightly projecting sandstone surround. There is a cast iron downpipe and gutter, and a sandstone wall plate is visible below the eaves.
- 4.4.7 **East Elevation of Number 9:** this elevation (Fig 14) is partly obscured by the large brick-built Sunlight 'warehouse' (Plate 9). It forms the gable of number

9 and is part 'stucco' and part roughcast covered. The 'stucco' is of similar appearance to that on the upper part of the front elevation of number 11. The render appears to have been applied after the adjacent brick elevation was constructed. There is a semi-circular buttress located in the corner formed by the adjacent brick frontage. This is also decorated in 'stucco' render and is identical to one at the other end of the brick elevation, which abuts number 7. The pitch of the roof is fairly steep and two purlins project through the verge. A plastic gutter returns around the corner from the front elevation and joins a cast iron downpipe.

- 4.4.8 **West Elevation of Number 12:** this elevation has been entirely rebuilt using late twentieth century grey brick. It forms one side of a garage area.
- 4.4.9 **East Elevation of Number 12:** standing slightly proud of the roofline of number 11, it is covered entirely in unpainted roughcast render. A chimneystack straddles the roof ridge and projects slightly from the elevation. A second projection located above the north slope probably represents a second flue.
- 4.4.10 **The Rear Elevation:** as has already been mentioned the rear elevations of the white rendered buildings are inaccessible and internal inspection reveals that the elevations of numbers 9-11 have been removed and only that of number 12 remains. Internal inspection of number 12 reveals the rear elevation to consist of a window (probably sliding sash) at first floor level, together with a door, both of which have been blocked with late twentieth century grey brick (Fig 15). The second storey has a three-over-three sash window and it is apparent that the rear elevation spans the full three storeys, unlike the front elevation, resulting in a shorter roof slope at the rear giving number 12 an asymmetrical north-south section.

## 4.5 INTERNAL DETAILS

- 4.5.1 At present the only access into the complex is via Elliots Outdoor shop which is situated to the east of the complex (Fig 3), due to the former laundry premises being no longer in use. The following section comprises a description of each of the interior rooms of the rendered buildings commencing with **Room 1** which is located on the ground floor of number 12 (Fig 14).
- 4.5.2 **Room 1:** this is a slightly tapering rectangular room of plain appearance and has been lined entirely with late twentieth century faux wood hardboard panelling nailed to a stud frame (Plate 10). It appears to have last been used as a shop/office. Inspection beneath the panelling reveals the walls to be lime plastered with brown matchboard panelling up to dado height (0.66m from the original floor level). The rear (south) wall contains a small aperture, which was probably a vent for a boiler or heater (Fig 14). The east wall of the front (north) half of this room has been removed to create a wide opening through and into **Room 2** (Figs 14 and 18). The front (north) wall comprises the shop frontage described in 4.2.16 (Plate 10). The windows and door are all boarded over.

- 4.5.3 At the rear of the room, located on the east wall is a wide panelled-over chimneybreast. Removal of some of the panelling revealed the presence of a cast iron kitchen range (Plate 11). It would appear that this has been inserted into a former fireplace and the lintel is clearly a later insertion. The surround is 1.21m wide and 1.21m high, chamfered and is painted brown. The range itself is 0.98m high by 0.97m wide, has four doors (all missing), together with a firebox and has a damper control with 'ON' 'OVEN' 'OFF' cast into a small plate screwed to the oven. There are no maker's marks but there is a number 'ST NO 23' stamped into the oven lining.
- 4.5.4 The floor is laid down to painted concrete and terrazzo style tiles (also painted). It is on two levels, with a short step (0.1m) up into the rear tiled (south) part of the room. Along the base of the west and north front walls of the front half of the room is a 'skirting' of concrete, which is the same height as the step described. Removal of some of the hardboard panelling revealed the original floor level at the rear of this room to be some 0.25m above the current level (the front of the room remains un-inspected in this respect) (Fig 18). No evidence of the previous floor covering exists.
- 4.5.5 The ceiling is covered with late twentieth century square polystyrene tiles, and various strip lights and cable ducts are present. These tiles were bonded firmly to the ceiling and none of the original/previous ceiling was visible. The ceiling height varies from 2.24m at the front to 2.14m at the rear, which is obviously due to the variation in floor level. The front part of the ceiling contains a plywood trap door, which allows access up into **Room 7**. There are various late twentieth century fixtures including an electric heater.
- 4.5.6 **Room 2:** this room is immediately adjacent to **Room 1** and is situated within number 11 (Fig 14). The room is irregularly shaped, with the rear part opening up into the rest of the complex (Plate 12), and it appears that it was last used as a loading bay. The west wall and front part of the east wall are of stone construction, which have been partly plastered. The southern part of the east wall has been rebuilt in brick on a slightly different alignment (Fig 14). The rear part of the room is an untidy collection of cinder block and brick walls (Plate 13) and extends around the back of **Room 3**. The whole of the original layout of the rear of the room has been altered and the rear wall was probably removed in order to create an open space where vehicles could enter. The floor of this room is laid down to concrete, with a slight step up (in common with **Room 1**). There are modern concrete steps at the rear allowing access to the rest of the complex.
- 4.5.7 There is a large doorway allowing vehicular access from Princes Street at the front of this room (Plate 12). It is of ledged and braced construction and is a three-part folding door. A second doorway allows access to and from **Room 3**, and is within the brick wall added to the south end of the east wall. This is within a partition that was labelled 'ASBESTOS' at the time of survey.
- 4.5.8 There are two fireplaces visible within this room, one of which is positioned at what was the original first floor level on the west wall (Plate 14, Figs 14 and 18). This has a sandstone surround similar to that of the kitchen range in **Room 1** and has been blocked partly with stone and partly with brick. The

base of the surround probably represents the original level of the first floor. To the left of the fireplace is a narrow chimneybreast, which probably serviced a fireplace on the ground floor (within the section of wall which has been removed). The second fireplace is located on the east wall at ground floor level, slightly to the north of the doorway into **Room 3**. This comprises a low opening with a chamfered stone lintel, which is partly plastered (Plate 15). The rear of the aperture is boarded with hardboard but the flue is still visible which passes up to the first floor.

- 4.5.9 At the front of the room is a recess, which contains gas equipment and is labelled as a 'gas meter' on Figure 14. This appears to be an original feature and may represent a blocked doorway, although no evidence of this is present on the other side of the wall (in **Room 3**). The west wall also contains possible evidence for a blocked doorway/aperture, which is aligned with the recess to the north of the kitchen range in **Room 1**. There are two windows present in the north elevation above the large doorway. These are partly panelled in due to the insertion of the ceiling and their general characteristics are described above (4.2.14).
- 4.5.10 The first floor above this room has been removed and a hardboard ceiling has been inserted at a height of 3.2m (Fig 18). There was limited access above this and only a cursory inspection was possible. The chimneybreast on the west wall continues upwards and meets the roof at the apex. A discrete scar is visible which continues around all three walls and appears to represent the height of the original first floor ceiling (Plate 16, Fig 18). This scar coincides with the soffits of the two front window lintels, which obviously lit the original first floor. It was noticed that the west window had a stone lintel while the east was timber. These windows are of different widths and may not be contemporary with each other. A stone lintel is present in the space between the windows and may represent a third blocked window (although there is no other evidence for this).
- 4.5.11 The walls themselves are constructed from random-coursed rubble stone and are lime plastered below the ceiling scar. Above this, all three walls are limewashed. The west wall is of slightly better quality than the rest and may have originally been an exterior wall. The roof is of simple common rafter construction and there are two purlins, which rest on the gable walls. The roof appears to have been re-covered at some stage, although not recently.
- 4.5.12 The inserted ceiling is of traditional joist construction and two central vertical timbers provide additional token support. Two chains are suspended from a purlin which probably supported an earlier light fitting (current light fittings are fixed to the soffit of the ceiling). It is probably the case that this ceiling was inserted fairly recently.
- 4.5.13 **Room 3:** this room lies to the east of **Room 2** and is smaller than all the other ground floor rooms (Fig 14). The room has been extensively modified and most of the east wall has been removed to create a larger space together with **Room 4** (Plate 17). A brick pier has been constructed adjacent to a stone pier and a boxed in RSJ supports the ceiling. The southern part of the east wall has been rebuilt in brick and is on a different alignment to the other walls. The

back wall is of cinder block construction. Only the northern part of the west wall is original fabric. The front elevation consists of an inserted brick-built shop front, which is partly obscured by a later staircase (Plate 18).

- 4.5.14 There is a brick-blocked fireplace located on the west wall, which is aligned with the small fireplace on the east wall of **Room 2**. This has a similar surround to the fireplace on the first floor of **Room 2** but with a more substantial lintel. A blocked door is present at the rear of the room and this evidently once allowed access (Fig 14), but there is evidence to suggest that this was once a window aperture.
- 4.5.15 The floor is on the same level as **Room 2** is laid down to concrete and there is a small hardboard platform of unknown function located beneath the stairs. At the junction of this room and **Room 4**, there is a step down (into **Room 4**) of 0.17m. The ceiling is of similar appearance to that in **Room 2** and is probably of the same or similar date. There are two modern strip lights providing illumination.
- 4.5.16 A panelled staircase (with 'WARNING ASBESTOS' hand written on) is present in the north-east corner of the room, which allows access up to the rooms on the first floor. This partly obscures the shop frontage and is accessed via a fire door (Plate 18). The shop front door gives access directly into the stair well and allows access to the first floor without entering **Room 3**. Within the staircase is a brick-blocked fireplace, which is situated above that already described in **Room 3**. It has a substantial lintel (Plate 6) above which is a second timber lintel. The base of this fireplace probably represents the original floor level of the first floor (the floor of **Rooms 5 and 5a** has been raised see *Section 4.5.22*), which is a similar height to the original floor level in **Room 2** (Fig 18). To the right of this is a cut beam, which projects from the west wall. This is chamfered on the soffit and probably represents the original floor support (Plate 19).
- 4.5.17 **Room 4:** this room, together with **Room 3** forms an open rectangular space at the east end of the three white rendered buildings (Plate 20, Fig 18). Cross wall fabric has been removed in order to provide easy access. The rear (south) wall has been removed altogether and only portions of the others remain, obviously to support the upper floor. These remaining fragments of wall are of rubblestone construction and are all lime plastered or painted. Some parts of the walls at the south end of the room are of brick and cinderblock construction. The north elevation has had a shop front inserted into a previous opening. The rear part of the room is open up to the roof.
- 4.5.18 The front (north) wall of the room contains the shop front described in *4.1.12*, which has been inserted in to a pre-existing aperture. This shop front appears to be constructed from brick and is not as thick as the adjacent original fabric. An interesting feature at the base of the original opening is a small 'pad stone' which may be an original feature in order to prevent vehicle wheels damaging the jamb. To the right of the shop front and within the original fabric is a brick-blocked aperture, which may have been a window. Near to this, on the east wall, are three blocked apertures, which probably represent a previous fireplace (Fig 14). A vertical, partially blocked aperture, is probably the edge

of a sandstone fire surround and evidence of soot blackening is present. To the right of this is a scar in the plaster, which is of similar appearance to the small fireplace on the east wall of **Room 2**. This may be part of a blocked fireplace. Slightly above and adjacent to this is a brick-blocked aperture, which may be a cupboard (Plate 21).

- 4.5.19 At the rear of the room, and located on the upper part of the east wall, is a projecting flue (Plate 20). This probably serviced a fireplace located on the other side of the wall. Unfortunately, later brick additions and a goods elevator obscure this. Adjacent to this is a roller shutter door that appears to have been inserted into an existing aperture. Beyond the flue is a larger opening which has an RSJ lintel. A blocked window is present on the opposite wall, which is also visible from the rear of **Room 3**.
- 4.5.20 The front part of the room is ceiled in similar fashion to **Rooms 2 and 3** and there are modern fluorescent strip lights. The back part is opened up to the roof space, which is of corrugated construction and is composed of two differing slopes with skylights. The first floor is visible from the back part of the room and comprises a half-glazed partition wall which forms the south wall of the corridor **Room 6a** (Fig 14). The floor is laid down to concrete and appears to be a thin skim overlying the original flagged floor in the front part of the room.
- 4.5.21 **Rooms 5a and 6a:** these two rooms form a corridor extending from the staircase which leads up to the first floor from **Room 3**, and allows access into **Rooms 5 and 6** and to the mezzanine floor of the adjacent 'warehouse' (Plate 22, Fig 15). It is a split-level corridor that steps down from **Room 5a** to **Room 6a**. The step down is located in the dividing wall between numbers 9 and 10.
- 4.5.22 **Room 5a** is the larger of the two and is an irregularly-shaped space occupying the southern half of number 10. Most of the walls are matchboard partition walls or are constructed from brick, except for the west wall of the staircase and the east wall at the rear that are stone (Fig 15). It is apparent that the floor has been raised by approximately 0.36m and the base of the fireplace within the staircase probably represents the original floor level (see *Section 4.5.16*).
- 4.5.23 There appears to be a blocked window on the south wall, which is at floor level. An eight-light side-opening casement window is present above the staircase (Plate 6). This illuminates the staircase and is presumably part of the original fabric. Below this is a wooden 'bench', which is attached to the wall. This is the same as that in **Room 5** (*Section 4.5.28*) and represents a previous phase. The partition wall dividing this room from **Room 5** is partly glazed with a six-light window with fine glazing bars (probably reused). Additional natural light is provided by corrugated roof lights which are bisected by a partition wall.
- 4.5.24 The room (in common with the others on this floor) is open up into the roof space, which has been panelled over, and the trusses have been boxed in, although the purlins are visible. A RSJ has been inserted in the rear part of roof, which obviously supports one of the purlins. Above this, the corrugated iron roof is visible. The floor is laid down to green vinyl onto which yellow



direction lines and arrows have been painted for the purposes of the laundry premises. This covering presumably hides timber floorboards. The stairs are also covered in this vinyl and they have a plain handrail and banister.

- 4.5.25 There is a drinks dispensing machine (which was out of order) and modern strip lights.
- 4.5.26 **Room 6a** is a straight corridor located at the rear of **Room 6** (Fig 15) and is 0.3m lower than **Room 5a**. It has the same features as **Room 5a** described above. There is access in to **Room 6** and to the mezzanine area of the 'warehouse'. The north and south walls are matchboard partition walls that are partly glazed with reinforced glass (north) and multi-lights (south). The east wall is of stone construction and probably represents the original fabric. From this corridor a view of the rear part of **Room 3** below can be seen through the window in the south partition wall. It is apparent that the roof may have originally been of double pile construction. The roof contains reinforced glass roof lights.
- 4.5.27 **Room 5:** this room can only be accessed via the corridor **5a** and is a small square room formed by partition walls (Fig 15, Plate 23). This room was once probably part of a bigger room, which occupied this area of the first floor. The east, west and south walls are all partition walls. The east cross wall appears to be of lath and plaster or plasterboard, while the others are of part matchboard (0.09m wide on the west wall and 0.135m on the south, to a height of 2.28m) and part lath and plaster/ plasterboard and hardboard construction. The south wall is partly glazed (reused) and contains the door, which is a four-panel door of Victorian appearance and may also have been reused.
- 4.5.28 There is a single window set within a square reveal located in the north wall which is a six-over-six sliding sash window (without horns), the glazing bars of which exhibit sash ovolo mouldings. Below the window there is a boxed 'bench' of unknown purpose and a scar indicates that there may also have been a similar bench present on the west wall.
- 4.5.29 The room is open up to the roof space and is panelled over in the same manner as **Room 5a** with hardboard sheets. A north/south-aligned truss is present, although this too is boarded over and the type of truss present is unknown. A purlin (which exhibits saw marks) is present (not boarded over) and above this is a corrugated plastic rooflight.
- 4.5.30 The floor is laid down to a vinyl covering, which resembles block flooring. This is stapled to the floorboards, which are 0.135m wide. There is an electric wall heater and modern strip lights.
- 4.5.31 **Room 6:** this room is adjacent to **Room 5** and is only able to be accessed via **Room 6a** (Plate 24, Fig 15). The room was probably constructed at the same time as **Rooms 5, 5a and 6a**. The east and north walls are of stone construction with a low, plain skirting and are probably part of the original fabric of the building. The south wall is of hardboard construction and contains a high-level (2.14m) reinforced glass window. There is a door present, which is four-panelled with a rim lock and is similar to that in **Room 5**. The west wall is of

matchboard construction and has a 'ledge' above it, which is 2.72m high and 0.6m deep.

- 4.5.32 There are three windows set within square reveals on the north wall. The west window comprises a six-light side-opening casement with monkey tail latches and has a plain sill, which is 0.45m deep. The centre window is larger than both the others and comprises two side-opening six-light casements. It has a similar monkey tail catch and the reveal extends down to form a low sill and there is evidence of a former timber sill, or this may have been a former storage box. There is evidence to suggest that a central mullion may once have been present. Both this and the west windows lie flush with the external elevation. The east window reveal differs slightly and may be a later addition/replacement. It is set back 0.2m from the external elevation and the sill is 0.08m higher than the west window. It is a top-hung six-light casement with a late twentieth century aluminium stay. Further detailed inspection revealed it is to have formerly been side-hung and identical to the west window.
- 4.5.33 The ceiling is similar to that in **Room 5**, and the floor (which is 0.32m lower than **Room 5**) is laid down to three layers of vinyl floor covering that overlie the 0.135m wide timber boards. There is a modern electric wall heater and the room is lit by modern strip lights. The room appears to have last been used as a canteen/kitchen area.
- 4.5.34 **Room 7:** this room forms the whole of the first floor of number 12 and is divided into two parts (north and south) by a central staircase (Plate 25; Fig 15). At present the only access into the upper floors of number 12 is via the hatch which is present in the floor in the front part of this room. This floor (in common with **Room 8** above) has not been modernised or altered recently and it contains a number of earlier features (probably nineteenth century). It appears that all the upper rooms of number 12 were used for storage purposes during the existence of the laundry.
- 4.5.35 **Room 7 North:** all the walls except the south wall are of solid construction and are probably part of the original fabric of the building. They appear to be lime plastered and contain traces of late nineteenth or early twentieth century wallpaper. The south wall of the room forms the north wall of the stairs and is part wide-boarded and part lath and plaster construction. All the walls have a plain 0.15m skirting, which is patched in places, and the decoration consists of painted woodwork with plain white (emulsion paint) walls that conceals a previous scheme with a dado height border.
- 4.5.36 There is a single walk-in window set within the north wall, which is an eight-over-eight sliding sash window (without horns). Most of the lights are crown glass and there are window blind fittings present (probably early twentieth century). It has a beaded surround (which is similar to that in the north part of **Room 8**) and the slightly splayed reveal extends to floor level. There are two doors present in this part of the room, one of which is four panelled of nineteenth century appearance and allows access into an understairs cupboard. The other enables access to the stairs and the south part of this room. This

door is part glazed with crown glass and has very fine sash ovolo glazing bars (Plate 26).

- 4.5.37 There is a fireplace located in the centre of the east wall, which has a substantial tooled sandstone surround. This was boarded over until recently and has had a later moulded surround and mantle shelf fitted. The grate is missing and collapsed flue material obscures the hearth. It is evident that a second flue serviced a previous fireplace on the ground floor below. To the left of the fireplace a built-in cupboard is present. This has two sets of double doors and is shelved. It is of simple construction and contains what are probably the original brass knobs. Fragments of previous wallpaper decoration (probably early twentieth century) are visible.
- 4.5.38 The small cupboard below the stairs is plain and was probably once part of the original staircase extending down to the ground floor. The soffit of the stairs is lined with riven lath and plaster, which is attached with square section iron nails, whilst the other walls are of cut lath and plaster with round wire nails. It is apparent that a handrail was fitted and the floor appears to have been replaced, probably in the early-mid twentieth century with 0.12m wide boards.
- 4.5.39 The floor in **Room 7 North** is laid down to 0.23m wide boards that run north/south. Vinyl flooring now covers the boards, together with modern mats labelled 'Lakeland Pennine'. There is a short step up to the door leading to **Room 7 South** and the stairs. The ceiling is riven lath and plaster. There are bakelight light switches present and a single pendant of early-mid twentieth century appearance. Modern lighting systems have been installed within the last 10 years.
- 4.5.40 **Room 7 South:** this room is of similar appearance to **Room 7 North** but is slightly wider (Plate 27; Fig 15). All of the walls are solid and are lime plastered with the exception of the north wall, which is lath and plaster, although the eastern extremity of this wall is solid (representing the cross wall). There is a 0.15m high skirting which has a simple bead moulding.
- 4.5.41 There is a door and a window present in the south wall, both of which are blocked. The window has a slightly splayed reveal and the beaded surround is of similar appearance to the window in the rear wall of **Room 8**. There are two window blind hooks present and it is now blocked with cinder block. The door, which lies to the right of the window, is of ledged and braced construction and has a rim lock. This has been blocked up from the outside and there is no access to the rear of the building. A door is also present on the front (north) wall, which allows access into the northern part of **Room 7** and upstairs. This is identical to that door on the understairs cupboard.
- 4.5.42 There is a fireplace present on the east wall which has a chamfered and tooled sandstone surround topped with a simple mantleshelf. It appears to have had a later wooden surround fitted, which was painted silver. The grate is missing but it was probably a hob grate due to the nature of the sub-structure. The hearth is a single recessed slab of slate.

- 4.5.43 The ceiling is predominately of lath and plaster construction but areas of reed plaster are visible at the west side (Plate 28). A single east/west beam crosses the room, which is covered by lath and plaster. The floor is laid down to 0.23m wide timber boards, which run east/west. Covering these is vinyl flooring with modern mats, which are identical to the others in the northern part of **Room 7**.
- 4.5.44 The staircase, that allows access to the second floor (**Room 8**), is semi-winding and is painted brown with a central linoleum strip which is of 1930s appearance (Plate 29). The north wall of the staircase is composed of vertical 0.3m wide timber boards and simple bead moulded ledges. These were previously painted green and have two layers of wallpaper, one of which is a block printed gothic design.
- 4.5.45 **Room 8:** this austere room occupies the whole of the second floor and is divided into two parts in a similar fashion to **Room 7** (Plate 30, Fig 16). It is a garret room and occupies part of the roof space. The decoration of this room is plain painted, the woodwork being dark brown and the walls mustard.
- 4.5.46 **Room 8 North:** both the east and west walls are of solid and lime plastered construction and form the gable walls. The south wall is of lath and plaster construction, which is riven and is fixed with square iron nails. The lower part of this wall, which forms the south wall of the staircase, is of cut lath and plaster construction and fixed with round wire nails. The north wall is very low and is of lath and plaster construction. A small panelled cupboard door leads to a confined space, which is part of the roof space. A 0.15m high torus skirting board surrounds the room. There is a four-panelled door present in the south wall, which allows access into the south part of this room, and is identical to those in **Room 7**.
- 4.5.47 The staircase is situated in the south-east corner of the room and is surrounded by a plain banister with run out stopped chamfered newels. The aperture is uneven and appears to have either been inserted later or modified at some point. Some of the floorboards of **Room 8** appear to have been cut *in situ* and the aperture is slightly narrower at the east end.
- 4.5.48 The ceiling is partly flat and partly sloping and there are two purlins visible. These, in common with the whole ceiling, are covered by riven lath and plaster. A third purlin is visible behind the north wall. A single cast iron rooflight is present on the slope, which is the only source of natural illumination on this part of the room.
- 4.5.49 The floor is laid down to 0.22m wide north/south timber boards, which is covered by Art Deco-style linoleum. This is covered with modern mats. A bakelight light switch is present together with more modern light fittings. There are some lead pipes visible, which may be part of the original lighting system.
- 4.5.50 **Room 8 South:** this part of the room is of similar appearance to the north part and is divided from it by a lath and plaster stud wall (Plate 31). In common with the rooms beneath, it is slightly wider than the north part and could be a

different phase. The other walls are all of solid construction and are lime plastered. The current decoration of the room is quite austere and consists of mustard walls with a brown stripe at dado height (this matches the linoleum). Traces of earlier wallpapers are visible below, which consist of an Art Deco-style that overlays an earlier trellis floral pattern, which in turn overlays a floral pattern. There is a 0.15m high skirting with a simple bead moulding.

- 4.5.51 There is a single three-over-three sliding sash window set into the south wall, which is similar but not identical to that in **Room 5**. It is without horns and has lambs-tongue glazing bars. It is glazed with opaque glass, which has a flower pattern. The reveal is slightly splayed and there is a simple beaded surround.
- 4.5.52 A fireplace is set within the east wall, which has a tooled painted sandstone surround. The mantle shelf is missing, as is the grate, which was of unknown design. A slate hearth is present, 0.26m wide. The opening was previously blocked with brick but has since been knocked through.
- 4.5.53 A number of scars and cutouts are present, both within the linoleum and on the walls, and probably attest to the presence of a bathroom suite which consisted of a sink, toilet and bath/shower. A tall vertical unpainted section of wall next to the fireplace may represent a shower.
- 4.5.54 The ceiling is probably similar to that in the front but most of it is obscured by hardboard sheets, which appear to be recent additions. The slope is not as steep and inspection within **Room 9** reveals the ceiling to be of lath and plaster construction. There is a wooden roof hatch, which allows access to the roof space. The floor is laid down to Art Deco-style linoleum which is in turn laid over 0.21m wide timber east/west boards.
- 4.5.55 **Room 9:** this room is part of the roof space and there is no natural light (Fig 17). The east and west walls form the gable walls and are of random-coursed rubble construction with lime mortar bonding (Plate 1). Part of the east wall has been rebuilt with modern grey brick, which now forms the exterior wall facing of the adjacent garage. The east wall contains the projecting chimneybreast, that is a continuation from **Room 7**. A corbel is visible which appears to support the ridge purlin.
- 4.5.56 The roof comprises a simple common rafter construction with two purlins on the south side and three on the north (all the purlins rest on the gable walls). The ridge purlin appears to have been reused or upturned and rafter notches are clearly visible in the soffit. All of the rafters appear to have been replaced and the roof covering has been lined with felt. There are two cut timbers present, which project out from the west gable wall and are adjacent to the uppermost purlins. It is probable that these are the remnants of a roof, which may have existed in an adjacent building to the west. The purlins exhibit adze marks and packing has been inserted between them and the rafters.
- 4.5.57 The floor, which forms the ceiling of **Room 8**, is divided into two distinct areas either side of the partition wall dividing **Room 8**. To the south there are eight joists which are 0.06m thick and 0.36m apart while on the north side

there are seven joists which are 0.04m thick and 0.34m apart. Clearly there are two phases of construction or repair/replacement.

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## 5. CONCLUSIONS

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### 5.1 DISCUSSION

- 5.1.1 Cartographic evidence has shown there to have been buildings on the site of numbers 9-12 Princes Street since at the very least the late eighteenth century, and on the site of numbers 6-8 since the nineteenth century. Subsequent maps, although lacking sufficient detail for a sound chronology of occupation phases to be established, suggest there has been a great deal of alteration of these buildings since the nineteenth century. The various phases of the currently existing buildings extrapolated from the cartographic evidence can be seen in Figure 11. However, it was unclear from the cartographic evidence alone whether any of the existing buildings retained original elements, such as the frontages.
- 5.1.2 The documentary evidence showed that the majority of the alterations are likely to be due to presence of the laundry business. Eamont Laundry had been established by 1934-5, when it occupied numbers 8-10 Princes Street. Number 11, which had previously been described as a cottage, had been incorporated into the Laundry business by 1939, when the business was known as Eamont Vale Industrial Steam Laundry. Unfortunately, other than for number 11, there was few sources available to provide any supplementary information to the cartographic evidence in terms of the function or original date of the buildings.
- 5.1.3 Nevertheless, it was clear that the steadily increasing density of buildings occupying the study area during the nineteenth and twentieth century reflected an increasing urban population and the subsequent pressure on unoccupied land. The later twentieth century shift in emphasis, from residential to industrial, is shown by the establishment of the laundry business. The new large factory building, and amalgamation of the existing residential properties shown on the 1967 OS map, are evidence of this change in function.
- 5.1.4 The building investigation of numbers 9-12 Princes Street suggests that these are likely to be those identified from cartographic sources since 1787 (Figs 3 and 11). However, it is apparent that a great deal of modification and removal of early fabric has taken place, due in no small part to the commencement of laundry operations in the 1930s and its subsequent expansion as evident within the buildings. The removal of major sections of cross walls, replacement of floors and ceilings and insertion of rooms (**Rooms 5, 5a, 6 and 6a**) are indicative of these changes.
- 5.1.5 There are, however, many original features still present, such as the chamfered bridging beam and fireplace in the staircase in number 10 Princes Street, which are indicative of an early date, and are probably of a date prior to the eighteenth century. The 'padstone' and arrangement of the fireplace in **Room 4** may also be indicative of an earlier date. It is probable that most of the front walls and those parts of the cross walls still remaining are of pre-1787 date (Clarke's map, Fig 3), and indeed possibly pre-eighteenth century date. During this period, these buildings are likely to have been domestic dwellings.

- 5.1.6 It was apparent that changes to 9-11 Princes Street were taking place in the nineteenth century, when cartographic evidence showed numbers 9 and 10 to have been amalgamated some time after 1852 (Fig 6) but before 1865 (Fig 7). However, the two inserted shop frontages for 9 and 10 appear to be of later nineteenth century date, and suggest that the two buildings were perhaps still operating as separate structures during this time. At some point in the early twentieth century, probably following conversion to a laundry, the first floor rooms of numbers 9 and 10 Princes Street were modified into their present form.
- 5.1.7 Number 11 Princes Street (**Room 2**) is again suggested to be pre-1787 according to the cartographic evidence (Figs 3 and 11). Little now remains of the original layout of this building, except parts of the front elevation and cross walls. Features such as the fireplaces and 'gas cupboard' probably pertain to earlier fabric. Therefore, it is difficult to determine precisely its date or previous function.
- 5.1.8 Number 12 Princes Street (**Rooms 1, 7, 8 and 9**) is also thought to be pre-1787 from mapping evidence (Figs 3 and 11). The building assessment, however, suggests that most of this structure is of slightly later date and it is possible that a pre-1787 structure was modified or even rebuilt at some point in the early nineteenth century. Features such as the nineteenth century kitchen range, and the general appearance of some of the internal fixtures and fittings point to an early nineteenth century date. However, earlier fabric may have been incorporated within the structure as the presence of reed plaster points to a date earlier than the nineteenth century. In addition, most of the stud walls are of riven lath and plaster suggesting a date to at least before the 1820s when machine-cut laths were introduced. Certainly, the unequal north and south halves to the property suggest addition and rebuilding.
- 5.1.9 The cartographic evidence also shows number 12 to have been wider than at present or for there to have been an adjacent structure to the west in the position of the current garage prior to the mid twentieth century (Figs 10 and 11). Certainly, evidence from the roof space of number 11 Princes Street (**Room 9**), in the form of the two cut purlins, and the fact that the external face of the west gable has been rebuilt, concurs with this evidence.
- 5.1.10 The remainder of the former Sunlight Laundry complex is a confusing mix of structures of varying quality and different phases. Most of the large warehouse first documented on the 1957 map dates to at least the late 1930s but incorporates an amount of earlier fabric. The remainder of the complex has clearly seen massive amounts of rebuilding and modification but there are still areas of earlier fabric remaining, which are worthy of discussion. Of particular interest are the structures of pre-1820 and early nineteenth century date (Fig 11), such as the large stone building located at the southern end of the large warehouse still with its chimney breast, and the complex of sheds and warehouses to the rear of Elliots Outdoor shop, most of which are nineteenth century. Some earlier fabric may be present within these structures and a particularly fine example of a Georgian fireplace was noticed on the ground floor of the pre-1820 warehouse, to the east of Friar Tuck's chip shop. Elliots



Outdoor shop although clearly being of mid twentieth century construction, does contain earlier fabric, which is visible from the rear of the shop. Numbers 5-7 Princes Street are also of particular interest, as they appear from cartographic and visual inspection to be of early nineteenth or possibly pre-1820 date. Unfortunately, these could not be accessed at the time of survey.

- 5.1.11 Despite the removal of the large proportion of the original fabric to numbers 9-12 Princes Street, the frontages are still of significant heritage value as they are likely to originate from at least very early post-medieval domestic dwellings. Given their position within the Conservation Area, they are considered to add to Penrith's heritage. However, they do not exist as original, or even individual, structures behind the frontages and there is little fabric remaining to reinstate. A structural engineer's report commissioned by the client (WA Fairhurst and Partners 2004) showed the buildings to be structurally co-dependant and any partial retention of the buildings was not considered a viable option, and that partial removal could not be structurally justified (*op cit* 14).

## 5.2 IMPACT

- 5.2.1 **Standing Remains:** the demolition of the early post-medieval building frontages will have an adverse effect on both the heritage value of Princes Street and the wider Conservation Area. In contrast, the removal of the laundry factory building and garage, that currently detract from the historic fabric of Princes Street, will have a beneficial effect on the visual setting with the Conservation Area.
- 5.2.2 It is considered that the negative impacts of the proposed redevelopment could be offset, to some degree, by careful and considerate redevelopment planning, including the regeneration of more significant heritage assets in other parts of the development area. Sympathetic design that respects the historic character of the Princes Street area, and the use of the highest quality design and materials, could help to enhance local distinctiveness and sustain a sense of place.
- 5.2.3 **Sub-Surface Remains:** redevelopment of the site is likely to have a direct negative impact on buried remains in the study area, involving their damage or destruction as a result of ground works. Any such remains are most likely to be associated with the medieval and post-medieval tenements that existed on the site.

## 5.3 RECOMMENDATIONS

- 5.3.1 During the Level II building assessment of the main buildings, some aspects of the fabric could not be inspected, such as the front elevation beneath the render, and the roof trusses on the first floor of numbers 9 and 10 Princes Street. The rear of these buildings was also difficult to inspect due to limited access, and it is recommended that, in order to provide additional or crucial information regarding the phasing and date of these structures, further

investigation in the form of a watching brief should be carried out before any further development can take place. The removal of the render covering the front elevations of number 9-12 Princes Street would help to explain the structural relationships between the buildings.

- 5.3.2 Other buildings deemed to be of interest within the rest of the complex that were subjected to only a low level assessment for the purposes of context, such as the possible pre-1820 structures (Fig 11) and numbers 5-7 Princes Street, should be subject to further investigation in the form of a more detailed building survey in order to characterise and record their historical potential prior to their demolition. The rear part of Elliots Outdoor should also be investigated in the form of further, more detailed building inspection.

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## 7. ILLUSTRATIONS

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### 7.1 FIGURES

Figure 1: Location Map

Figure 2: Plan showing the buildings outlined for demolition and the levels of buildings assessment

Figure 3: Extract from Clarke's map of 1787

Figure 4: Extract from Wood's map of 1820

Figure 5: Extract from the Penrith Parish tithe map of 1849

Figure 6: Extract from the Board of Health map of 1852

Figure 7: Extract from the first edition 1:2500 Ordnance Survey map of 1865

Figure 8: Extract from the second edition 1:2500 Ordnance Survey map of 1900

Figure 9: Extract from the third edition 1:2500 Ordnance Survey map of 1925

Figure 10: Extract from the 1:2500 Ordnance Survey map of 1967

Figure 11: Plan showing the building phases extrapolated from cartographic evidence

Figure 12: Ground floor plan showing the former Sunlight Laundry complex

Figure 13: First floor plan showing the former Sunlight Laundry complex

Figure 14: Ground floor plan of numbers 9-12 Princes Street

Figure 15: First floor plan of numbers 9-12 Princes Street

Figure 16: Second floor plan of numbers 9-12 Princes Street

Figure 17: Third floor plan of numbers 9-12 Princes Street

Figure 18: Section A-B of numbers 9-12 Princes Street

### 7.2 PLATES

Plate 1: West Wall in **Room 9**

Plate 2: Elevation of No. 9 Princes Street

Plate 3: Elevation of No. 10 Princes Street

Plate 4: Elevation of No 11: Princes Street

Plate 5: Elevation of No. 12 Princes Street

Plate 6: Fireplace and Former Floor Level **Room 5a**

Plate 7: Elevation of Nos. 9 and 10 Prior to Boarding

Plate 8: Join Between Nos. 11 and 12

Plate 9: East Elevation of No. 9

Plate 10: **Room 1**

Plate 11: Kitchen Range in **Room 1**

Plate 12: **Room 2**

Plate 13: Rear of **Room 1**

Plate 14: Fireplace and Original Floor Level **Room 2**

Plate 15: Fireplace and Doorway **Room 2**

Plate 16: Scar in Space Above **Room 2**

Plate 17: **Room 3** facing west

Plate 18 **Room 3** Facing North

Plate 19: Original Floor Beam in Staircase

Plate 20: **Room 4** Facing North

Plate 21: Blocked Fireplace in **Room 4**

Plate 22: Corridor **Rooms 5a** and **6a** facing west

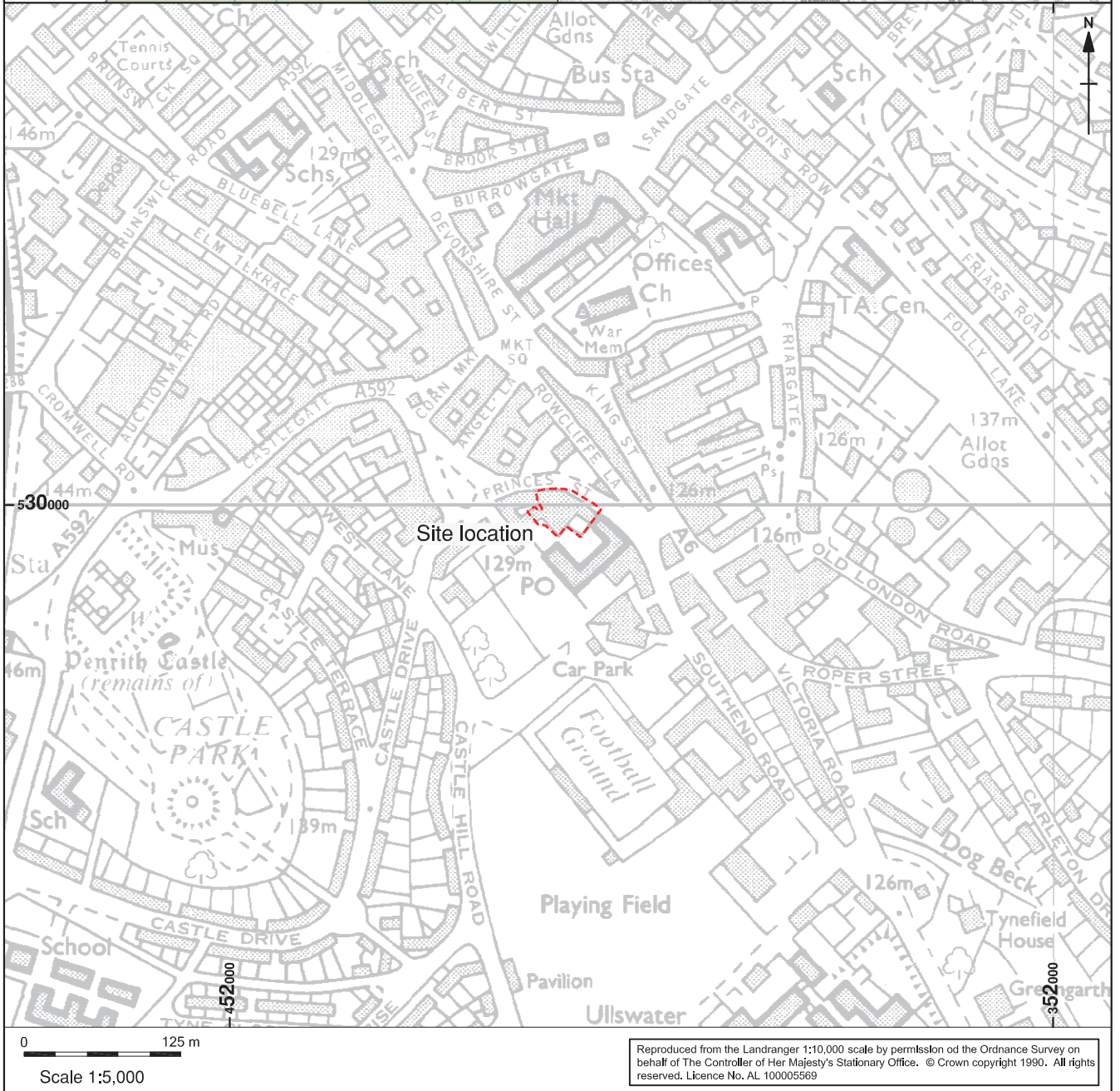


Figure 1: Site Location



Figure 2: Plan Illustrating Buildings Investigated in Relation to Development Area





Figure 3: Extract from Clarke's map of 1787



Figure 4: Extract from Wood's map of 1820



Figure 5: Extract from Penrith Parish tithe map of 1849

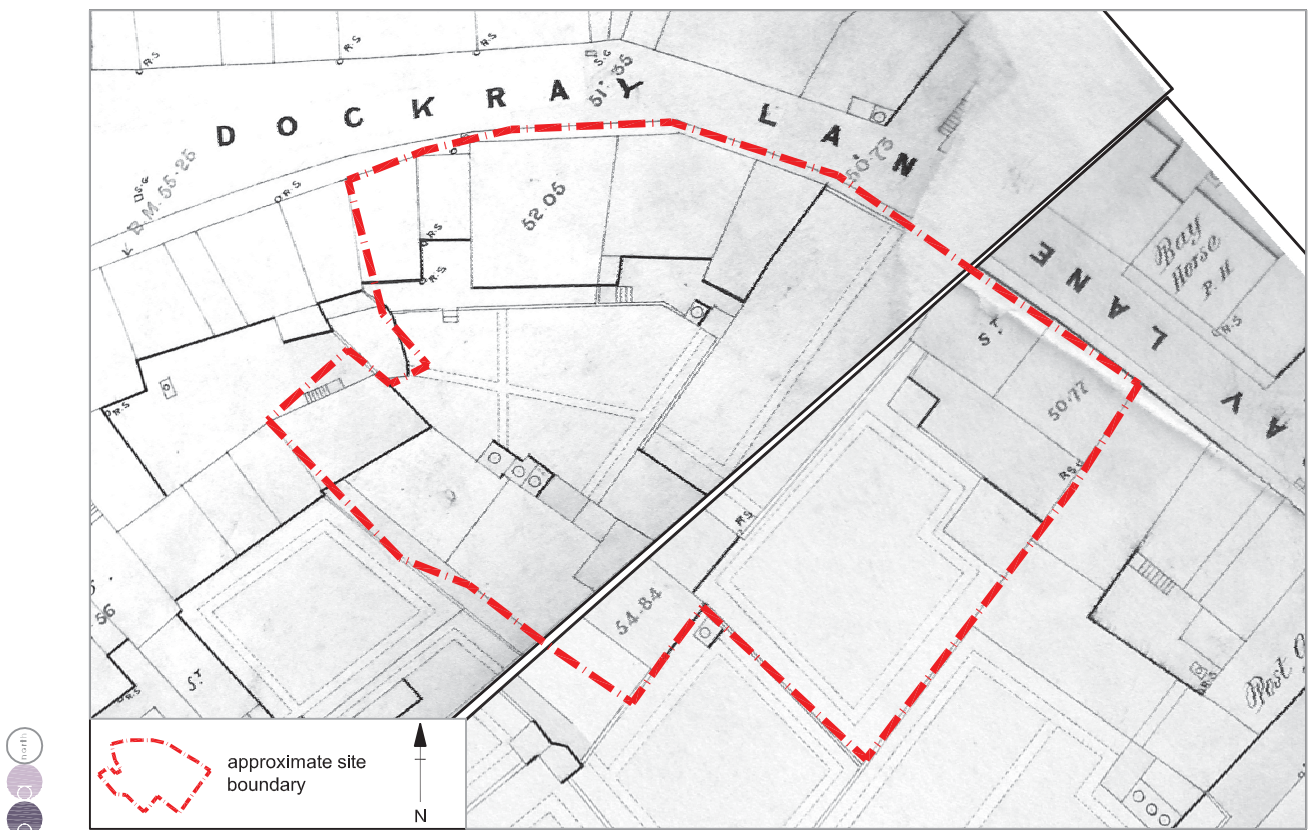


Figure 6: Extract from the Board of Health map of 1852

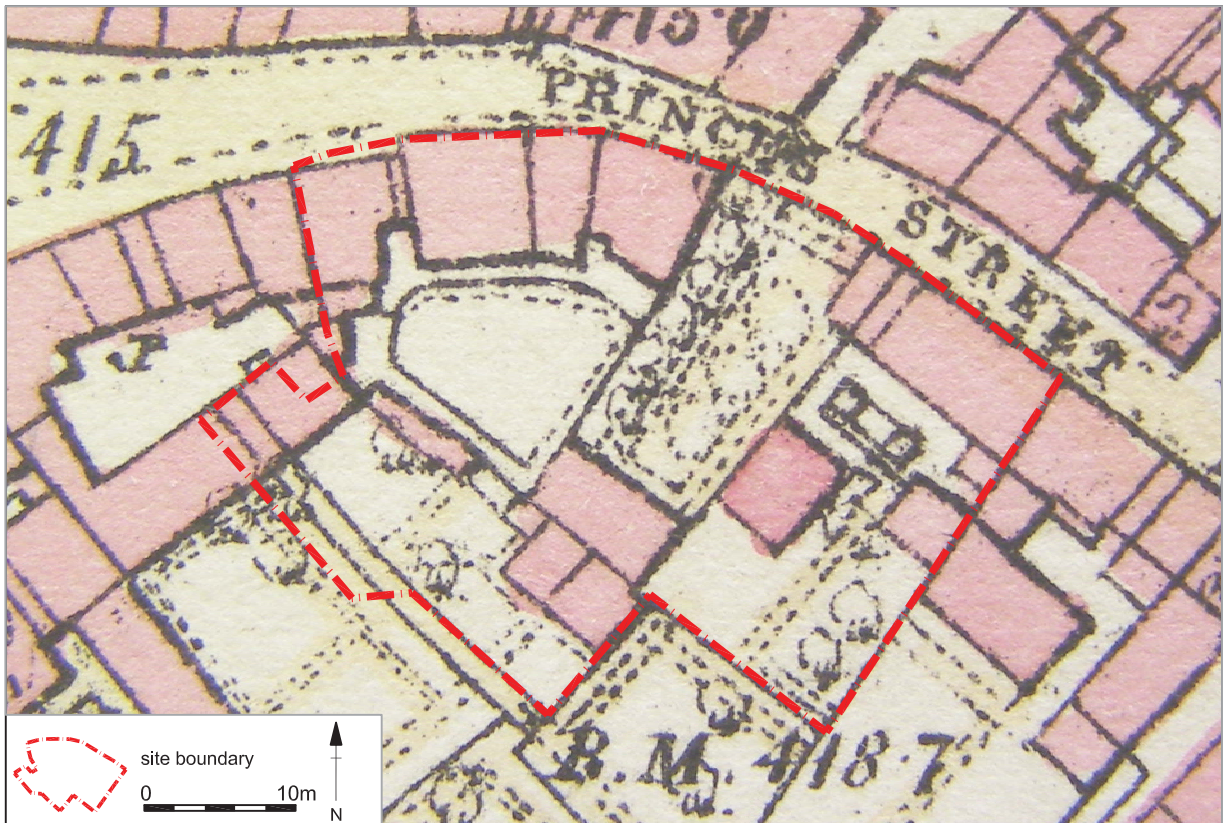


Figure 7: Extract from the first edition 1:2500 Ordnance Survey map of 1865

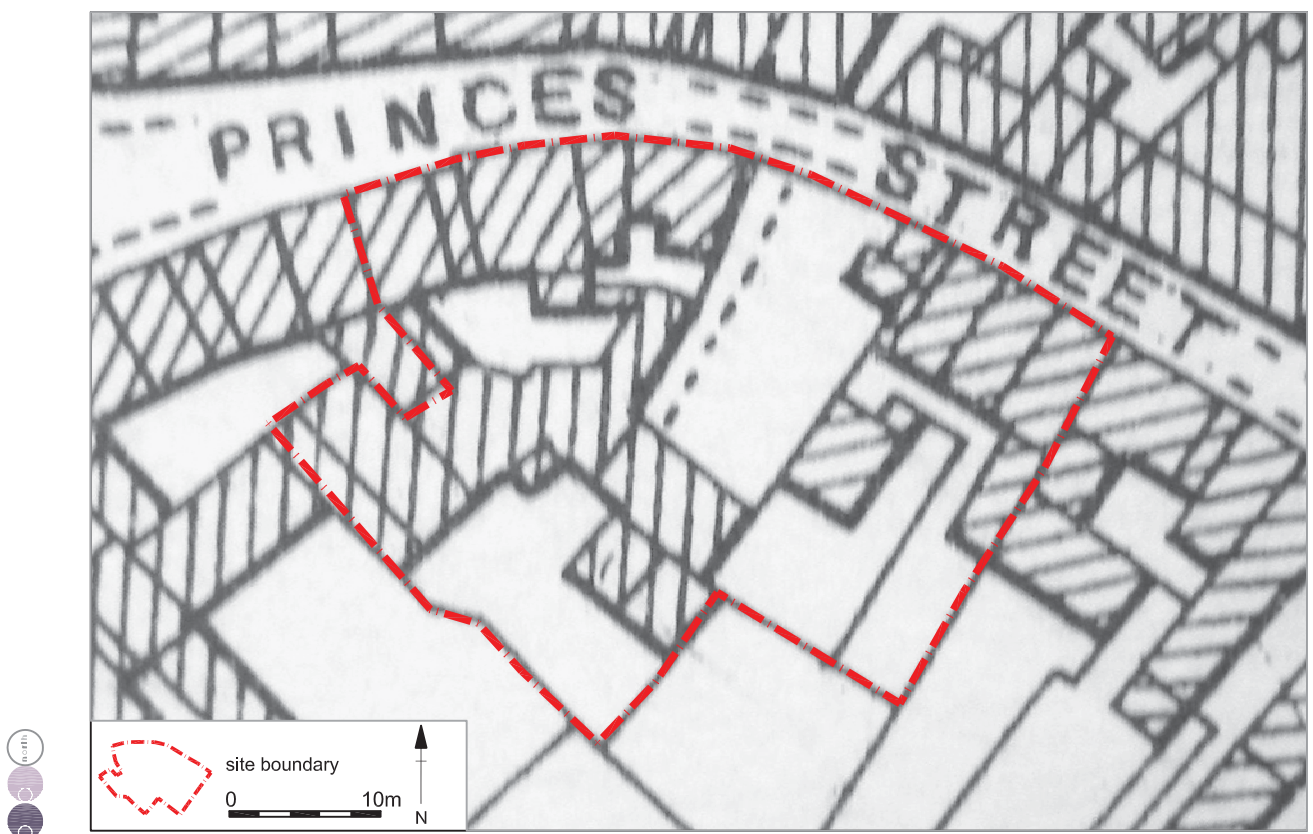


Figure 8: Extract from the second edition 1:2500 Ordnance Survey map of 1900

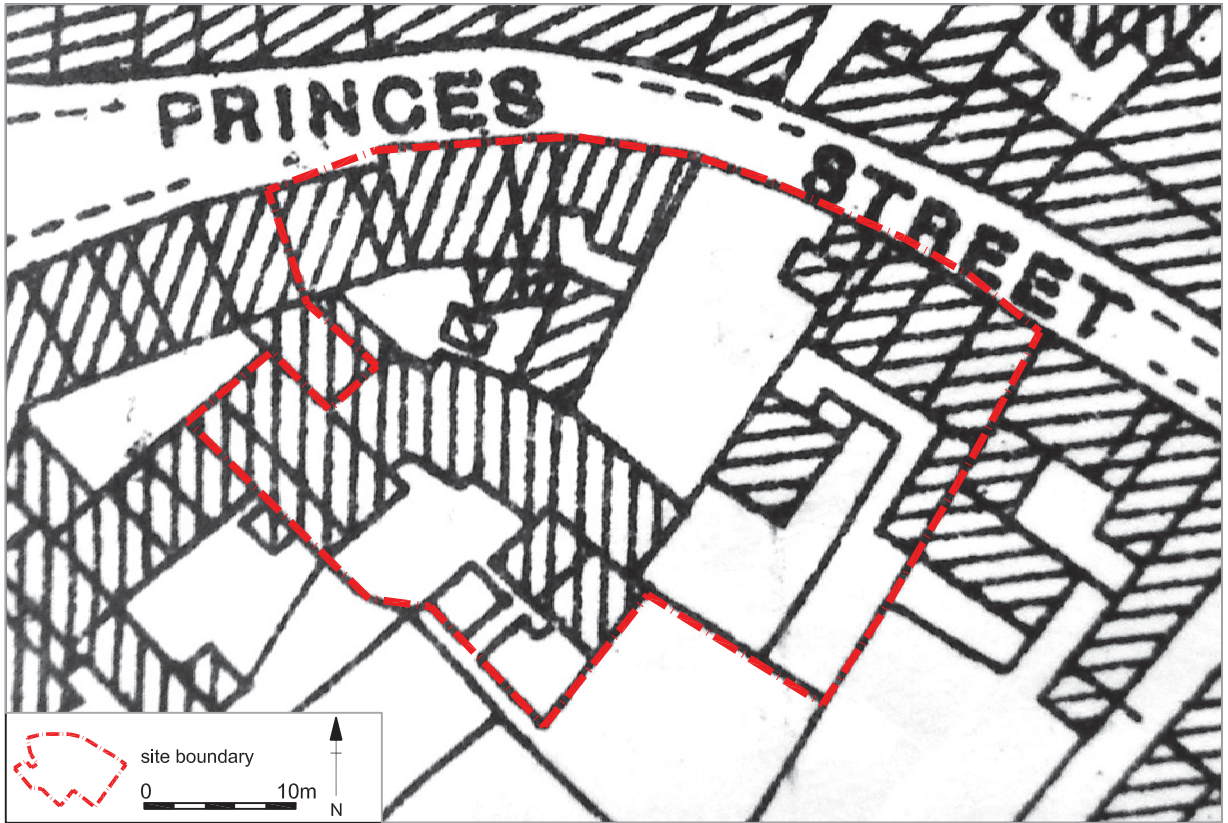


Figure 9: Extract from the third edition 1:2500 Ordnance Survey map of 1925



Figure 10: Extract from the 1:2500 Ordnance Survey map of 1967



Figure 11: Plan showing the building phases extrapolated from cartographic evidence



Figure 12: Ground Floor Plan Showing the former Sunlight Laundry Complex

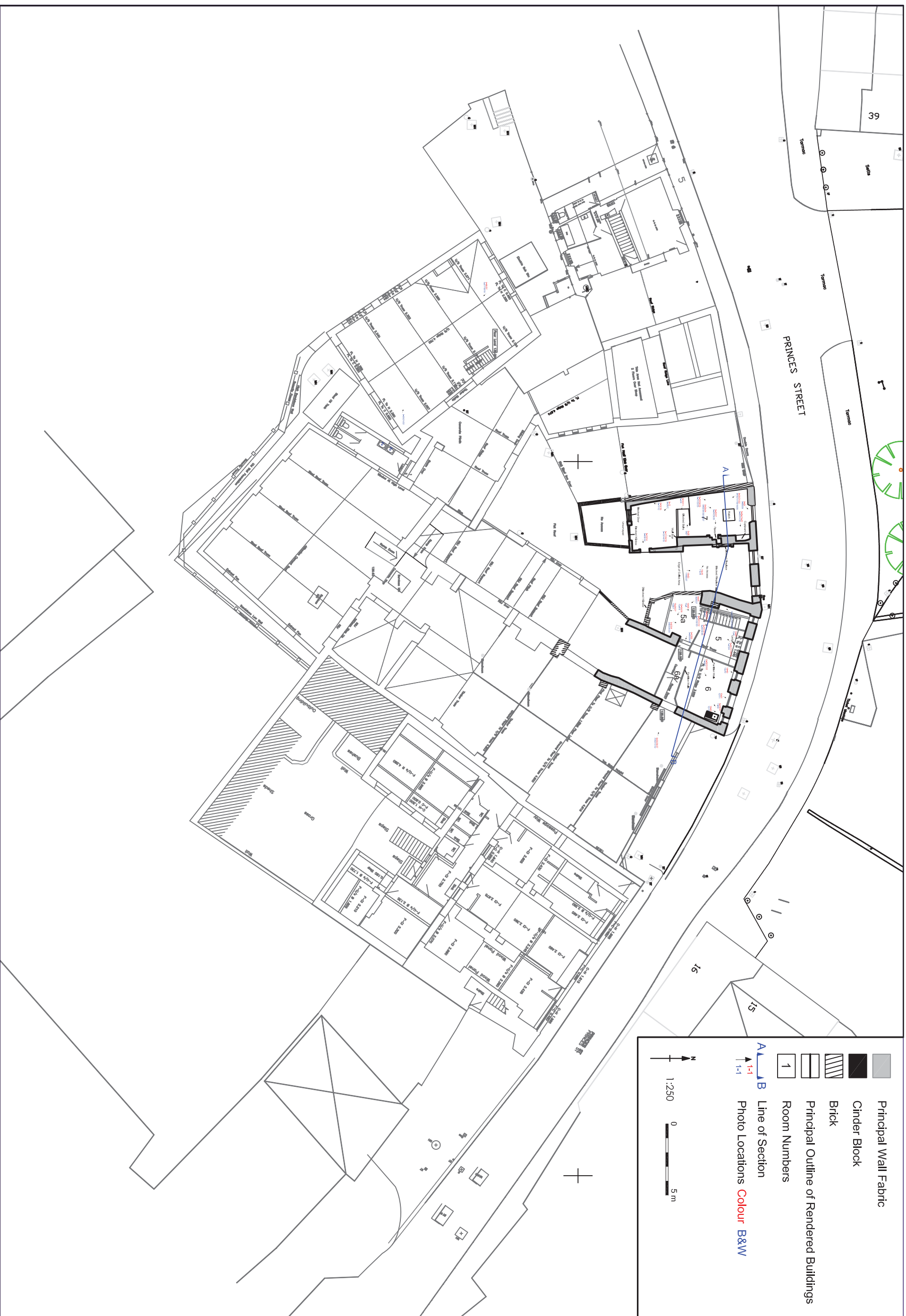


Figure 13: First Floor Plan Showing the Former Sunlight Laundry Complex

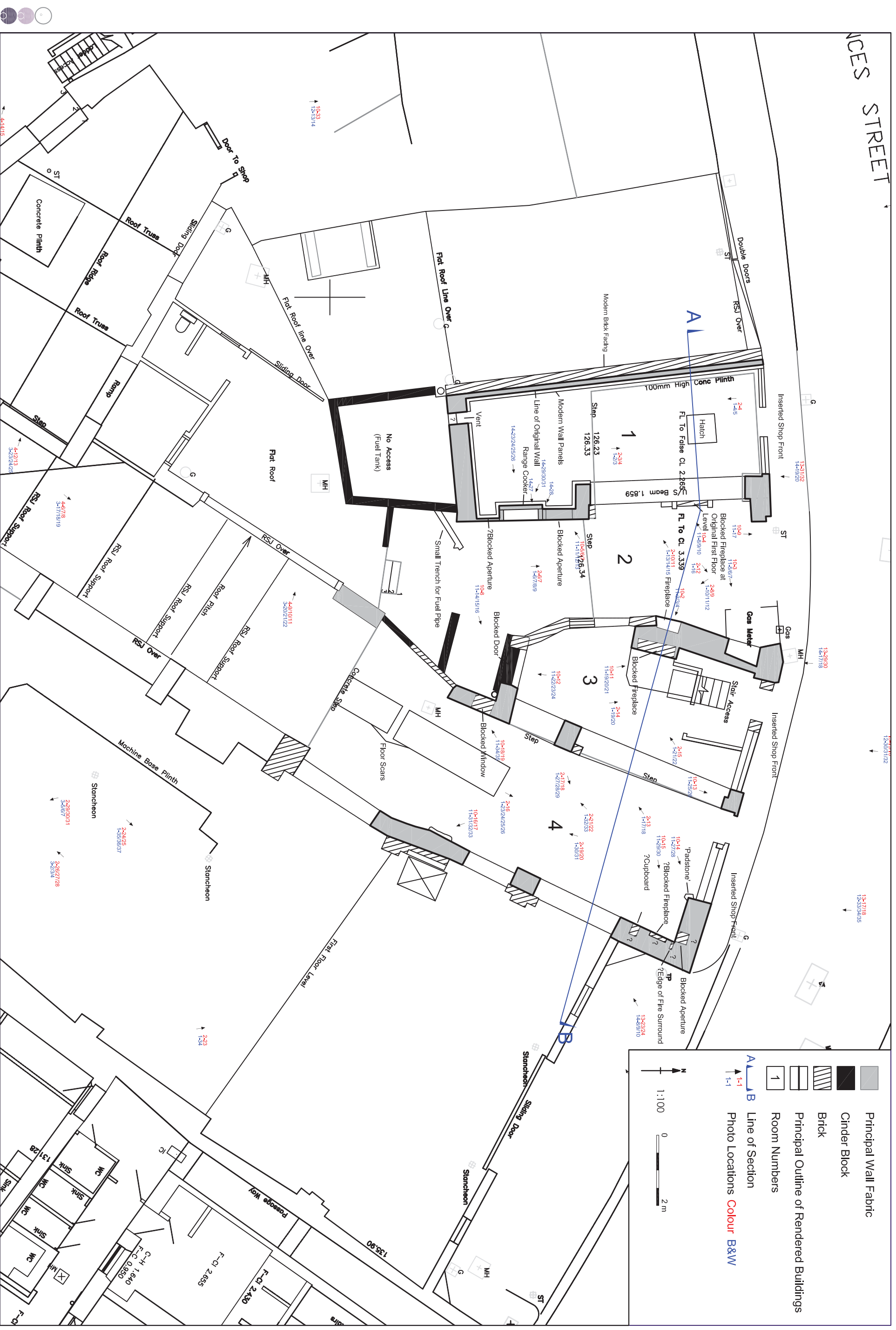
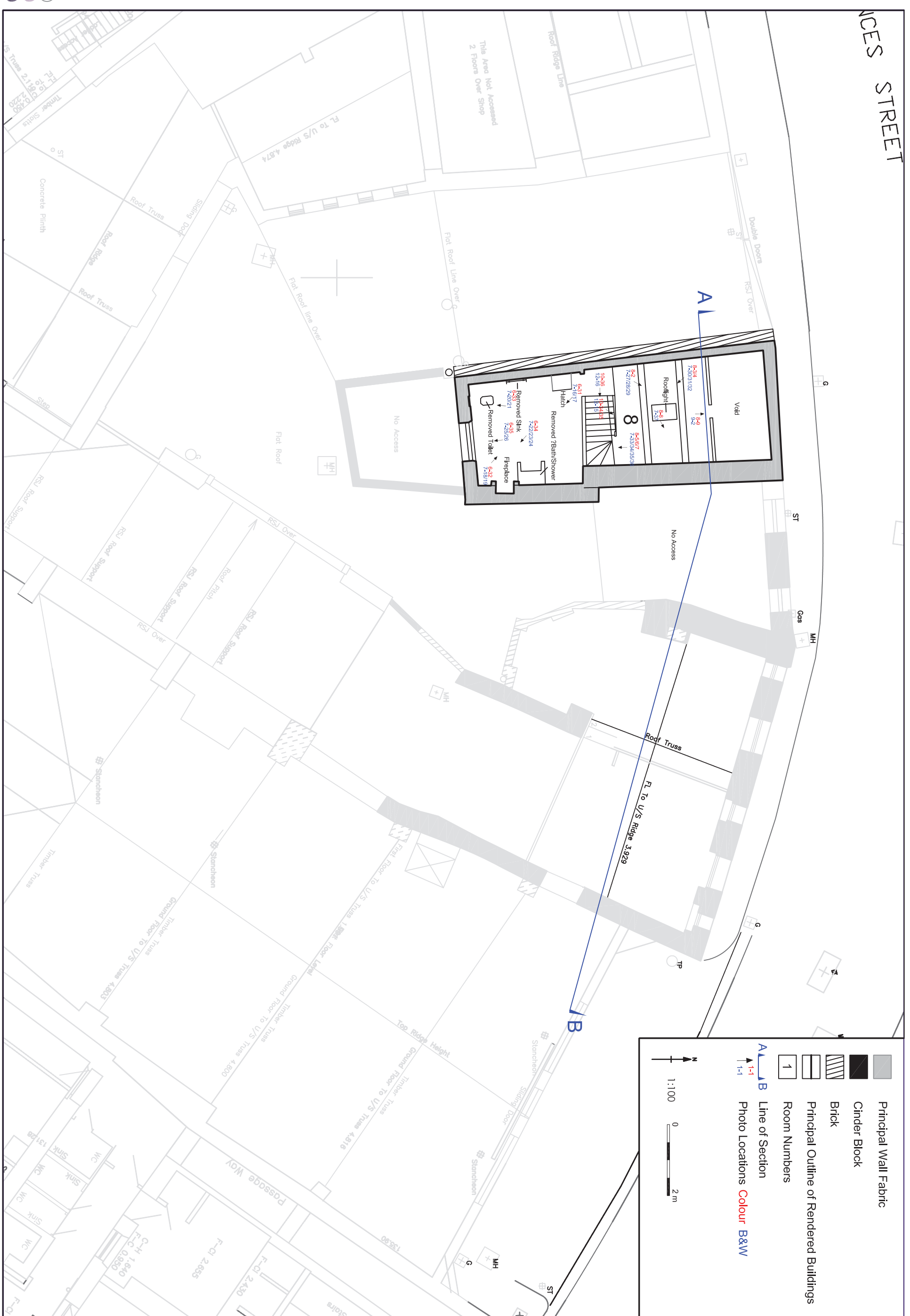


Figure 14: Ground Floor Plan of Numbers 9-12 Princes Street





PRINCES STREET

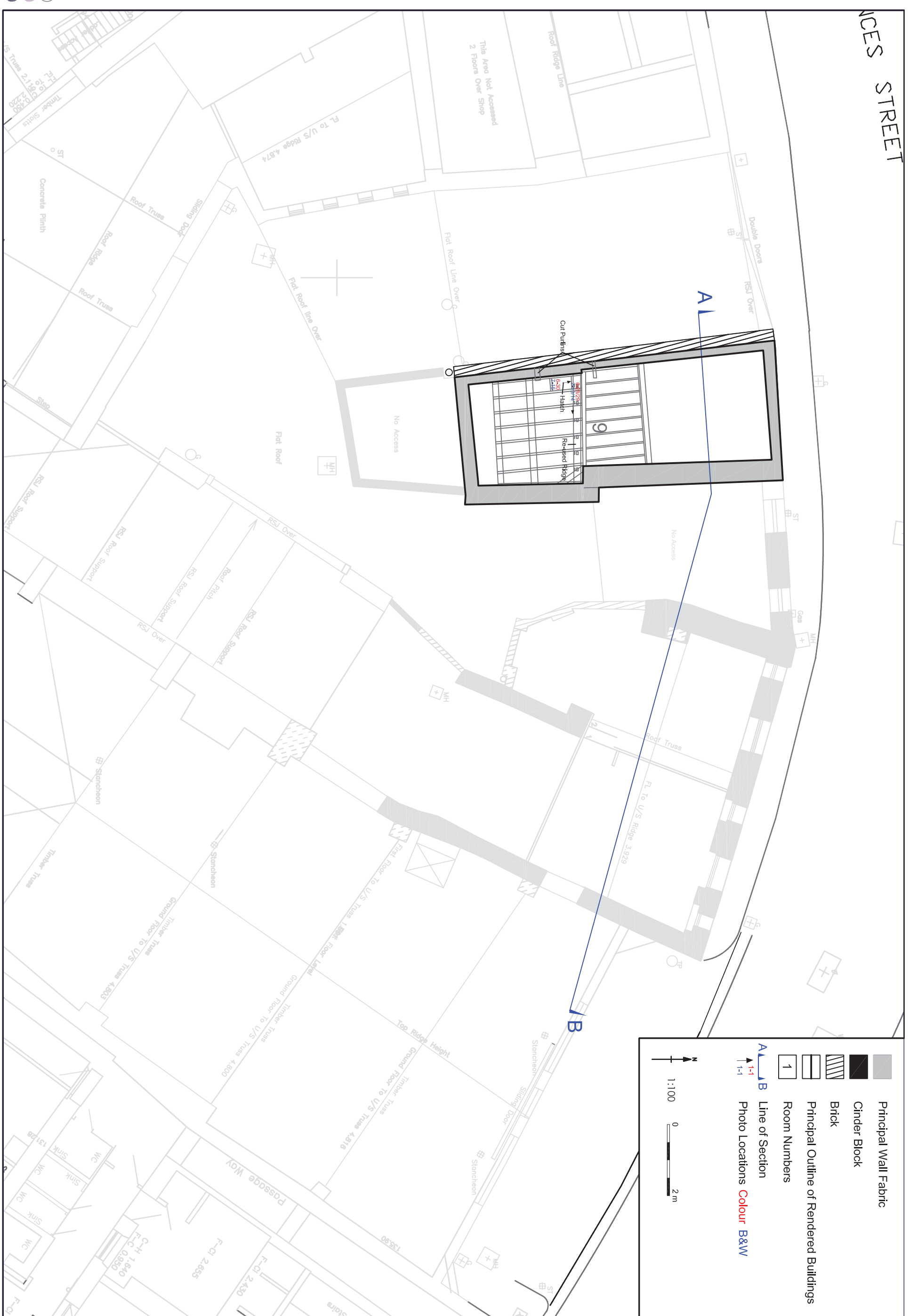









Principal Wall Fabric  
 Cinder Block  
 Brick  
 Principal Outline of Rendered Buildings  
 Room Numbers  
A B Line of Section  
1-1 1-1 Photo Locations Colour B&W

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Figure 16: Second Floor Plan of Numbers 9-12 Princes Street

PRINCES STREET



	Principal Wall Fabric
	Cinder Block
	Brick
	Principal Outline of Rendered Buildings
	Room Numbers
	Line of Section
	Photo Locations Colour B&W

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Figure 17: Third Floor Plan of Numbers 9-12 Princes Street

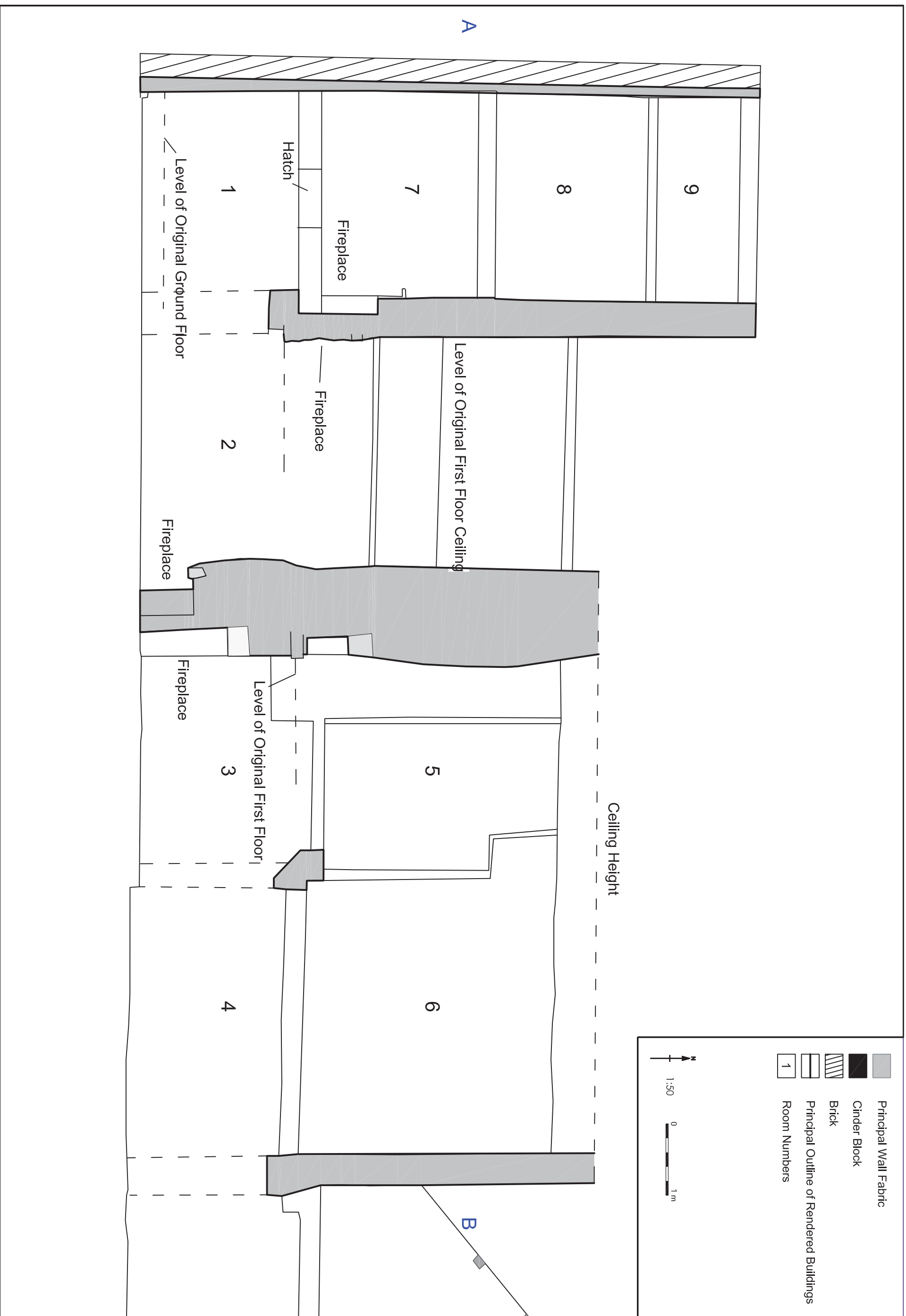


Figure 18: Section A-B of Numbers 9-12  
Princes Street



Plate 1: West Wall in **Room 9**



Plate 2: Elevation of No. 9 Princes Street



Plate 3: Elevation of No. 10 Princes Street



Plate 4: Elevation of No. 11 Princes Street



Plate 5: Elevation of No. 12 Princes Street



Plate 6: Fireplace and Former Floor Level **Room 5a**



Plate 7: Elevation of Nos. 9 and 10 Prior to Boarding



Plate 8: Join Between Nos. 11 and 12





Plate 9: East Elevation of No. 9



Plate 10: Room 1



Plate 11: Kitchen Range in **Room 1**



Plate 12: **Room 2**



Plate 13: Rear of **Room 1**



Plate 14: Fireplace and Original Floor Level **Room 2**



Plate 15: Fireplace and Doorway **Room 2**



Plate 16: Scar in Space Above **Room 2**



Plate 17: **Room 3** facing west



Plate 18 **Room 3** Facing North



Plate 19: Original Floor Beam in Staircase



Plate 20: **Room 4** Facing North



Plate 21: Blocked Fireplace in **Room 4**



Plate 22: Corridor **Rooms 5a** and **6a** facing west



Plate 23: Room 5



Plate 24: Room 6





Plate 25: Room 7 North



Plate 26: Doors in Room 7 North



Plate 27: Room 7 South



Plate 28: Reed Plaster in Room 7 South



Plate: 29: Linoleum on Stairs



Plate 30: Room 8 North



Plate 31: **Room 8 South**

## APPENDIX 1: PROJECT BRIEF

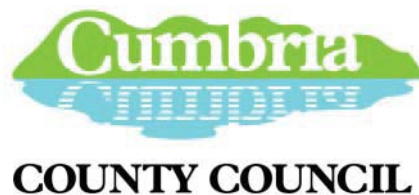
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**BRIEF FOR AN ARCHAEOLOGICAL BUILDING ASSESSMENT PROJECT  
AT THE FORMER SUNLIGHT LAUNDRY PREMISES, PRINCES STREET,  
PENRITH  
CUMBRIA**

Issued by the

**County Historic Environment Service**

Environment Unit, Economy, Culture and Environment



**Date of Brief: 13 January 2006**

This Design Brief is only valid for 1 year after the above date. After this period the County Historic Environment Service should be contacted. Any specification resulting from this Brief will only be considered for the same period.

## 1. SITE DESCRIPTION AND SUMMARY

**Site:** Former Sunlight Laundry Premises, Princes Street, Penrith

**Grid Reference:** NY 5161 3001

**Planning Application No.:** 3/05/0957

*Detailed specifications and tenders are invited from appropriately resourced, qualified and experienced archaeological contractors to undertake the archaeological project outlined by this Brief and to produce a report on that work. The work should be under the direct management of either an Associate or Member of the Institute of Field Archaeologists, or equivalent, and should follow IFA Standard and guidance for archaeological investigation and recording of standard buildings or structures (1996. Revised, September 2001). The project should not commence until approval of a specification has been issued by the County Historic Environment Service.*

## 2. PLANNING BACKGROUND

- 2.1 Cumbria County Council's County Historic Environment Service (CCCHES) has been consulted by Eden District Council regarding a planning application for conservation area consent to demolish the buildings at the former Sunlight Laundry premises, Princes Street, Penrith. This application forms part of a wider scheme to develop an area of land around Southend Road in a mixed use development (05/0954).
- 2.2 The scheme affects a range of buildings of potential historic and archaeological interest. Further information concerning the nature and significance of the buildings has been requested before a decision can be made regarding the planning application. Consequently a programme of building assessment is required, as outlined in this brief.
- 2.3 This advice is given in accordance with guidance given in Planning Policy Guidance notes 15 & 16 as well as with policy BE10 of the Eden Local Plan.

## 3. ARCHAEOLOGICAL BACKGROUND

- 3.1 Cartographic evidence contained within the archaeological desk-based assessment of the Southend Road site (Dawson, J, 2005, *Southend Road, Penrith, Cumbria Archaeological Desk-Based Assessment*, OAN, unpublished report) indicates that the three whitewashed buildings proposed for demolition may date from the 18<sup>th</sup> century or earlier. This brief must be read in conjunction with the desk-based assessment report.

## 3. SCOPE OF THE PROJECT

### 4.1 Objectives

- 4.1.1 To assess the historic structures proposed for demolition. The structures requiring assessment are the range of 3 whitewashed buildings at NY 51610 30010. The red brick building at the eastern end and the pebble dashed building at the western end will require a lower level of assessment to provide a context for the results on the whitewashed buildings.
- 4.1.2 To collate and assess existing information about the buildings and to determine as fully as possible from the available evidence the nature, survival, quality, extent and importance of the historic fabric to be affected by the proposed development.

### 4.2 Work Required

- 4.2.1 To undertake a supplementary desk-based assessment to that which already exists for the whole site (Dawson, J, 2005, *Southend Road, Penrith, Cumbria Archaeological Desk-Based*

Assessment, OAN, unpublished report), targeting the buildings proposed for demolition. This should include the following elements:

- ❖ An assessment of relevant published sources including articles in national, regional and local journals.
- ❖ An assessment of relevant unpublished documents including, where appropriate, reports compiled by heritage conservation professionals and students theses.
- ❖ An assessment of any primary sources such as trade directories, deeds, borough records and probate inventories held by the County Records Office in Carlisle.
- ❖ The collation and assessment of all cartographic information relevant to the building.

4.2.2 To undertake a programme of building assessment for the 3 whitewashed buildings. An analysis should be carried of all the rooms and all features and fixtures of archaeological or architectural interest should be recorded to the requirements of a 'Level 2' survey as described by the Royal Commission on the *Historic Monuments of England Recording Historic Buildings, A Descriptive Specification*, 3<sup>rd</sup> edition, 1996. The other buildings affected by the proposed development area will require a lower level of assessment to provide a context for the results. The assessment should include:

- ❖ The precise location of the buildings, providing an address and National Grid Reference;
- ❖ A date when the project was undertaken and by whom;
- ❖ A description of the buildings' plan, form, function, age, development sequence and construction materials. Where known, the buildings' architects, builders, patrons and owners should be provided;
- ❖ A description of the buildings' townscape and historic context, for example it's relationship with nearby buildings in architectural and functional terms;
- ❖ An architects plan of the buildings showing the location of each photographed feature of architectural or archaeological interest;
- ❖ Where appropriate, section drawings of the buildings showing it's vertical relationships;
- ❖ A photographic record including: internal photographs of the rooms of the buildings to be affected by the proposed development; scaled detailed photographs of features of architectural or archaeological significance.

## 5. SPECIFICATION

5.1 Before the project commences a project proposal must be submitted to and approved by the County Historic Environment Service.

5.2 Proposals to meet this Brief should take the form of a detailed specification prepared in accordance with the recommendations of *The Management of Archaeological Projects*, 2<sup>nd</sup> ed. 1991, and must include:

- ❖ A description of the building recording and building analysis systems to be used
- ❖ Details of key project staff, including the names of the project manager any other specialist sub-contractors to be employed
- ❖ Details of on site staffing, e.g. the number of people to be employed on site per day
- ❖ A projected timetable for all site work through to the publication of results

5.3 Any significant variations to the specification must be agreed by the County Historic Environment Service in advance.

## 6. REPORTING AND PUBLICATION

- 6.1 The archaeological work should result in a report, this should include as a minimum:
- ❖ A site location plan, related to the national grid
  - ❖ A front cover/frontispiece which includes the planning application number and the national grid reference of the site
  - ❖ A concise, non-technical summary of the results
  - ❖ An architects plan of the building showing the location of each photographed feature of architectural or archaeological interest
  - ❖ All photographs should be accompanied by an appropriate description
  - ❖ A description of the methodology employed, work undertaken and the results obtained
  - ❖ Plans, sections drawings and photographs at an appropriate scale
  - ❖ The dates on which the project was undertaken
  - ❖ A room by room analysis with all fixtures and features of archaeological or architectural interest identified
  - ❖ The dates on which the project was undertaken
- 6.2 Two copies of the report should be deposited with the County Historic Environment Record within two months of completion of fieldwork. This will be on the understanding that the report will be made available as a public document through the County Historic Environment Record.
- 6.3 The involvement of the County Historic Environment Service should be acknowledged in any report or publication generated by this project.
- 6.4 Should further archaeological work result from the desk-based assessment, the results may need to be made available for inclusion in a summary report to a suitable regional or national archaeological publication.
- 6.5 Cumbria HER is taking part in the pilot study for the *Online Access to Index of Archaeological Investigations (OASIS)* project. The online OASIS form at <http://ads.ahds.ac.uk/project/oasis> must therefore also be completed as part of the project. Information on projects undertaken in Cumbria will be made available through the above website, unless otherwise agreed.

## 7. THE ARCHIVE

- 7.1 An archive must be prepared in accordance with the recommendations of *The Management of Archaeological Projects*, 2<sup>nd</sup> ed. 1991, and arrangements made for its deposit with an appropriate repository. A copy shall also be offered to the National Monuments Record.
- 7.2 The County Historic Environment Service must be notified of the arrangements made.

## 8. PROJECT MONITORING

- 8.1 One weeks notice must be given to the County Historic Environment Service prior to the commencement of the project.

## 9. FURTHER REQUIREMENTS

- 9.1 It is the archaeological contractor's responsibility to establish safe working practices in terms of current health and safety legislation, to ensure site access and to obtain notification of hazards (eg. services, contaminated ground, etc.). **The County Historic Environment Service bears no responsibility for the inclusion or exclusion of such information within this Brief or subsequent specification.**
- 9.2 The Code of Conduct of the Institute of Field Archaeologists must be followed.



## 10. FURTHER INFORMATION

For further information regarding this Brief, contact

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For further information regarding the County Historic Environment Record, contact

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*As part of our desire to provide a quality service to all our clients we would welcome any comments you may have on the content or presentation of this Design Brief. Please address them to the Assistant Archaeologist at the above address.*

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## APPENDIX 2: PROJECT DESIGN

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### 1. INTRODUCTION

#### 1.1 PROJECT BACKGROUND

1.1.1 Manning Elliott, on behalf of their client Lowther Mannelli, have requested that Oxford Archaeology North (OA North) submit proposals to undertake an assessment of the former Sunlight Laundry Premises, Princes Street, Penrith, Cumbria (centred NY 5161 3001). A planning application was submitted to Eden District Council (EDC) to demolish the former laundry premises (planning reference 3/05/0957) as part of proposals for a wider scheme (planning reference 3/05/0954) to develop the land adjacent to Southend Road, Penrith. The proposals for the scheme include a superstore with associated car parking as the central feature, together with housing and retail units. The main pedestrian access and link to the retail core of Penrith is proposed for the area currently occupied by the laundry premises (see attached plan). However, the buildings lie immediately within Penrith's Conservation Area, and would consequently require conservation area consent to proceed with the demolition.

1.1.2 Therefore, Cumbria County Council's Historic Environment Service (CCCHES) has been consulted by EDC and advised that an assessment incorporating a supplementary desk-based assessment, to that undertaken by OA North (2005), and standing buildings assessment should be carried out on those buildings proposed for demolition (see attached plan). Further information concerning the nature and significance of the buildings is required before a planning decision can be made. To this effect CCCHES issued a formal brief. The client also consulted the Conservation Officer and Historic Buildings Advisor for English Heritage, due to the statutory status of the area. The following proposals have been prepared in accordance with the CCCHES brief.

#### 1.2 ARCHAEOLOGICAL BACKGROUND

1.2.1 A desk-based assessment of the outlined development area was carried in 2004-2005 by OA North (*ibid*) in advance of, and to inform, the planning application submission for the proposed retail and residential scheme. The results showed that the proposed development area lies on the edge of the historic core of Penrith. Indeed, the Great Dockray market place lies adjacent to the western edge of the development, which was an important feature of medieval and post-medieval Penrith.

1.2.2 The Extensive Urban Survey (Cumbria County Council 2002) included the area occupied by the former laundry premises to lie within the late medieval tenements and associated backlands. The archaeological potential for this area is high and therefore classed as a Hazard Area (Site 26; OA North 2005) by the Historic Environment Record (HER) Furthermore, cartographic analysis (*ibid*) showed that some of the buildings situated within the former laundry premises site to have existed since at least the eighteenth century. Such archaeological and historical significance of the site is reflected by its inclusion in the conservation area.

#### 1.3 OXFORD ARCHAEOLOGY NORTH

1.3.1 Oxford Archaeology North has considerable experience of sites of all periods, having undertaken a great number of small and large scale projects throughout Northern England during the past 24 years. Evaluations, assessments, watching briefs and excavations have taken place within the planning process, to fulfil the requirements of clients and planning authorities, to very rigorous timetables.

1.3.2 **OA North has the professional expertise and resources to undertake the project detailed below to a high level of quality and efficiency. OA North is an Institute of Field Archaeologists (IFA) registered organisation, registration number 17, and all its members of staff operate subject to the IFA Code of Conduct (1994).**

## 2. OBJECTIVES

2.1 The programme of work has been designed in order to identify the historic fabric and provide information on its nature, survival, quality, extent and significance. In accordance with the CCCHES brief, a more detailed desk-based assessment, followed by a Royal Commission on the Historic Monuments of England (RCHME 1996) survey of the buildings is proposed. The required stages to achieve these ends are as follows:

- **Desk-based assessment:** to provide a supplementary desk-based assessment to that undertaken by OA North (2005), specific to the buildings outlined for demolition (in accordance with the IFA standards (1999)). This will provide a context for the results of the buildings assessment.
- **Standing Buildings Assessment:** to provide a drawn and textual record of the three main rendered former laundry buildings to an RCHME Level 2-type standard, in order to record all features and fixtures of archaeological and historical interest, and provide a lower level assessment of the remaining former laundry buildings proposed for demolition in order to provide a context to the main buildings.
- **Report Production:** a report will be produced for the client within four weeks of completion of the fieldwork. A site archive will be produced to English Heritage guidelines (1991) and in accordance with the *Guidelines for the Preparation of Excavation Archives for Long Term Storage* (UKIC 1990).

## 3. METHODS STATEMENT

### 3.1 DESK-BASED ASSESSMENT

3.1.1 **Introduction:** a desk-based assessment is usually undertaken as the first stage of a programme of archaeological recording, prior to further field investigation. It is not intended to reduce the requirement for fieldwork, but it will provide an appraisal of the archaeological or historical significance and a guide to the requirement for any further work.

3.1.2 A more general desk-based assessment already exists for the scheme-wide development (OA North 2005). Therefore, it is intended that this research will be supplementary to the existing work, and will not aim to replicate the research already carried out. It will concentrate specifically on the outlined buildings and their context within their immediate environs.

3.1.3 The following research will be undertaken as appropriate, depending on the availability of source material. The level of such work will be dictated by the time scale of the project. The results will be analysed using the set of criteria used to assess the national importance of an ancient monument (DoE 1990). This aids in the presentation of the significance or otherwise of the site, and assessment during the planning process.

3.1.4 **County Record Office, Carlisle:** the office in Carlisle holds the main source of primary documentation, both maps and documents, for the site and its surrounding area.

3.1.5 **Documentary Material:** this work will include consultation of the County Records Office in Carlisle. A review of all known and available resources of information relating to the site and its immediate environs will be undertaken. These include;

- relevant published sources. To include articles, and regional and local journals
- relevant unpublished documentary sources. To include, where appropriate, reports compiled by heritage conservation professionals and student theses
- primary sources. To include trade directories, deeds, borough records and probate inventories
- data held in local and national archaeological databases
- any place-name evidence
- other photographic/illustrative evidence

3.1.6 From this information it is hoped that information and detail regarding the buildings' architects, builders, patrons and owners may be obtained.

- 3.1.7 **Map regression analysis:** the work will include a collation of all available cartographic information relevant to the buildings.
- 3.1.8 A cartographic analysis will be undertaken to:
- investigate and trace the post-medieval occupation and changing land-use of the area through to the modern-day usage. This will aim to aid the dating and characterisation of the buildings during the standing buildings assessment, and identify possible areas for the survival of historic fabric
  - locate areas where any recent developments on site, of which there is no longer any evidence, may have impeded or disturbed the historical fabric.
- 3.2 STANDING BUILDINGS ASSESSMENT**
- 3.2.1 The standing buildings assessment will be carried out to establish the nature, survival, quality, and importance of the buildings outlined for demolition as part of the redevelopment of the site, and will consist of two elements;
- I. an RCHME Level 2-type standard assessment will be carried out of the three main rendered former laundry buildings. This is a relatively detailed assessment in which each room and all fixtures and fittings of archaeological or architectural significance will be recorded.
  - II. a lower level assessment (equivalent to approximately an RCHME Level 1-type) of the surrounding buildings outlined for demolition will be undertaken to provide a context to the main buildings. The emphasis will be mainly a visual record.
- 3.2.2 **Photographic Archive:** a photographic archive will be produced utilising a 35mm camera to produce both monochrome prints and colour slides. The archive will comprise;
- i. general shots of the buildings, both internal and external and their surroundings,
  - ii. detailed scaled coverage of architectural features and structural or decorative detail (both internal and external) for all available floors of the three main rendered buildings,
  - iii. the buildings' relationship to their setting, other buildings or significant viewpoint.
- 3.2.3 The location of each photograph will be marked on the ground floor plan supplied by the client, and adapted additional floor plans (see 3.2.4, i).
- 3.2.4 **Site Drawings:** architects drawings of only the ground floor (both hard and digital copies) have been supplied, and will be annotated and used to produce the following;
- i. replication of the ground floor plans for all main floors above, as existing, for the three main rendered buildings,
  - ii. floor plans will then be annotated to show form and location of any structural features of historic significance and recording the form and location of any significant structural details for the three main rendered buildings,
  - iii. one sketch cross-section to illustrate vertical relationships of the three main rendered buildings, the position of which will be determined on site,
  - iv. floor plans recording the form and location of significant structural details for the three main rendered buildings,
  - v. 'as existing' elevations (if available) will be annotated to reference the photographic archive.
- 3.2.5 OA North does not undertake to correct survey inaccuracies in the client's drawings, which shall remain the responsibility of the client. However, if inaccuracies significantly impede the progress of the archaeological survey and must be rectified to allow the archaeological survey to proceed, a charge for this correction will be made as a variation.
- 3.2.6 The drawings will usually be produced at a scale of 1:100. Where necessary the client's drawings will be corrected/enhanced utilising hand survey techniques. The corrected drawings will be digitised into an industry standard CAD package (AutoCAD 2004) for the production of the final drawings.

3.2.7 **Interpretation and Analysis:** a visual inspection of the building will be undertaken utilising the OA North buildings *proforma* sheets. An outline description will be maintained to RCHME Level 2-type survey. This level of recording is descriptive and will produce an analysis of the development and use of the building but will not discuss the evidence on which the analysis is based.

3.2.8 From this, the findings from the supplementary desk-based assessment will be drawn upon to discuss the history, nature and importance of the structures, as well as the building's landscape and historic context at a regional or local context.

### 3.3 REPORT PRODUCTION

3.3.1 One bound and one unbound copy of a written synthetic report, together with a digital copy supplied on CD, will be submitted to the client, and a further two copies submitted to the Cumbria HER within eight weeks of completion. A copy will also be supplied to English Heritage and the Penrith Conservation Officer for consultation purposes. The report will include;

- a site location plan related to the national grid,
- a front cover to include the planning application number and the NGR,
- the dates on which the fieldwork was undertaken and by whom,
- a concise, non-technical summary of the results,
- the precise location, address and NGR will be provided,
- a description of the methodology employed, work undertaken and results obtained,
- room by room analysis with all fixtures and features of archaeological or architectural interest identified,
- plans, sections drawings and photographs at an appropriate scale,
- the report will also include a complete bibliography of sources from which data has been derived,
- a copy of the CCCHES project brief will be included in the appendices,
- a copy of this project design in the appendices, and indications of any agreed departure from that design.

3.3.2 This report will be in the same basic format as this project design; a copy of the report can be provided on CD, if required.

### 3.4 ARCHIVE

3.4.1 The results of all archaeological work carried out will form the basis for a full archive to professional standards, in accordance with current English Heritage guidelines (*Management of Archaeological Projects*, 2nd edition, 1991). The project archive represents the collation and indexing of all the data and material gathered during the course of the project. OA North conforms to best practice in the preparation of project archives for long-term storage.

3.4.2 This archive will be provided in the English Heritage Centre for Archaeology format and a synthesis will be submitted to the Cumbria HER (the index to the archive and a copy of the report). OA North practice is to deposit the original record archive of projects with the appropriate County Record Office, in this case Carlisle.

3.4.3 The Arts and Humanities Data Service (AHDS) online database project *Online Access to index of Archaeological Investigations* (OASIS) will be completed as part of the archiving phase of the project.

- 3.4.4 **Confidentiality:** all internal reports to the client are designed as documents for the specific use of the Client, for the particular purpose as defined in the project brief and project design, and should be treated as such. They are not suitable for publication as academic documents or otherwise without amendment or revision. Any requirement to revise or reorder the material for submission or presentation to third parties beyond the project brief and project design, or for any other explicit purpose, can be fulfilled, but will require separate discussion and funding.
4. HEALTH AND SAFETY
- 4.1 OA North provides a Health and Safety Statement for all projects and maintains a Unit Safety policy. All site procedures are in accordance with the guidance set out in the Health and Safety Manual compiled by the Standing Conference of Archaeological Unit Managers (1997). A risk assessment will be completed in advance of any on-site works and copies will be made available on request to all interested parties.
- 4.2 During a pre-tender site visit an area of exclusion due to asbestos was noted, with additional areas of asbestos also marked up. Should it become apparent during the site work that there area areas deemed to pose a risk to site staff, the OA North project manager will be contacted immediately and appropriate action will be carried out. This will involve reappraisal of the risk assessment and either excluding areas from the assessment or the supply of the correct PPE. Any additional charges incurred will be costed as a variation.
5. WORK TIMETABLE
- 5.1 **Desk-based assessment:** approximately five days will be required for this element.
- 5.2 **Standing Buildings Assessment:** it is anticipated that this element will require approximately two weeks to complete.
- 5.3 **Report Production:** a report will be submitted within approximately four weeks of the completion of the fieldwork.
- 5.4 **Written Instruction:** OA North can execute projects at very short notice once written confirmation of commission has been received from the client. One to two weeks notice should be allowed to enable the necessary arrangements and notifications to be made to commence the task.
6. PROJECT MONITORING
- 6.1 **Access:** liaison for access to the buildings during the assessment will be arranged with the client, unless otherwise instructed prior to commencement of the archaeological investigation.
- 6.2 Whilst the work is undertaken for the client, the Assistant County Archaeologist will be kept fully informed of the work and its results, and will be notified a week in advance of the commencement of the fieldwork. Any proposed changes to the project design will be agreed with CCCHES in consultation with the client.
- 6.3 The Historic Buildings Advisor at English Heritage will also be informed of the commencement of the work.
7. STAFFING PROPOSALS
- 7.1 The project will be under the direct management of **Emily Mercer BA MSc AIFA** (OA North senior project manager) to whom all correspondence should be addressed.
- 7.2 The desk-based assessment will be undertaken by **Tony Lee BA** (OA North supervisor) who is very experienced in such work and capable of carrying out projects of all sizes.
- 7.3 The building investigation will be undertaken by **Karl Taylor BSc AIFA** (OA North Supervisor) who has a wealth of experience in the recording and analysis of historic industrial buildings. Karl will be accompanied on site by **Chris Ridings BA MA** (OA North Assistant Supervisor) who is also experienced in recording historic buildings.

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