

A SURVEY OF WAREHOUSES IN ULVERSTON, CUMBRIA



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Summary

Ulverston has a rich architectural heritage, much of it dating from the 18th and 19th centuries and corresponding to a period of growth following the construction of the Ulverston Canal and the Furness Railway. This typifies the sort of development seen during the Industrial Revolution, and Ulverston was as much an industrial town as it was agricultural. Warehouses can therefore perhaps be considered as symbolic of growth resulting from the Industrial Revolution, and yet they are a much neglected building, often in poor condition and by their nature positioned away from the main street frontages where the more architecturally exciting buildings dominate.

During March 2005 it was decided to undertake a rapid survey of all of the identifiable warehouses and warehouse-like buildings in Ulverston. The aim of the survey was to identify how many of this type of building exist, what condition they are in, what uses they are put to and their distribution within the town. A gazetteer of all of the sites was compiled and photographs were taken. A brief amount of analysis was carried out of the results and a short historical background prepared in order to put them into context.

The results of the survey, although not interpreted in detail, demonstrate that in general warehouses and warehouse-like buildings are threatened by redevelopment and often not in good condition, although the majority are protected by their position within the Conservation Area. Most are used for business purposes although many are used for housing or are empty. Based on the results of the survey it is recommended that as many measures as possible be undertaken to protect such buildings in future and that further recording be undertaken of selected good examples.

Acknowledgements

The survey was carried out by Daniel Elsworth and Jo Dawson, who also wrote the report. The authors would like to thank the staff of the Cumbria Record Office (Barrow-in-Furness) for their help with collating background sources.

1. Introduction

1.1 Circumstances of the Project

- 1.1.1 During the last 12 months an increasing number of derelict or empty warehouses and warehouse-type buildings in Ulverston have been converted to, or have had planning applications for conversion into, housing. This inevitably destroys many of the original features of these buildings, which were not designed for domestic use, or alters them to such an extent that their original purpose becomes obscured. Many such conversions have already been undertaken and the stock of warehouses in good, original condition is continually decreasing.
- 1.1.2 Although not architecturally impressive when compared to many buildings in Ulverston, warehouses are of some historical importance as they played a major role in the trade and commerce of the town. Many are not Listed but a large number are within the Conservation Area and therefore have some protection from adverse development.
- 1.1.3 The recently completed Extensive Urban Survey (Cumbria County Council and English Heritage 2002) and draft Conservation Area Character Appraisal (CACA; South Lakeland District Council 2004) have begun to provide a more detailed understanding of the historic fabric of Ulverston. The information provided by these assessments has allowed this survey to be carried out rapidly and it is hoped that it will add an extra layer to the growing body of available information.
- 1.1.4 The survey was carried out in March 2005. The report was written in April 2005.

2. Methodology

2.1 Introduction

- 2.1.1 This section is intended to define the way in which the survey was carried out, the area that was examined and how the information was gathered. It is intended that this will identify to the reader where the limitations of the survey are and where further work or improved survey might be necessary, as well as demonstrate that an appropriate strategy was employed throughout.

2.2 Study Area

- 2.2.1 The entire town of Ulverston was examined, including areas both within and out with those covered by the Extensive Urban Survey (Cumbria County Council and English Heritage 2002) and CACA (South Lakeland District Council 2004). Outlying settlements such as Swarthmoor, Three Bridges, Sandhall, Ross Side and so forth were not included nor were any of the surrounding farms or isolated houses. Modern estates such as Croftlands were also not included, as they were considered unlikely to have any suitable examples.

2.3 Building Types

- 2.3.1 It was not possible to find a detailed standard definition of a warehouse prior to the survey, although they are included in an early guide to recording industrial structures (AIA 1993), and are described by Dixon and Muthesius as '*for the storage rather than the manufacture of goods*' (1978, 124). Warehouses were therefore defined by a number of features, the most significant of which was high-level loading doorways. These are generally wider than a typical pedestrian doorway, but not as wide as a wagon doorway. In a typical example these are positioned one per floor, one above the other, with windows or pedestrian doorways flanking them rather than below them (see illustrated examples in Marshall and Davies-Shiel 1971, 104; Crossland 1971, 45; White 2000, 29; Brunskill 2002, 125). In some cases the remains of hoists or the canopies that covered them are present. The size of the building is not necessarily an identifying factor, and many are relatively small, sometimes only two storeys high (see illustrated example in Matthews 2003, 64). In some cases large buildings were included despite the absence of other typical features because they are specifically identified as warehouses on early maps (see *Section 3.2.5*; Plate 1) and it is assumed that they were used for the storage of heavy or bulky items such as slate or ore.
- 2.3.3 In many cases buildings have been included that are not warehouses as such but have warehouse-like features, in particular high-level loading doorways. Many of these, although not technically warehouses, were evidently used for storage and/or redistribution of goods and so have much the same function. A number of other examples were also recorded that combine the function of a warehouse (storage and redistribution) and another use, usually industrial in nature. Specific examples include mills, which almost invariably have a warehouse element, and other, more minor industrial buildings, where storage was an important consideration (see examples in Marshall and Davies-Shiel 1971, 18 and 97). Again, although not warehouses in the strictest sense these have been included within the survey.

2.4 Survey

2.4.1 The survey was carried out very rapidly. The entire town was systematically examined street by street and any warehouses that were identified were marked on a map (Figs 1 and 2). Photographs were taken wherever possible, and brief descriptions were written. In most cases, to save time in the field, notes and descriptions were compiled based on the photographs.

2.4.2 Apart from a written description of each building an assessment was also made of its current use (as far as this could be ascertained), the level of preservation of original warehouse features and its present condition.

2.4.3 The current use of the building was divided into six basic types:

Business - including shops, pubs, and minor industries

Domestic - either an individual house or several flats, including examples in the process of being converted

Empty - the building is not used

Recreation - used as a function room, hall or similar

Storage - for both business and private purposes

Unknown - it was not possible to ascertain what the building was used for

2.4.4 Preservation was divided into four grades:

1 - all or most of the original warehouse features were present

2 - some or many of the original warehouse features were present

3 - a few of the original warehouse features were present

4 - very few or none of the original warehouse features were present

2.4.2 Condition was similarly divided into four different terms:

Good - the building was in use and well maintained

Fair - the building was probably or partially in use and/or less well maintained

Poor - the building was empty and/or in a bad state of repair, possibly with some minor structural problems

Very poor - the building was derelict and/or suffering severe structural problems

2.4.3 A record was also made of any statutory designations that protected it such as being within the Conservation Area or being Listed. Each building's character, as defined by the draft CACA (South Lakeland District Council 2004), was also noted. The results of the survey were collated into a simple gazetteer (*Section 4*), which included photographs of each building where these were available.

2.5 Background

2.5.1 A limited background history was compiled to accompany the results of the survey and put them into context. This was compiled largely from secondary sources and early maps, and was not intended to examine the history of any of the individual buildings in detail nor provide a comprehensive examination of the subject.

2.6 Interpretation

- 2.6.1 As the intention of the survey was simply to record warehouses, only a limited amount of interpretation was carried out. The results of the survey, combined with the information compiled for the background history, were subject to some interpretation, concentrating particularly on the current condition of the warehouses and the patterns of use, condition and distribution that could be identified.

2.7 Archive

- 2.7.1 Copies of this report will be deposited with the Cumbria Sites and Monuments Record and the Conservation Officer for South Lakeland District Council. The paper and digital archive will be deposited at the Cumbria Record Office (Barrow-in-Furness) with a copy of the report.

3. Background

3.1 Introduction

- 3.1.1 The historical background is primarily compiled from secondary sources and is intended to place the results of the survey into a local context. As the buildings are all post-medieval in date the background concentrates on this period, in particular examining events that are potentially of direct relevance to the construction and use of warehouses.

3.2 Historical Background

- 3.2.1 Following the dissolution of Furness Abbey and Conishead Priory in the sixteenth century, Ulverston soon eclipsed Dalton as the principal market town in the area (Birkett 1949, 24). Ulverston began to grow increasingly wealthy during the seventeenth century as a result of trade in raw materials such as iron ore and slate, helped by the sound business practices of local Quakers (*ibid*). During the eighteenth century Ulverston's prosperity grew even greater, due in part to the number of ships visiting with goods on a regular basis and the variety of local industries that had developed (Rollinson 1966, 46-7). This was the town's 'golden age' and Ulverston was famously described as '*the London of Furness*' by Father Thomas West (West 1802, 36) on account of its prosperity through trade (Robinson 1999). This was further enhanced by the expanding iron industry, which made use of landings at Ulverston (Marshall 1958, 85).
- 3.2.2 At the end of the eighteenth century it was proposed that a canal be built to further increase the town's capacity for trade (McKeever and Layfield 2004, 32), in a sense creating a large wharf, much closer to the town (Marshall and Davies-Shiel 1969, 184). In 1791 a meeting of interested parties was held and subscriptions to promote the scheme were raised (McKeever and Layfield 2004, 33). In 1792 surveys of the proposed route, from Hammerside Hill at the coast to Weint End on the east edge of the town, were made and estimates of the expected total costs calculated (*ibid*). By the end of the year a bill was proposed to Parliament, which was passed in May 1793 (*op cit*, 34-5). Detailed specifications were then drawn up and the first sod was cut in August of the same year (*op cit*, 37-8). Despite problems during the construction the canal was completed in 1796 and opened that December (*op cit*, 42).
- 3.2.3 Initially the canal was a success, although it was subject to the vagaries of the tide within only a few years and by 1805 ships were struggling to enter it (Close's additions in West 1805, 406). Schemes were put in place to try to resolve this and problems were always overcome but the Ulverston Canal was never particularly profitable (Marshall and Davies-Shiel 1969, 184); shareholders had to wait until 1836 for their first dividend (McKeever and Layfield 2004, 45). Ironically, within 20 years of this the canal had been superseded by the construction of the Furness Railway (Marshall and Davies-Shiel 1969, 184). The railway had gradually been eroding the trade of Ulverston Canal for some time, by transporting goods to the growing port of Barrow-in-Furness and at the end of 1850 the Canal Company announced that it was to be dissolved (McKeever and Layfield 2004, 48). Within three years a new railway bridge was being built across the canal, although the terms of the agreement meant that a new basin had to be constructed to

allow vessels to continue to use the canal, albeit in a limited fashion (*op cit*, 49).

- 3.2.4 **Warehouses:** it is likely that the majority of warehouses in Ulverston relate to the period of prosperity that occurred during the late 18th and early 19th centuries, although it is not necessarily the case that they were built as a result of the construction of the canal. Indeed, the initial shareholders of the canal 'were mostly 'warehouse proprietors' (McKeever and Layfield 2004, 34), suggesting that a number of warehouses of some description already existed by the 1790s. Ulverston's prominence as a port was recognised early in the 18th century when the customhouse for the area was moved there from Rampside after 1720 (Fell 1968, 323). Undoubtedly this prominence would have required a large number of warehouses.
- 3.2.5 Warehouses were certainly constructed to serve the canal, particularly at Canal Head (Plate 1). At least one warehouse is described by a contemporary witness as serving the canal at Canal Head (Close's additions in West 1805, 405), although it is likely that there were many more present in the town centre that no longer exist and that the term was used widely to describe any suitable place of storage and redistribution (Plate 2).

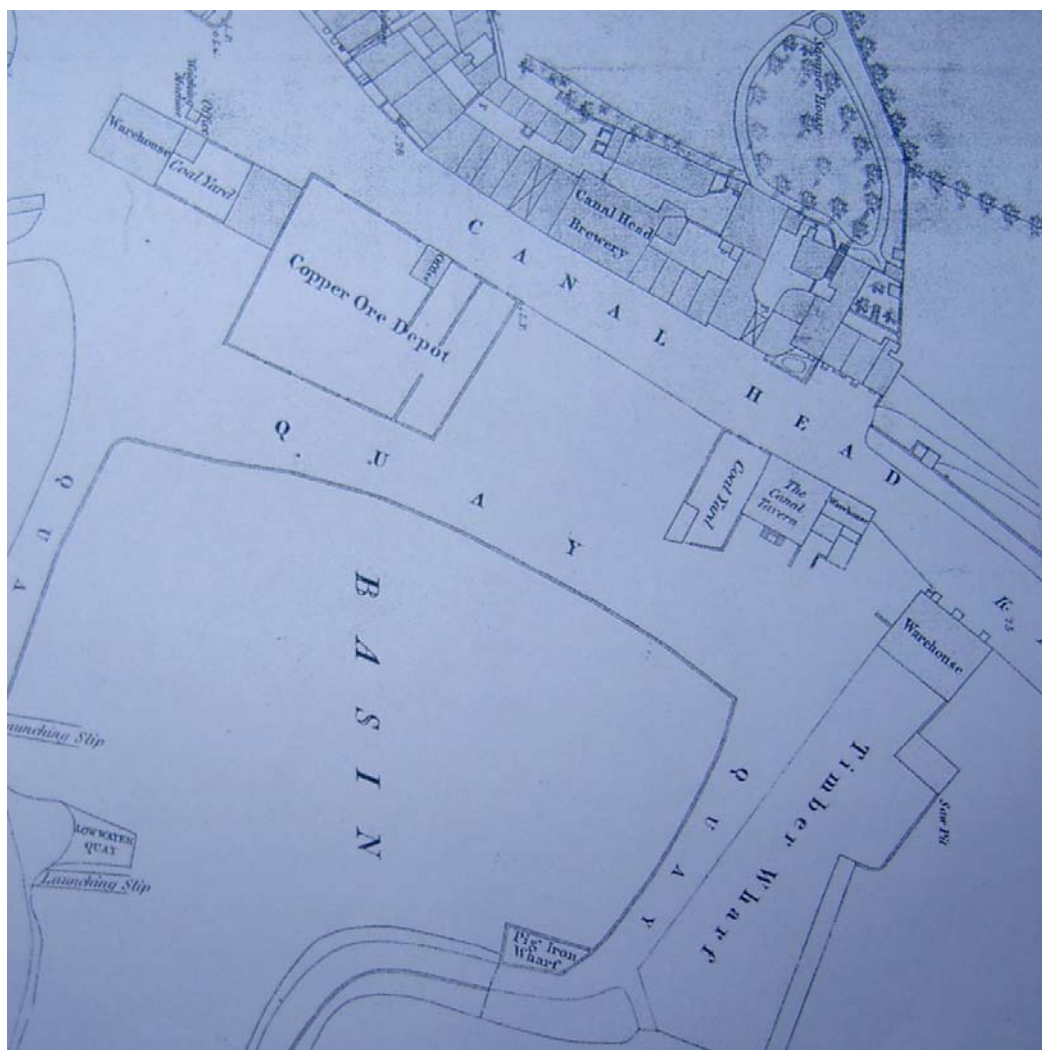


Plate 1: Part of the Ordnance Survey map of 1852 showing warehouses around canal head



Plate 2: The former Hewitt's Chemist on the Market Place, described by its own signs as a 'Patent medicines, tea, oil, drug warehouse'

4. Survey Results

4.1 Introduction

- 4.1.1 A gazetteer of all of the sites identified during the survey was produced and is presented below.

4.2 Gazetteer

Site Number: 01

Address: Back Lane

Current use: Unknown

Preservation: 3

Condition: Fair

Statutory designation: Within Conservation Area

Architectural quality (defined by CACA): Adverse

Description: Brick, English garden wall bond, two-storey, with high-level loading door on south side of east elevation. North side of east elevation has been extensively rebuilt in brick, possibly to accommodate a large doorway (presumably accessing garden to west) added on the ground floor, but has limestone quoins on north-east corner. Small mono-pitch outshut added to south end of ground floor of east elevation, below first-floor door.

Images:



East external elevation

Site Number: 02

Address: Back Lane

Current use: Empty

Preservation: 3

Condition: Fair

Statutory designation: Within Conservation Area

Architectural quality (defined by CACA): Adverse

Description: Rendered but probably stone, two-storey. Two large ground floor doorways, one with sliding door, and ground floor window in east elevation. Window on south side of first floor of east elevation, and loading door in centre. Further window on north side of first floor, east elevation, was originally a second loading door, partially blocked with brick. Internally the roof is constructed with hand-finished timbers forming simple tie-beam trusses. There is a current planning application for conversion to two dwellings.

Images:



East external elevation

Site Number: 03

Address: Church Walk - Back Lane

Current use: Storage

Preservation: 2

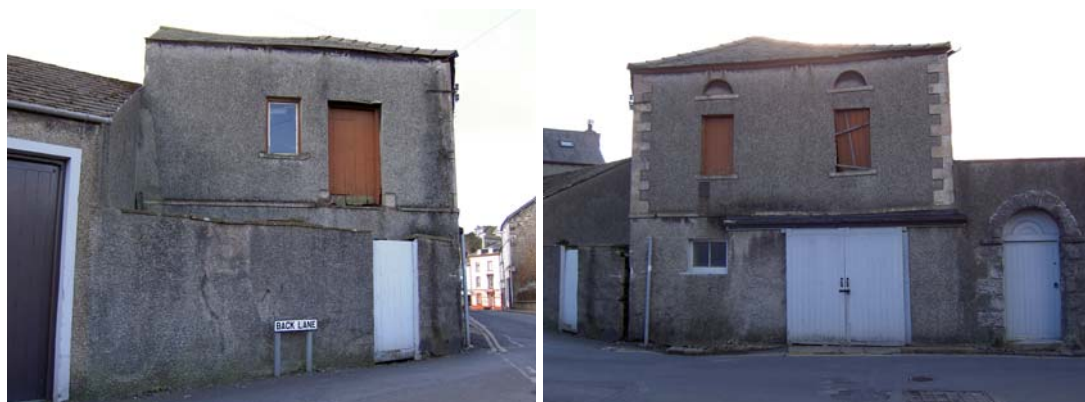
Condition: Fair

Statutory designation: Within Conservation Area

Architectural quality (defined by CACA): Positive

Description: Rendered with quoins and string course, two storey, hipped roof. North-west (front) elevation has symmetrical first floor windows (boarded up) with semi-circular overlights. Ground floor has wagon doorway and small window to left. North-east elevation has small first floor loading doorway and windows on first and ground floor.

Images:



North-east external elevation (left), north-west (front) external elevation (right)

Site Number: 04**Address:** Back Lane**Current use:** Empty**Preservation:** 3**Condition:** Poor**Statutory designation:** Within Conservation Area**Architectural quality (defined by CACA):** Adverse

Description: Three-storeys, roughly coursed limestone and slate with quoins. The north-east (front) elevation has three central loading doorways, one per floor, which have been partially infilled with concrete blocks and bricks to form windows and doorways. A blocked original doorway is also present on the ground floor, to the north of the loading doors. The north-west and south-east gables have rebuilding in brick below the apex (possibly blocked apertures or alterations for flues). The north-west elevation has two modern inserted windows and two small fireplaces(?), which presumably belonged to a building attached to the north-west side, the remains of which may be present in the extant boundary wall. Currently has a planning application for conversion to a dwelling and addition of an attached garage.

Images:

North-west external elevation (left) and north-east (front) external elevation (right)

Site Number: 05**Address:** Back Lane**Current use:** Storage**Preservation:** 2**Condition:** Poor**Statutory designation:** Within Conservation Area**Architectural quality (defined by CACA):** Adverse

Description: Two storey, rough courses of limestone and slate, with dressed quoins, and the occasional brick. May have been built onto an existing boundary wall at the south end. Ground floor doorway on west side of south elevation blocked with brick. Central first floor loading doorway with smaller aperture above (blocked with brick) presumably for hoist. Additional building added to east within last two years.

Images:

South external elevation

Site Number: 06**Address:** Brewery Street**Current use:** Unknown**Preservation:** 3**Condition:** Poor**Statutory designation:** Within Conservation Area**Architectural quality (defined by CACA):** Adverse

Description: Single storey, possibly reduced, presumably with loft. Built of stone rubble in random courses with upper section in brick. Three inserted windows and an inserted wagon doorway in south-west elevation, high-level loading doorway in north-west elevation within brick-built section.

Images:

North-west external elevation (left) and south-west elevation (right)

Site Number: 07**Address:** Market Street**Current use:** Empty**Preservation:** 4**Condition:** Fair**Statutory designation:** Within Conservation Area**Architectural quality (defined by CACA):** Adverse

Description: Two storey, rendered. South-west (front) elevation has two large (inserted?) first floor windows either side of a central window, which may have originally been a loading door. Ground floor has large shop window on south-east side and central (inserted?) wagon doorway, with pedestrian doorway to south-west. North-east (rear) elevation has two first floor windows, and a ground floor window and pedestrian doorway. Internally it has been much altered for use as a garage. The first floor has added partition walls forming rooms and the ground floor has inserted iron columns supporting the floor, making a large open space. It recently had a planning application for conversion to dwellings, although the current status of this is unknown.

Images:

South-west (front) external elevation

Site Number: 08**Address:** Market Street**Current use:** Storage**Preservation:** 2**Condition:** Poor**Statutory designation:** Within Conservation Area**Architectural quality (defined by CACA):** Neutral

Description: Two storey, coursed limestone blocks. South-west (front) elevation has ground floor wagon doorway and first floor loading doorway with window to north-west. Modern awning attached over ground floor.

Images:



South-west (front) elevation

Site Number: 09**Address:** Little Union Street**Current use:** Unknown**Preservation:** 1**Condition:** Poor**Statutory designation:** Within Conservation Area**Architectural quality (defined by CACA):** Neutral

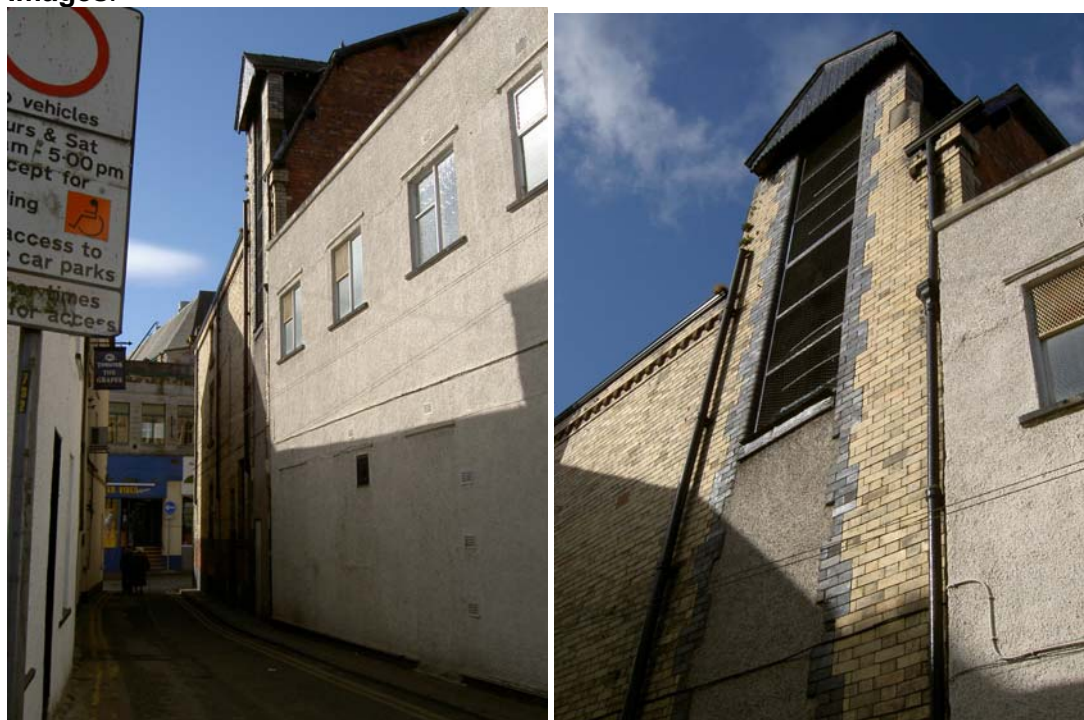
Description: Three storeys, first and second floors rendered, ground floor roughly coursed slate. Within a row of houses, but may form part of building to east. Loading doorways and doors survive in good condition on first and second floors of north elevation and timber gabled canopy originally covering hoist also intact. The building to the east recently had a planning application for conversion to housing.

Images:

North external elevation

Site Number: 10**Address:** The Weint**Current use:** Business (shop)**Preservation:** 1**Condition:** Good**Statutory designation:** Within Conservation Area**Architectural quality (defined by CACA):** Positive

Description: Three storey, brick built, forming part of much larger Co-Op building dated 1881 (Turnbull and Southern 1995, 7). The warehouse section is tall and narrow with several apertures or a single tall aperture, the lower part of which is blocked. The gabled canopy covering the hoist is still *in situ*.

Images:

East (front) external elevation

Site Number: 11**Address:** Buxton Place**Current use:** Unknown**Preservation:** 1**Condition:** Poor**Statutory designation:** Within Conservation Area; Listed**Architectural quality (defined by CACA):** Listed

Description: Large three storey building, rubble build with dressed limestone quoins and details. North (front) elevation has central loading doorways, one per floor, with gabled timber canopy over hoist above. Pair of flanking windows on first and second floors, and one on east side of ground floor. Wagon doorway on west side of ground floor and pedestrian doorway on east side, between loading doorway and window. Timber lintel over ground floor pedestrian doorway inscribed 'Rogers and Tyson'.

Images:

North (front) external elevation

Site Number: 12**Address:** Lower Brook Street - Buxton Place**Current use:** Domestic**Preservation:** 4**Condition:** Fair**Statutory designation:** Within Conservation Area**Architectural quality (defined by CACA):** Not examined**Description:** Two storey with dormer gable containing hoist. Rendered but extensively rebuilt. Part of larger building including Site 13. North (front) elevation has central loading doorways on all floors with pairs of flanking windows. Currently being redeveloped for housing.**Images:**



North (front) external elevation

Site Number: 13

Address: Lower Brook Street - Buxton Place

Current use: Domestic

Preservation: 3

Condition: Poor

Statutory designation: Within Conservation Area

Architectural quality (defined by CACA): Not examined

Description: Three storey, rendered. The north (front) elevation forms an asymmetrical gable with blocked, off-centre loading doorways on all floors. The ground floor doorway is not blocked and the first floor doorway has been partially used as a window. It is about to be redeveloped for housing.

Images:



North (front) external elevation

Site Number: 14**Address:** Smith's Court**Current use:** Domestic**Preservation:** 4**Condition:** Good**Statutory designation:** Within Conservation Area**Architectural quality (defined by CACA):** Neutral

Description: Two storeys, rendered, with gabled canopy covering site of hoist. Extensively modernised or even entirely rebuilt, and may be a modern copy of a warehouse. Large loading doors on ground and first floor of north (front) elevation converted to windows, with smaller flanking windows.

Images:

North (front) external elevation

Site Number: 15**Address:** Buxton Mews**Current use:** Domestic**Preservation:** 3**Condition:** Good**Statutory designation:** Within Conservation Area**Architectural quality (defined by CACA):** Adverse

Description: Rendered, two storeys with gabled dormers. Windows on first and attic floor of front (south) elevation and a pedestrian doorway in the ground floor and a garage doorway to the east. Probably not a warehouse, but the dormer windows and large windows on the first floor could be converted loading doorways. Currently for sale.

Images:



South (front) elevation

Site Number: 16**Address:** Buxton Mews**Current use:** Unknown**Preservation:** 3**Condition:** Fair**Statutory designation:** Within Conservation Area**Architectural quality (defined by CACA):** Not examined**Description:** Small, two storey building, rendered. First floor loading doorways in the east (front) gable elevation with a larger wagon doorway below (possibly inserted). There are additional windows and pedestrian doorways in the north and south elevations.**Images:**

East (front) external elevation

Site Number: 17**Address:** Buxton Mews

Current use: Business (shop: Rushforth shoe repairs)

Preservation: 2

Condition: Poor

Statutory designation: Within Conservation Area

Architectural quality (defined by CACA): Neutral

Description: Small two storey building, effectively just a large monopitch outshut attached to the larger building to the east. It is built of random coursed slate rubble, with a thin coat of render, and has a small loading doorway at first floor level and a pedestrian doorway below.

Images:



North (front) external elevation

Site Number: 18

Address: Market Street

Current use: Business (shop: Thorntons)

Preservation: 3

Condition: Fair

Statutory designation: Within Conservation Area

Architectural quality (defined by CACA): Neutral

Description: Two storeys with attic, rendered, decorated with engaged pilasters and a string course. The south (front) elevation has a blocked central aperture at attic level, which may be a loading doorway, although it is very small, and there are two wide and tall windows below this, which could also have been loading doorways. The ground floor is filled by a shop front.

Images:



South (front) external elevation

Site Number: 19

Address: Market Street

Current use: Business (shop: Lyn Savage)/domestic

Preservation: 3

Condition: Good

Statutory designation: Within Conservation Area

Architectural quality (defined by CACA): Adverse

Description: Two storey with attic, rendered. In the south (front) elevation the attic has a dormer window, which may have housed a loading door although this seems unlikely. There is another window below this and a shop front on the ground floor.

Images:



South (front) external elevation

Site Number: 20

Address: Queen's Court

Current use: Unknown/storage

Preservation: 1

Condition: Fair

Statutory designation: Within Conservation Area

Architectural quality (defined by CACA): Positive

Description: Three storey, brick. There are central loading doorways on each floor in the front (east) elevation beneath a round arch and a blind dormer, with the remains of the hoist, flanked by a pair of windows. At ground floor the sill of the first floor loading doorway is supported by a timber beam with scrolled corbels and a pair of elaborate cast iron brackets. There is evidence for subsidence cracks below several of the windows on the south side. The end wall of a smaller building, including its extant chimney, are visible against the south elevation. It is currently for sale and formed the back of a shop (Fletcher and Robinson) on Queen Street.

Images:



East (front) external elevation



South external elevation (left) and detail of iron brackets (right)

Site Number: 21**Address:** Between Brogden Street and New Market Street**Current use:** Storage**Preservation:** 1**Condition:** Fair**Statutory designation:** Within Conservation Area**Architectural quality (defined by CACA):** Neutral**Description:** Small, two storeys, brick, probably refronting stone. There is a loading doorway at first floor level and a small window in the south (front) elevation, with a large wagon doorway and pedestrian doorway on the ground floor.**Images:**

South (front) external elevation

Site Number: 22**Address:** Off Brogden Street**Current use:** Unknown**Preservation:** 2**Condition:** Fair**Statutory designation:** Within Conservation Area**Architectural quality (defined by CACA):** Adverse**Description:** Two or three storeys, rendered, brick. The north (front) elevation forms an asymmetrical gable with off-centre loading doorways on all floors, the ground floor doorway having been made wider. Currently being redeveloped.**Images:**



North (front) external elevation

Site Number: 23**Address:** Brogden Street**Current use:** Business (shop: Dodd's Florist)**Preservation:** 1**Condition:** Good**Statutory designation:** Within Conservation Area; Listed**Architectural quality (defined by CACA):** Listed

Description: Central part of much larger building made up of three two and three storey blocks. It is probably all brick, rendered and scored to give the appearance of ashlar blocks. The central section is two storeys, with a central loading doorway on the first floor above a pedestrian doorway in the east (front) elevation, flanked on both floors by windows.

Images:

East (front) elevation (left) and detail of loading doorway (right)

Site Number: 24**Address:** Brogden Street

Current use: Recreation (Coronation Hall)

Preservation: 1

Condition: Fair

Statutory designation: Within Conservation Area

Architectural quality (defined by CACA): Positive

Description: The rear (east) end of the Coronation Hall shows signs of three phases of construction, one on top of the other. The lowest is built of mixed rubble with dressed sandstone quoins, the next has limestone quoins and the highest has rougher pecked sandstone quoins. This third phase seems to relate to the insertion of a row of windows on the ground floor of the east and north elevations and a high level loading doorway in the north elevation. These three phases may correspond to the building's use as a mansion (Littlecroft), mansion and then Hotel (Lightburn House/County Hotel - burnt down in 1911) and the Coronation Hall (Ashburner 1993, 22; Birkett 1949, 129). The doorway was presumably inserted to serve the stage end of the Coronation Hall.

Images:



North external elevation (left) and rear (east) elevation

Site Number: 25

Address: Stockbridge Lane

Current use: Unknown

Preservation: 1

Condition: Fair

Statutory designation: Within Conservation Area

Architectural quality (defined by CACA): Positive

Description: Two storeys, rendered. The north (front) external elevation has a pair of loading doorways on the first floor, the sills of which rest on scrolled stone corbels, above windows. There is a further window on the first floor and looped ventilation slots. There are two chimneys.

Images:



North (front) external elevation

Site Number: 26

Address: White Hart Yard

Current use: Domestic

Preservation: 3

Condition: Fair

Statutory designation: Within Conservation Area

Architectural quality (defined by CACA): Neutral

Description: Rendered, two-storey. South-east external elevation forms a gable and has large apertures at ground and first floor levels within what are probably the former loading doorways.

Images:

None

Site Number: 27

Address: Lower Brook Street

Current use: Empty

Preservation: 3

Condition: Poor

Statutory designation: Within Conservation Area

Architectural quality (defined by CACA): Adverse

Description: Three storey, mix of randomly coursed slate and brick with some evident rebuilding in brick for the addition of a chimney (since removed). The building appears to have been extended in height, probably from one storey, and possibly originally formed part of the building to the south. The north (front) elevation has three windows on the first and second floors, one on the ground floor adjacent to a partially blocked large pedestrian doorway. The west elevation has two partially blocked loading doorways on the south side of the first and second floors above a pedestrian doorway. Internally the roof structure consists of a single king-post truss and there is a fireplace in the north-west corner of the first floor. It was recently subject to a planning application for conversion to housing.

Images:



North (front) and west external elevations (left) and king post truss (right)



Corner fireplace on first floor

Site Number: 28

Address: Lower Brook Street

Current use: Business (shop: Unique Image (old Heritage Centre))

Preservation: 1

Condition: Fair

Statutory designation: Within Conservation Area

Architectural quality (defined by CACA): Positive

Description: Not visited. Rendered, three storeys. Central loading doorways on all floors of west elevation with flanking pairs of windows on first and second floors and pedestrian doorway on north side of ground floor. Original hoist mechanism *in situ* and in working order as well as doors and iron grills over windows.

Images:

None

Site Number: 29**Address:** Lower Brook Street**Current use:** Business (shop: Unique Image (old Heritage Centre))**Preservation:** 2**Condition:** Good**Statutory designation:** Within Conservation Area; Listed**Architectural quality (defined by CACA):** Listed**Description:** Two storeys, rendered. Large loading door on first floor of front (north) elevation above a large shop window and pedestrian doorway. To the west is another large window on the first floor above a large aperture forming a passage into the yard to the south.**Images:**

North (front) external elevation

Site Number: 30**Address:** Lower Brook Street (Brazier Fell's Yard)**Current use:** Business (shop: formerly WF Sport, now empty)**Preservation:** 3**Condition:** Good**Statutory designation:** Within Conservation Area**Architectural quality (defined by CACA):** Neutral**Description:** Two storey extension to rear (north) of shop facing onto Market Street, rendered. There are several small windows on both floors, a first floor loading doorway in the east elevation and a pedestrian doorway in the north elevation.**Images:**

East external elevation (left) and north external elevation (right)

Site Number: 31**Address:** Brazier Fell's Yard**Current use:** Domestic**Preservation:** 2**Condition:** Fair**Statutory designation:** Conservation Area; Listed**Architectural quality (defined by CACA):** Listed

Description: Rear part of a larger shop fronting onto Market Street (the whole of which is Listed). It is rendered and three-storeys with a single large central aperture, original loading doors, blocked to form first and second floor windows and a ground floor doorway. The surrounds of the original aperture are finished with dressed limestone quoins as are the corners of the building.

Images:

Front (north) external elevation

Site Number: 32**Address:** Bolton's Place**Current use:** Domestic/business (shop: Agate House)**Preservation:** 2**Condition:** Good**Statutory designation:** Conservation Area**Architectural quality (defined by CACA):** Neutral

Description: Three storeys, rendered. Row of central apertures, which have been made into windows on first and second floor and a large doorway on the ground floor. A beam projects from above the second floor window, and is presumably part of the original hoist. The warehouse forms part of a much larger building, which is partially used for housing and partially for a shop.

Images:



Front (west) external elevation

Site Number: 33**Address:** Back Lane**Current use:** Storage**Preservation:** 3**Condition:** Poor**Statutory designation:** Conservation Area**Architectural quality (defined by CACA):** Neutral

Description: Large barn-like building with small one-up one-down type accommodation attached to north end. Two and a half stories, rendered. East elevation has a large wagon doorway (probably not original), a pedestrian doorway and a first floor window, while the south gable has a first-floor loading doorway, ground floor pedestrian doorway (and similar doorway to the east blocked with brick) and a small aperture below the eaves. It may be on several levels internally and has the appearance of a bank-barn, perhaps altered for storage.

Images:

South elevation (left) and east elevation (right)

Site Number: 34**Address:** Soutergate**Current use:** Storage**Preservation:** 3**Condition:** Poor**Statutory designation:** Conservation Area**Architectural quality (defined by CACA):** Adverse**Description:** Large, barn-like building, two-storeys, rendered. The east elevation has a large wagon-doorway (probably inserted) with a window above, to the south of which is a first floor loading doorway with a small window below.**Images:**

East (front) external elevation

Site Number: 35**Address:** Mill Street**Current use:** Business (pub)**Preservation:** 3**Condition:** Good**Statutory designation:** Conservation Area; Listed**Architectural quality (defined by CACA):** Listed**Description:** Former Town Mill. Large three-storey building, stripped back to random courses of stone (slate). In the front (east) elevation there is a single loading doorway on the second floor, several large windows, two or three per floor, and a doorway on the ground floor with a modern gabled canopy. There are several further windows in the south elevation and a pedestrian doorway.**Images:**



Front (east) external elevation (left) and south external elevation (right)

Site Number: 36

Address: Mill Street

Current use: Empty

Preservation: 1

Condition: Poor

Statutory designation: Conservation Area

Architectural quality (defined by CACA): Neutral

Description: Three storeys, rendered and painted. The front (south) elevation has four second floor windows, three on the first floor and one on the ground floor. There are a pair of loading doorways on the east side, first and ground floor, and a pedestrian doorway in the centre of the ground floor. Between the ground floor doorways is a partially covered multi-light shop window with a moulded entablature.

Images:



Front (south) external elevation

Site Number: 37

Address: Upper Brook Street - King Street

Current use: Business (shop: Nevinson's Carpet Shop)

Preservation: 2

Condition: Good

Statutory designation: Conservation Area

Architectural quality (defined by CACA): Positive

Description: Three storey shop with loading doorways in north elevations, rendered and painted. Front (east) elevation has three windows per first and second floor and a large shop window on ground floor. North elevation has remaining second floor loading doorway and window below (probably originally a second loading doorway). On the ground floor there is a smaller shop window with a pedestrian doorway to the east of the apertures above.

Images:



North external elevation (left) and front (east) and north external elevations (right)

Site Number: 38

Address: Upper Brook Street

Current use: Business (shop: Ralph Spours Estate Agents)

Preservation: 3

Condition: Good

Statutory designation: Conservation Area

Architectural quality (defined by CACA): Neutral

Description: Three storeys, rendered and painted. The first and second floors have two windows either side of wider central windows that were probably originally loading doorways. A timber gabled canopy, which probably originally housed/covered the hoist forms a small dormer at roof level.

Images:



North-east external elevation (front)

Site Number: 39**Address:** Upper Brook Street**Current use:** Business (shop: Home Style)**Preservation:** 2**Condition:** Good**Statutory designation:** Conservation Area**Architectural quality (defined by CACA):** Neutral**Description:** Three storeys, rendered and painted. A similar arrangement to Sites **38** and **40**, with a row of central apertures, one of which retains the original loading doors (first floor), flanked by pairs of windows. The second floor aperture has been converted into a window.**Images:**

North-east external elevation (front)

Site Number: 40**Address:** Upper Brook Street**Current use:** Business (shop: Russ the Barber)**Preservation:** 2**Condition:** Good**Statutory designation:** Conservation Area**Architectural quality (defined by CACA):** Positive

Description: Three storeys, rendered, similar arrangement to Sites 38 and 39. Flanking pair of windows on the first and second floors of the south-west elevation, with a central loading doorway remaining on the second floor and another, blocked beneath. At roof level a gabled timber canopy forms a dormer roof over the position of the original hoist (which is no longer evident). On the ground floor there is a decorative shop front with a moulded entablature, and engaged pilasters, flanked by pedestrian doorways.

Images:

Front (south-west) external elevation

Site Number: 41**Address:** Leather Lane**Current use:** Domestic**Preservation:** 4**Condition:** Poor**Statutory designation:** Conservation Area**Architectural quality (defined by CACA):** Not examined

Description: Three storeys, random courses of stone, with central aperture (presumably originally loading doorways) running almost full height of north-west gable. This has been mostly blocked, leaving a small window at second floor level. Appears to be butted by building to south, which also partially covers the position of the original loading doors.

Images:

North-west external elevation

Site Number: 42**Address:** Upper Brook Street**Current use:** Business (shop: Custom Cups and Corsets)**Preservation:** 3**Condition:** Good**Statutory designation:** Conservation Area**Architectural quality (defined by CACA):** Neutral

Description: Small, two-storey shop, rendered and painted. The front (north-east) elevation has a first floor possible loading doorway off centre, with ground floor pedestrian doorway and window below.

Images:



Front (north-east) external elevation

Site Number: 43

Address: Upper Brook Street

Current use: Storage

Preservation: 1

Condition: Fair

Statutory designation: Conservation Area

Architectural quality (defined by CACA): Positive

Description: Large, three storeys, rendered. Front (north-east) gable has loading doorways on the first and second floors and a large, probably inserted, doorway on the ground floor. A beam forming part of the hoist remains *in situ* above the second floor loading doorway and there are windows on the first and second floor to the right of the loading doorways. Currently for sale.

Images:



Front (north-east) external elevation

Site Number: 44

Address: The Gill

Current use: Business (shop: Gill Cycles)

Preservation: 1

Condition: Good

Statutory designation: Conservation Area

Architectural quality (defined by CACA): Positive

Description: Two storeys, rendered and painted. Large loading doorway on left side of front (west) elevation, with a row of windows to the right. There are two windows to the right of the ground floor and a modern doorway below the loading doorway, and a single window on the first and ground floors to the left of the doorways. The remains of an iron I-beam are present above the loading doorway, presumably forming part of the original hoist.

Images:



Front (west) elevation

Site Number: 45

Address: The Gill - Leather Lane

Current use: Domestic

Preservation: 2

Condition: Fair

Statutory designation: Conservation Area

Architectural quality (defined by CACA): Positive

Description: Three storeys, rendered and scored to look like ashlar blocks, painted. Loading doorways, now infilled to form windows on the left side of the north elevation, with a larger (probably inserted) doorway below. A single smaller window is present on both the first and second floors to the right.

Images:



Front (north) external elevation

Site Number: 46

Address: The Gill

Current use: Unknown

Preservation: 2

Condition: Poor

Statutory designation: Conservation Area

Architectural quality (defined by CACA): Neutral

Description: Two storeys, rendered, within a row of houses. The front (north-east) elevation has a large ground floor wagon doorway and three first floor windows (boarded over). The rear (south-west) elevation has a first floor loading doorway above a ground floor pedestrian doorway.

Images:



Rear (south-west; left) and front (north-east; right) external elevations

Site Number: 47

Address: The Gill

Current use: Unknown

Preservation: 2

Condition: Poor

Statutory designation: Conservation Area

Architectural quality (defined by CACA): Neutral

Description: Two storeys, roughly coursed stone and dressed quoins. The rear (south-west) elevation has a first floor loading doorway with a stone lintel above a ground floor wagon doorway. The south-east side has two connected doorways, one a wagon doorway, with brick arches, the smaller of which is blocked.

Images:



Rear (south-west, left) and side (south-east; right) external elevation)

Site Number: 48

Address: Bugle Horn Hill

Current use: Recreation (Girl Guides room)

Preservation: 3

Condition: Fair

Statutory designation: Conservation Area

Architectural quality (defined by CACA): Neutral

Description: Two and a half storeys, coursed stone with dressed limestone quoins. A large aperture is present on the right side, which presumably originally housed loading doors on at least two levels, but is now blocked, apart from a pedestrian doorway on the ground floor. To the left are two windows on the first floor and a doorway on the ground floor.

Images:



Front (west) external elevation

Site Number: 49**Address:** Alley between Casson Street and Clarence Street/Casson Street**Current use:** Unknown**Preservation:** 3**Condition:** Poor**Statutory designation:** None**Architectural quality (defined by CACA):** Adverse

Description: Two or two and a half storeys, roughly coursed stone (north and south ends rendered) and some brick with dressed limestone quoins. The rear (west) elevation has two inserted windows on the ground floor and a pedestrian doorway. The first floor has the remains of a blocked aperture above one of the windows, possibly a blocked loading doorway, and a tall window above the ground floor doorway, possibly also a former loading doorway. A small monopitch outshot is attached to the north end and a garage to the south.

Images:

Rear (west) external elevation

Site Number: 50**Address:** Swan Street**Current use:** Unknown**Preservation:** 2**Condition:** Fair**Statutory designation:** None**Architectural quality (defined by CACA):** Not examined

Description: Small, two-storey building, randomly coursed stone with dressed limestone quoins and a barge board. The front (east) gable has a first floor loading doorway with a stone lintel and quoins, while the south elevation has two ground floor windows, the west of which is evidently inserted.

Images:



Front (east) external elevation (left) and south external elevation (right)

Site Number: 51**Address:** The Ellers**Current use:** Business (industrial)**Preservation:** 1**Condition:** Fair**Statutory designation:** None**Architectural quality (defined by CACA):** Adverse

Description: Large former mill, three and a half storeys, part rendered but randomly coursed stone structure. The east elevation has five windows per floor and a series of loading doorways at the south end, which have been re-used as a fire escape. A gabled hoist canopy remains *in situ*. The north elevation has a row of loading doors on all floors above the ground floor, and a pedestrian doorway on the ground floor. At the apex there is a gabled canopy over the remains of the hoist. The west elevation has six windows per floor while the south is largely obscured by attached buildings, but two windows are visible.

Images:

East external elevation (left) and north external elevation (right)



North and west external elevations (left) and south external elevation (right)

Site Number: 52**Address:** Neville Street

Current use: Domestic

Preservation: 4

Condition: Good

Statutory designation: None

Architectural quality (defined by CACA): Neutral

Description: Extensively modernised, rendered over brick. The front (north) elevation is a later alteration dated 1875, with various windows and a large ground floor wagon doorway and gabled dormers. The east side has a painted advertisement on its north side stating: 'Dickinson and Son[s] Cornflours Provender Warehouse[s]', and is double depth. The west and south sides are rendered and much altered.

Images:



Detail of painted advertisement on east elevation (left) and front (north) external elevation (right)

Site Number: 53

Address: Rachel's Court, Neville Street

Current use: Domestic

Preservation: 4

Condition: Good

Statutory designation: None

Architectural quality (defined by CACA): Adverse

Description: Large former cotton mill, now flats. The rear (south-east) has warehouse-like elements including blocked former loading doorways at first floor level (now windows) and large wagon doorways on the ground floor.

Images:



Rear (south-east) external elevation

Site Number: 54

Address: Theatre Street car park/rear of New Market Street

Current use: Business (shop)

Preservation: 3

Condition: Good

Statutory designation: Conservation Area

Architectural quality (defined by CACA): Positive

Description: Rear of a shop on New Market Street. Limestone and sandstone in regular courses of dressed blocks with sandstone quoins and details. Three storeys, forming a gable. There are a pair of windows on the first and second floors of the rear (west) elevation and the remains former loading doorways on the south side, which have been blocked and modern windows added.

Images:



Rear (west) external elevation

Site Number: 55

Address: Canal Head

Current use: Business (shop)

Preservation: 2

Condition: Fair

Statutory designation: None

Architectural quality (defined by CACA): Not examined

Description: Large, two storeys, part rendered but roughly coursed stone. There are numerous windows in the east elevation on the first floor and three wagon doorways on the ground floor. The north elevation has a single window at first floor level, possibly inserted and possibly originally a loading doorway. The south end has evidently been altered, probably reduced in length as the stubs of walls and buttresses are visible.

Images:



South external elevation (left) and east external elevation (right)

Site Number: 56

Address: Canal Street

Current use: Domestic

Preservation: 4

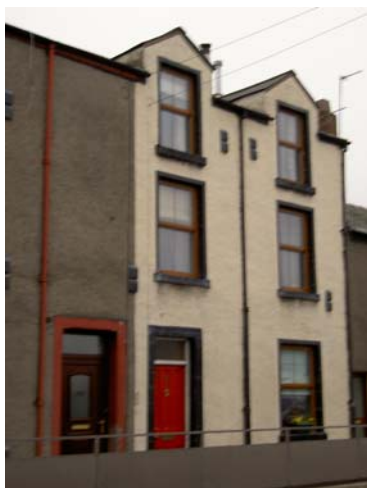
Condition: Good

Statutory designation: None

Architectural quality (defined by CACA): Not examined

Description: Two and a half storeys, rendered and painted. Front (south-east) elevation has a pair of dormer windows on the second floor, a pair of windows on the first floor and a window and doorway on the ground floor. The windows are arguably large enough to be former loading doorways, although this is not particularly convincing.

Images:



Front (south-east) external elevation

Site Number: 57**Address:** Canal Side**Current use:** Empty**Preservation:** 2**Condition:** Poor**Statutory designation:** None**Architectural quality (defined by CACA):** Not examined

Description: Three storeys, coursed limestone blocks with rusticated quoins. The front (north-west) elevation has a row of central loading doorways and a second floor row of windows with an iron lintel and the remains of a hoist above. On the first floor there is another high-level doorway. The north elevation has three tall windows with rounded heads, suggesting this was actually an engine house. It currently has a planning application for conversion to a house.

Images:

North external elevation (left) and front (north-west) external elevation (right)

Site Number: 58**Address:** Canal Side**Current use:** Empty**Preservation:** 3**Condition:** Poor**Statutory designation:** None**Architectural quality (defined by CACA):** Not examined

Description: Brick built, two storeys. Gabled extension to north-west elevation obscures any detail but a high-level loading doorway is visible in the north elevation. Due to be demolished as part of a current building scheme.

Images:



Front (north-west) and north external elevations

Site Number: 59

Address: Canal Head

Current use: Domestic

Preservation: 4

Condition: Fair

Statutory designation: None

Architectural quality (defined by CACA): Not examined

Description: Large two storey building, rendered and painted. Numerous large windows, probably inserted in all elevations, except north, on first floor and wagon doorway in ground floor of south elevation. The ground level is higher on the west side allowing access to the first floor.

Images:



South and east external elevations (left) and east external elevation (right)

Site Number: 60

Address: Canal Head (former Canal Tavern)

Current use: Domestic

Preservation: 4

Condition: Fair

Statutory designation: None

Architectural quality (defined by CACA): Not examined

Description: Two storey extension to north-west corner of former Canal Tavern. Rendered and painted, but dressed quoins visible. North end has a single small window at first floor level and a doorway on the ground floor, both probably inserted. The east and west elevations have a pair of ventilation slots below the eaves.

Images:



North external elevation (left) and east external elevation (right)

Site Number: 61**Address:** Quebec Street**Current use:** Storage/business (industrial)**Preservation:** 3**Condition:** Fair**Statutory designation:** None**Architectural quality (defined by CACA):** Not examined**Description:** Small, two-storey building. Randomly coursed stone, rendered on north-west side. Ground floor doorway in north-west elevation and blocked first floor aperture in south-west elevation, possibly former loading doorway.**Images:**

Front (north-west) and south-west external elevations

Site Number: 62**Address:** Quay Street**Current use:** Empty**Preservation:** 1**Condition:** Good**Statutory designation:** None**Architectural quality (defined by CACA):** Not examined**Description:** Large three-storey building attached to the Welcome Inn, rendered and painted, with four windows on the first and second floors of the north-west elevation. There are three further windows on the ground floor and a pedestrian doorway. No evidence for loading doorways or other warehouse features but included on account of size and lack of obvious alternative function.**Images:**



Front (north-west) external elevation

Site Number: 63

Address: Chapel Street (Argyll House)

Current use: Storage

Preservation: 2

Condition: Fair

Statutory designation: None

Architectural quality (defined by CACA): Neutral

Description: Small two-storey building, with garage doorway in west elevation. It is built of a mix of brick and stone and appears to have been built onto an existing boundary wall. The north elevation has a blocked gateway through the original wall and a first floor level loading doorway. A large amount of the original wall is built from re-used foundry waste including vitrified pieces of crucible and furnace lining brick. It is within the grounds of a building named Argyll House, which has a date stone marked '1886 JD'.

Images:



North and west external elevations (left) and north and east external elevations (right)



Detail of re-used foundry waste in north elevation

Site Number: 64

Address: Canal Head

Current use: Business (shop)

Preservation: 3

Condition: Fair

Statutory designation: None

Architectural quality (defined by CACA): Not examined

Description: Large two storey building similar to Sites **55** and **59**. Rendered, with a row of windows along the north-west elevation onto the road (probably inserted). There are large doorways and further windows in the south-east elevation and blocked first floor apertures in the north-east elevation. The north-west side is at a higher level, potentially allowing access from the road.

Images:



North-west and north-east external elevations

Site Number: 65

Address: Old Hall Lane

Current use: Storage/business (industrial)

Preservation: 3

Condition: Poor

Statutory designation: None

Architectural quality (defined by CACA): Not examined

Description: Former Higher or Ure Mill. Two and a half storeys rendered but presumably stone. There are several inserted windows in the east elevation on the ground and first floor level. The south gable has a ground floor wagon doorway with a narrow loading doorway above and a first floor window, above which is a timber beam, possibly part of a former hoist. A re-used date stone, positioned at an angle, is

visible possibly marked '179?', although the style of the text would suggest it is earlier.

Images:



Front (south) elevation (left) and detail of date stone (right)

Site Number: 66

Address: Smith's Court

Current use: Unknown

Preservation: 2

Condition: Fair

Statutory designation: Conservation Area

Architectural quality (defined by CACA): Adverse

Description: Small two-storey building, rendered. The south elevation has a ground floor pedestrian doorway, a loading doorway above and a further small overlook above this (which may have been another full aperture, suggesting the building has been reduced in height). The west gable has a late chimney and a single first floor window.

Images:



South external elevation (left) and west external elevation (right)

Site Number: 67

Address: Bugle Horn Hill

Current use: Unknown

Preservation: 3

Condition: Poor

Statutory designation: Conservation Area

Architectural quality (defined by CACA): Not examined

Description: Small, two storey building, randomly coursed slate construction with dressed limestone quoins and alterations in brick. The west elevation has a possible single first floor loading doorway with a flat brick arch (possibly just a window) and the north elevation has alterations in brick suggesting the position of a chimney.

Images:



North and west external elevations

Site Number: 68**Address:** Lund Road**Current use:** Unknown**Preservation:** 3**Condition:** Poor**Statutory designation:** None**Architectural quality (defined by CACA):** Not examined

Description: Small two-storey building, brick. There is a first floor loading doorway in the south elevation and another possible (blocked) in the west. A further large aperture at first floor in the south elevation has been reduced in size to form a window.

Images:

South and west external elevations

Site Number: 69**Address:** Back Lane**Current use:** Domestic**Preservation:** 4**Condition:** Good**Statutory designation:** Conservation Area**Architectural quality (defined by CACA):** Adverse

Description: Recently converted to form a house and now rendered with modern windows. Recorded prior to conversion (Elsworth and Dawson 2005) as being two storeys, rendered but stone built. The front (east) elevation had two wagon doorways

and a pedestrian doorway on the ground floor and three first floor apertures, two of which were probably loading doorways. It was originally used as a threshing barn but later became a slaughterhouse and may have been used as workshops, which may explain the addition of loading doorways.

Images:



The front (east) external elevation prior to redevelopment (left) and the remains of animal stalls in the north end (right)



The tie beam truss within the building (left) and the front (east) external elevation after redevelopment (right)

5. Results

5.1 Introduction

5.1.1 It was not the intention of this survey to carry out a detailed analysis of the results, rather to record the current distribution condition and number of warehouses in Ulverston as a useful aid to future researchers, historians, archaeologists, planners, and conservation officers. Nevertheless, it is worthwhile at this stage presenting a brief interpretation as far as this is possible.

5.2 Summary and Analysis

5.2.1 In order to facilitate this interpretation a summary table of the gazetteer was produced, and this is presented below (Table 1).

Site	Use	Preservation	Condition	Designation	CACA
01	Unknown	3	Fair	Conservation Area	Adverse
02	Empty	3	Fair	Conservation Area	Adverse
03	Storage	2	Fair	Conservation Area	Positive
04	Empty	3	Poor	Conservation Area	Adverse
05	Storage	2	Poor	Conservation Area	Adverse
06	Unknown	3	Poor	Conservation Area	Adverse
07	Empty	4	Fair	Conservation Area	Adverse
08	Storage	2	Poor	Conservation Area	Neutral
09	Unknown	1	Poor	Conservation Area	Neutral
10	Business (shop)	1	Good	Conservation Area	Positive
11	Unknown	1	Poor	Conservation Area; Listed	Listed
12	Domestic	4	Fair	Conservation Area	Not examined
13	Domestic	3	Poor	Conservation Area	Not examined
14	Domestic	4	Good	Conservation Area	Neutral
15	Domestic	3	Good	Conservation Area	Adverse
16	Unknown	3	Fair	Conservation Area	Not examined
17	Business (shop)	2	Poor	Conservation Area	Neutral
18	Business (shop)	3	Fair	Conservation Area	Neutral
19	Business (shop)/ domestic	3	Good	Conservation Area	Adverse
20	Unknown/storage	1	Fair	Conservation Area	Positive
21	Storage	1	Fair	Conservation Area	Neutral
22	Unknown	2	Fair	Conservation Area	Adverse
23	Business (shop)	1	Good	Conservation Area; Listed	Listed
24	Recreation (hall)	1	Fair	Conservation Area	Positive
25	Unknown	1	Fair	Conservation Area	Positive
26	Domestic	3	Fair	Conservation Area	Neutral
27	Empty	3	Poor	Conservation Area	Adverse
28	Business (shop)	1	Fair	Conservation Area	Positive
29	Business (shop)	2	Good	Conservation Area; Listed	Listed
30	Business (shop)	3	Good	Conservation Area	Neutral
31	Domestic	2	Fair	Conservation Area; Listed	Listed
32	Domestic/	2	Good	Conservation Area	Neutral

Site	Use	Preservation	Condition	Designation	CACA
	business (shop)				
33	Storage	3	Poor	Conservation Area	Neutral
34	Storage	3	Poor	Conservation Area	Adverse
35	Business (pub)	3	Good	Conservation Area; Listed	Listed
36	Empty	1	Poor	Conservation Area	Neutral
37	Business (shop)	2	Good	Conservation Area	Positive
38	Business (shop)	3	Good	Conservation Area	Neutral
39	Business (shop)	2	Good	Conservation Area	Neutral
40	Business (shop)	2	Good	Conservation Area	Positive
41	Domestic	4	Poor	Conservation Area	Not examined
42	Business (shop)	3	Good	Conservation Area	Neutral
43	Storage	1	Fair	Conservation Area	Positive
44	Business (shop)	1	Good	Conservation Area	Positive
45	Domestic	2	Fair	Conservation Area	Positive
46	Unknown	2	Poor	Conservation Area	Neutral
47	Unknown	2	Poor	Conservation Area	Neutral
48	Recreation (Girl Guides room)	3	Fair	Conservation Area	Neutral
49	Unknown	3	Poor	None	Adverse
50	Unknown	2	Fair	None	Not examined
51	Business (industrial)	1	Fair	None	Adverse
52	Domestic	4	Good	None	Neutral
53	Domestic	4	Good	None	Adverse
54	Business (shop)	3	Good	Conservation Area	Positive
55	Business (shop)	2	Fair	None	Not examined
56	Domestic	4	Good	None	Not examined
57	Empty	2	Poor	None	Not examined
58	Empty	3	Poor	None	Not examined
59	Domestic	4	Fair	None	Not examined
60	Domestic	4	Fair	None	Not examined
61	Storage/ business (industrial)	3	Fair	None	Not examined
62	Empty	1	Good	None	Not examined
63	Storage	2	Fair	None	Neutral
64	Business (shop)	3	Fair	None	Not examined
65	Storage/ business (industrial)	3	Poor	None	Not examined
66	Unknown	2	Fair	Conservation Area	Adverse
67	Unknown	3	Poor	Conservation Area	Not examined
68	Unknown	3	Poor	None	Not examined
69	Domestic	4	Good	Conservation Area	Adverse

Table 1: Summary of gazetteer of sites

- 5.1.2 **Use:** some warehouses appeared to have more than one use; hence the total number is more than the number of surveyed buildings.

Business - 33.3% (23 sites)

Domestic - 23.2% (16 sites)

Empty - 11.6% (8 sites)

Recreation - 2.9% (2 sites)

Storage - 15.9% (11 sites)

Unknown - 21.7% (15 sites)

- 5.1.3 **Preservation:**

1 - 20.3% (14 sites)

2 - 27.5% (19 sites)

3 - 37.7% (26 sites)

4 - 14.5% (10 sites)

- 5.1.4 **Condition:**

Good - 30.4% (21 sites)

Fair - 39.1% (27 sites)

Poor - 30.4% (21 sites)

Very poor - 0% (0 sites)

- 5.1.5 **Designation (other than Listed):**

Conservation area - 75.4% (52 sites)

None - 24.6% (17 sites)

- 5.1.6 **CACA:**

Listed - 7.2% (5 sites)

Positive - 15.9% (12 sites)

Neutral - 27.5% (19 sites)

Adverse - 23.2% (16 sites)

Not examined - 23.6% (17 sites)

- 5.1.7 **Distribution:** it is noticeable from the distribution that the majority of warehouses are situated within the town centre, typically on back streets or alleys (Figs 1 and 2). They would appear in general to be utilised in by shops or smaller businesses, suggesting that the majority were for small-scale goods for retail. A smaller concentration is present around Canal Head and, by contrast to those in the town centre, these are generally large in plan but only one or two storeys high. These were presumably therefore used in the trade of large bulk goods such as ore, slate and timber. In areas outside the town centre there are isolated warehouses in what are otherwise residential areas. These may represent the remains of former industries that were present in these areas, or were part of commercial activities away from the town centre.

- 5.1.8 **Conclusions:** the survey demonstrates that a typical warehouse is used for business purposes, has relatively few of its original features remaining and is in only a fair condition. It is likely to be within the Conservation Area, but is

probably only rated as neutral or adverse by the Conservation Area Character Appraisal, if it was examined at all. This would suggest that warehouses are particularly at threat from destruction or extensive and unsympathetic redevelopment, although they are generally protected by their position within the Conservation Area. It was observed that a number of these buildings have current planning applications for conversion (typically from storage to residential use; Sites **02**, **03**, **07**, **09**, **27** and **57**) and it is considered likely that many of those that are currently empty will soon face a similar fate.

5.2 Recommendations

5.2.1 Well-preserved warehouses in Ulverston are likely to become a rare building type within a relatively short period of time based on the evidence of this survey. They are particularly at threat from re-development and are rarely Listed. They undoubtedly played an important part in the commercial history of the town and form a significant element of its historic landscape. Ulverston was an important trading port, although not strictly on the coast, and warehouses are visual evidence of this fact.

5.2.2 The importance of warehouses to the historic fabric of towns has been suggested by Brunskill in his discussion of industrial buildings in general (2002, 125):

'There was a considerable range of industry active at the vernacular level in Cumbria during the 18th and early to mid-19th centuries. Nearly all the processes required buildings of some sort; and while many of these have fallen into ruin, many more will surely remain to be discovered, both overgrown and hidden in remote dales, and exposed but unrecognised in the towns. When better understood, they may be as much appreciated as works of vernacular architecture as their domestic or agricultural counterparts.'

Warehouses in Chester have also been described by Matthews (2003, 36) as a:

'...common class of building that is often undervalued in the study of industrialisation... These buildings are often found tucked away in the back streets, if they survive at all, and have often been converted into wine bars or apartments. They are another untapped resource in our understanding of work in the recent past. Census returns list warehouseman as a common occupation; how many worked in these small buildings rather than the large repositories?'

The same could undoubtedly be said for the situation in Ulverston.

5.2.3 It is therefore recommended that as many warehouses in Ulverston as possible are preserved in future. This could be achieved by conditions on planning applications requiring as many typical features as possible be maintained. This has already been achieved in some cases, and would presumably be required within the Conservation Area. A more detailed survey of some or all of these buildings in order to better understand them would also be useful, and this could also be achieved within the Conservation Area through PPG 15 (ODPM 2002, Section 4.2.5). This would be particularly beneficial in those cases where original features are likely to survive, such as where the building has remained empty and unaltered for a long time.

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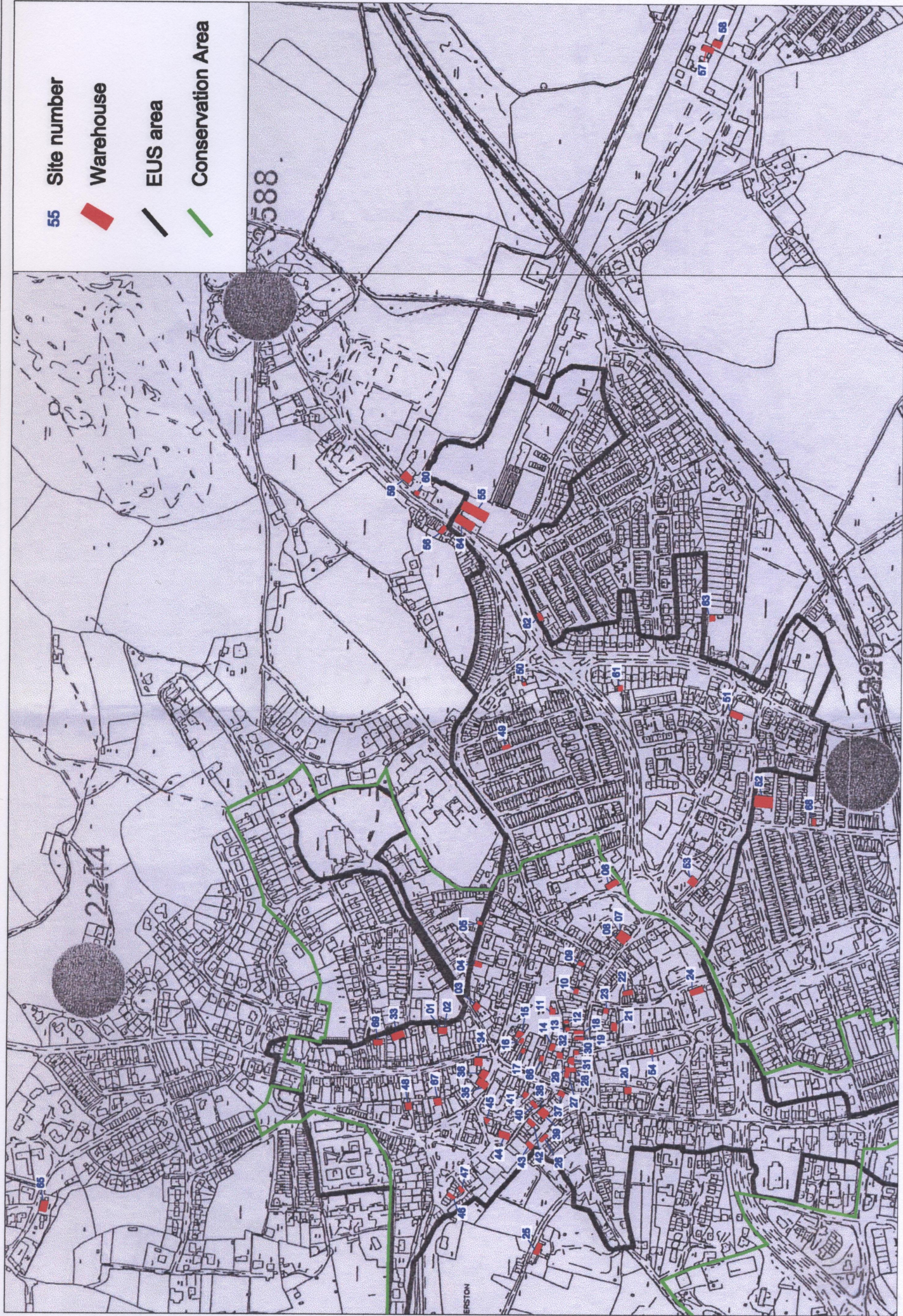


Figure 1: Gazeteer sites

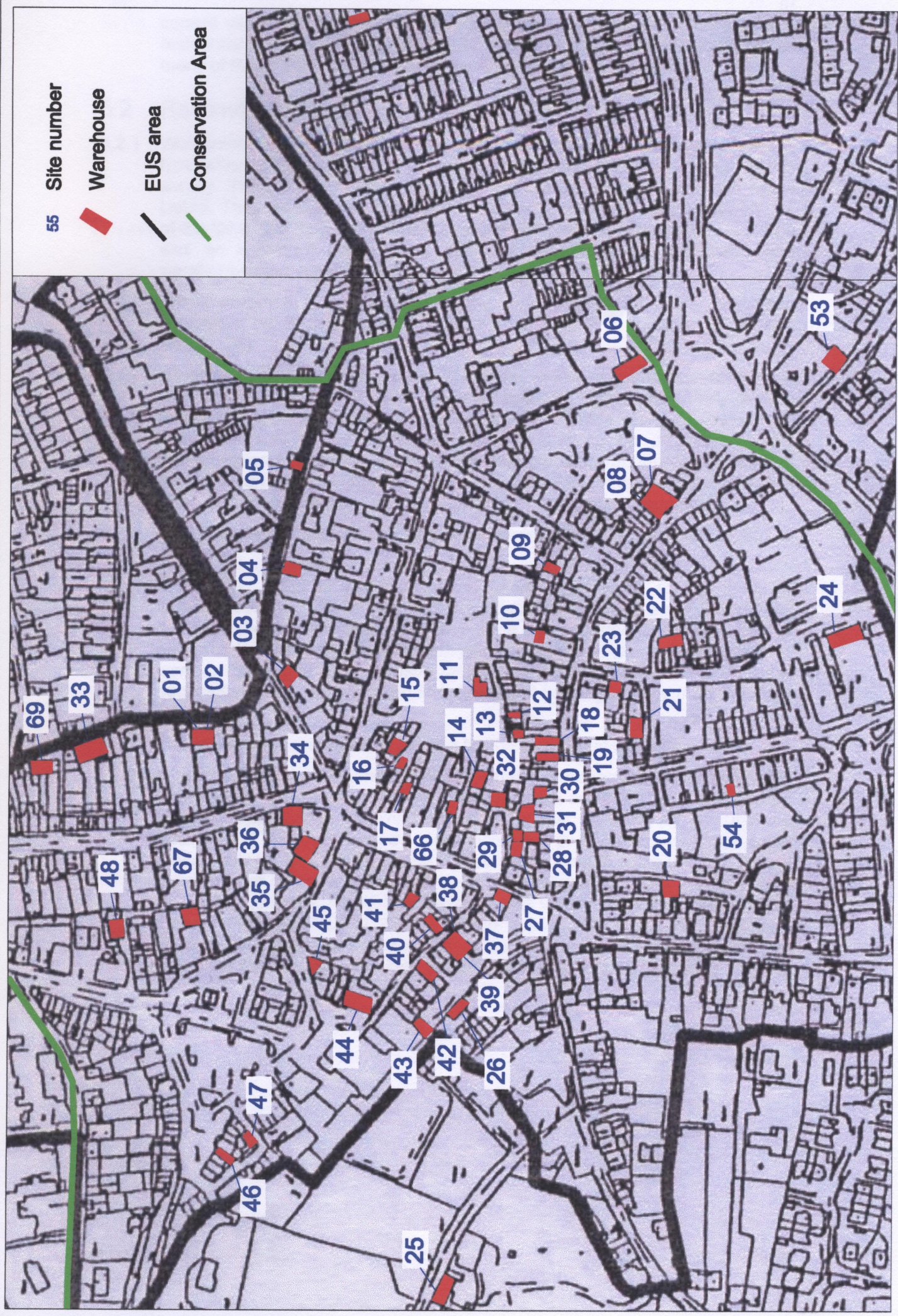


Figure 2: Detail of gazetteer sites in town centre