



KINGSWAY BATHS AND BRIDGE HOUSES, LANCASTER

Archaeological Building Investigation



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SUMMARY

Prior to the redevelopment of the site of the former Kingsway Baths and Bridge Houses, Parliament Street, Lancaster (SD 4810 6225) a programme of archaeological recording was requested by the Lancashire County Archaeological Service. This was to comprise of a Level III-type survey of the standing buildings, accompanied by background research into the site, which would enhance an earlier study undertaken in 1999.

The background research revealed that the Bridge Houses were built as part of the construction of the New Bridge (now Skerton Bridge) over the River Lune. They are thought to have been built by the architect Thomas Harrison in *c*1787, although there is only circumstantial evidence for this, and were used as a tollhouse and inn from the end of the eighteenth century to the middle of the nineteenth. After this point they were used primarily as private houses for wealthy local families until the beginning of the twentieth century. During the early twentieth century increased road traffic and the construction of a neighbouring railway made the area less popular and by the later part of the twentieth century the Bridge Houses were in a poor condition. Ironically it was one of the Bridge Houses residents, Henry Warbrick, the mayor of Lancaster, who was largely responsible for the construction of the Kingsway Baths and associated bus depot in 1938.

The building investigation, combined with the results of the background research, was able to identify a total of six phases of modification in the Bridge Houses and four in the baths. Most of those in the Bridge Houses relate to alterations made in the mid to late nineteenth and twentieth centuries, reflecting the change in use from business to residential and the addition of a restaurant in 1985. The Kingsway Baths, by contrast, have undergone only four major phases of alteration, each connected to a period of modernisation and improvement within the building, although many proposed alterations were never carried out.

A brief discussion of the significance of the buildings in the local landscape is also included, and recommendations for future work including a watching brief during development are presented.

ACKNOWLEDGEMENTS

Oxford Archaeology North (OA North) would like to express its thanks to Liberty Properties Plc for commissioning and supporting the project. Further thanks are also due to the staff of the Lancashire County Record Office in Preston (LCRO (Preston)), the Lancaster City Library, Lancaster City Museums and Lancaster City Council for their help and information.

Kathryn Blythe, Daniel Elsworth, Dave McNicol, Chris Ridings and Karl Taylor carried out the building investigation. Daniel Elsworth carried out the background research and wrote the report. Mark Tidmarsh produced the illustrations. Alison Plummer managed the project and edited the report, which was also edited by Steven Rowland.

1. INTRODUCTION

1.1 CIRCUMSTANCES OF THE PROJECT

- 1.1.1 A proposal to redevelop the site of the Kingsway Baths and Leisure Centre and the Bridge Houses at the south-east end of Skerton Bridge (centred on SD 4810 6225) has been made by Liberty Properties plc. The Kingsway Baths were built in the late 1930s together with the attached bus depot, while the Bridge Houses are thought to have been constructed in the late 1780s in conjunction with the new Skerton Bridge. The Kingsway Baths and bus depot are Listed Grade II and the Bridge Houses are Listed Grade II*. Because of their historic importance and the scale of the development the Lancashire County Archaeological Service (LCAS) requested a programme of archaeological recording.
- 1.1.2 A brief detailing the required recording was provided by LCAS (*Appendix 1*). This was to consist of a RCHM(E) Level III-type survey (RCHM(E) 1996) as far as safety permitted, consisting of the production of drawings based on existing plans, a descriptive and photographic record and additional documentary research. Corstorphine and Wright and Hills Erwin Partnership, on behalf of Liberty Properties plc, requested a project design (*Appendix 2*) from Oxford Archaeology North (OA North) in response to this brief. Following the approval of the project design by LCAS and its acceptance by Corstorphine and Wright and Hills Erwin Partnership the work was undertaken in October and November 2004.
- 1.1.3 A separate report detailing the results of building investigation of the Kingsway Bus Depot, has been produced by OA North (OA North 2005).

2. METHODOLOGY

2.1 INTRODUCTION

- 2.1.1 The building investigation consisted of two main elements: the physical inspection of the building itself and the compilation of detailed background information on Kingsway Baths and the Bridge Houses.
- 2.1.2 **Introduction:** a RCHM(E) Level III-type survey was undertaken. This consists of an essentially descriptive record, which looks in detail at the buildings' origins, development and use (RCHM(E) 1996, 4). Further information was compiled largely with a view to further understanding physical aspects of its construction, rather than its wider social and historical context.
- 2.1.3 **Building Investigation:** written descriptive records were made of all parts of the building using OA North *pro-forma* record sheets. These consist of a relatively brief description of each room, paying particular attention to structural details and alterations. Plans of all of the main floors and cross-sections were produced by hand-annotating architects 'as existing' drawings supplied by the client. Features of interest identified within the building were recorded individually where they were considered to be of some importance.
- 2.1.4 **Photographic Archive:** photographs were taken in both monochrome prints and colour slide 35mm format, supplemented by digital photographs. These covered both general aspects of the building and details of features of particular historical, structural and/or architectural interest. Monochrome medium format prints were also taken of the façade. A written record of each photograph was also kept.

2.2 DESK-BASED ASSESSMENT

- 2.2.1 An archaeological assessment for the whole area, including the buildings to the south-west was carried out in 1999 by the Lancaster University Archaeological Unit (LUAU 1999). This has provided a general background for the site of the current development, as well as some specific information relating to the Kingsway Baths and Bridge Houses. This report was used as the basis for the present background but, in addition, further documentary research was carried out.
- 2.2.2 This principally consisted of an examination of records, in particular historic maps and other documents, held at the Lancashire County Record Office in Preston (LCRO(Preston)), the Lancaster City Library, the Lancaster City Museum and Lancaster City Council.

2.3 ARCHIVE

- 2.3.1 A full archive has been prepared to a professional standard in accordance with current United Kingdom Institute for Conservation (UKIC 1990) and English

Heritage guidelines (English Heritage 1991). The paper and digital archive will be deposited with the Lancashire County Record Office (Preston) on completion of the project. A copy of the report will be deposited with the Lancashire SMR, also in Preston.

3. BACKGROUND

3.1 INTRODUCTION

3.1.1 The background history is largely compiled from information gathered for an archaeological assessment carried out in 1999 (LUAU 1999). Further information was gathered as part of the current building investigation from a number of sources including the Lancashire Site and Monuments Record (SMR), the Lancashire County Records Office in Preston (LCRO(Preston)), the Lancaster City Library, the Lancaster City Museum and Lancaster City Council. This additional information concentrated specifically on the development of the buildings, their use and alteration, with less emphasis on the surrounding area, although a consideration of their regional and national importance was taken into consideration.

3.2 GEOLOGY AND TOPOGRAPHY

3.2.1 The site is situated below 10m OD on the south bank of the River Lune, part of an extensive till plain formed by glacial activity (Countryside Commission 1998, 83). Mud and sand-flats dominate the general area, although the extent of these is limited on account of the generally urban nature of the area (*ibid*). The solid geology is made up of Silesian sandstone of the Pendle Grit Formation, which are thickly bedded and covered by a mixed layer of fluvio-glacial deposits of clay and gravel (OA North 2003, 6).

3.3 HISTORY AND ARCHAEOLOGY OF THE SITE

3.3.1 ***Prehistoric and Romano-British:*** the position of the site, outside of the centre of the city, has left it relatively unstudied, and there is little information regarding its early history. While there is evidence for prehistoric activity in the form of occasional stray finds in the general area (as there are in many parts of Lancaster) there is nothing specific relating to the site (LUAU 1999, 7). Similarly, although Lancaster is known to have been occupied by Roman troops during the mid to late first century AD (Shotter 2001, 7-8). Find spots of two coins of Roman date are known from the immediate area (LUAU 1999, 7), but the significance of these is not clear. A possible Romano-British settlement site is also known to the north, and it is considered possible that subsidiary roads may have followed the line of the River Lune during this period. The ruined remains of a bridge were discovered during the construction of the New (now Skerton) Bridge (QSP/2203/43 1786), although it is not clear how old these were. It has been suggested that the loop forming the medieval mill race may have originally formed part of a Roman harbour (Horsfield 2001, 64-5), but there is as yet little evidence to support this theory.

3.3.2 ***Early Medieval and Medieval:*** the site is situated on the boundary between the medieval parish of Skerton and the township of Bulk, the boundary being formed by the mill race, which is now covered. The Bridge Houses are entirely

within Skerton while the baths straddle the boundary. Bulk township was 'anciently called Newton' (Baines 1870, 585), and was held by Earl Tostig at the time of the Norman Conquest and then given to Roger de Poitou (Farrer and Brownbill 1914, 49). It appeared in the Domesday survey of 1086 as a small landholding (Baines 1870, 585), and later formed part of the estates of Lancaster Priory, and was subsequently under Sydon Abbey (Farrer and Brownbill 1914, 49).

- 3.3.3 A medieval leper hospital and priory were established adjacent to St Leonardsgate in the twelfth century by the future King John. The leper hospital is thought to have been situated near to the site of the derelict White Lion public house, which stood to the east (LUAU 1999, 7). It is considered possible that a cemetery associated with the leper hospital may have been close to the site (*ibid*).
- 3.3.4 A mill leat was created to serve a mill on the line of the present Damside Street (Horsfield 2001). This passed immediately to the south of the Bridge Houses and is covered by the site of the baths (compare Plates 3 and 4). It is likely that this mill had been founded by 1194, although the exact location of the earliest mill is still somewhat conjectural; there was also a mill in Bulk Township (*ibid*). This may be the corn mill that stood somewhere in the vicinity before 1496, for at that date it was leased to one John Gardiner (Baines 1870, 585). At the Dissolution, the land was sold into private hands (LUAU 1999, 7).
- 3.3.5 In the 1680s and the early eighteenth century, the area was essentially rural in character (*op cit*, 8). Seventeenth century maps suggest that it was marginal to the main development of the city, lying as it did on the edges of Lancaster and Bulk townships (*ibid*). Before the construction of the Skerton Bridge it is not likely that the area was a good candidate for commercial or domestic premises, and it is likely that the gardens and mill leat shown during the early nineteenth century (Plates 1-3) represent the only use of the land (*ibid*). The construction of a formal boulevard, known as 'Ladies' Walk', again suggests that this was an essentially rural area. The Green Ayre, to the south-west, was a fashionable location for recreation in the seventeenth and eighteenth centuries and Ladies' Walk' would seem to be a logical extension of this following the development of Cable Street (*ibid*).
- 3.3.6 From the end of the eighteenth century, however, the potential of the area as a site for commercial and industrial premises grew. The proximity of the river, the turnpike road and finally the new bridge provided good communications and made it a natural site for commercial exploitation. Skerton Bridge itself was built on the outskirts of the town to allow deeper draught ships to be built on the Green Ayre for the West Indies trade. Linked to the shipping industry, the establishment of a rope walk by 1778 (Mackreth 1778) signalled the beginning of increased development, which continued with the establishment of an inn, soapery and marble works in the nineteenth century. The area was part of a general expansion of the town and much of the area forming Cable Street, Parliament Street and the south bank of the River Lune was divided into speculative plots in order to encourage development (Dalziel 2001, 145-6). The new bridge is shown on the relevant plans (PL 1/69 1784) even though

it was not completed at the time, with the ‘Toll House Lot’ and ‘Bridge Square’ clearly marked out. This was evidently not entirely successful, however, as even by 1821 much of the area remained undeveloped (see Binn’s map in White 2003, 53), despite the new bridge.

- 3.3.7 Communications were further improved in the late nineteenth century and early twentieth centuries, with the opening of Back Caton Road and Kingsway. During the First World War a railway was also constructed between munitions works off Caton Road and the town, which decimated what little rural character remained in the area, and swept away part of the gardens associated with the Bridge Houses (Anon 1962). This in turn allowed more intensive development of the area, which included the construction of a large laundry. In recent years the general area has seen a proliferation by small-scale workshops and other premises, as well as larger supermarkets and other shopping areas.

3.4 HISTORY OF THE BRIDGE HOUSES

- 3.4.1 The three buildings making up the Bridge Houses were built as part of the construction of the Skerton Bridge (White 1998). This was carried out between 1783 and 1788, to the designs of Thomas Harrison and by the builders Messrs Mesham (Fleury 1974, 113), although Benjamin Muschamp and Co are described as the builder contractors in a petition of 1786 (QSP/2203/43 1786). The bridge was believed to have been situated on the site of an earlier bridge (Clark 1811, 43), and indeed the ruins of this were encountered during its construction, which *‘laying loose amongst the Gravel occassioned the Water to spring in much more than it otherwise would have done’* and *‘these Ruins also weakening the Bottoms of the Dams, so far has to have more than once at high Tides, suffered them to break through and blow up the weak Parts where the Ruins laid, and in a great measure to refill the foundations with Gravel’* (QSP/2203/43 1786). Despite these and other difficulties the, described as *‘greater than could possibly have been forseen’* the resulting bridge was considered a resounding success, which *‘besides its utility must be considered as the chief ornament of the place’* (Fleury 1974, 114).
- 3.4.2 An act of parliament for the building of the new bridge and abandonment of the old one (to the west, as opposed to the ruined one) was not obtained until 1792 however (Moorhouse nda, 62). There was some debate at the time as to whether the bridge was in the township of Lancaster or not, but nevertheless *‘it was there enacted, that after the New Bridge had been built, the Mayor, bailiffs and commonality, should have the power of exacting tolls for all goods, wares, and merchandise passing over it’* (Moorhouse nda, 62). A similar act for leasing the ‘Bridge end tolls’, presumably for the old bridge, had been in existence since at least 1757 (*op cit*, 63).
- 3.4.3 Curiously though, there is no early mention of the Bridge Houses, nor are they apparently mentioned in the specifications for the building of the new bridge (QAR 2/5-5A 1783) or shown on any of the original drawings (QAR 5/30 c1783). The New Bridge was considered such a work of art it appeared in

numerous sketches of the town, including one by JMW Turner (White 1998), but the Bridge Houses are generally absent from these views (for example a view of the New Bridge by George Pickering from the early nineteenth century in Dalziel 2001, 138). The Bridge Houses were evidently used as part of the collection of tolls, and the earliest reference demonstrates that this was contemporaneous with the completion of the bridge (see Table 1). The letting of the tolls and the Bridge Houses evidently went hand-in-hand:

‘These tolls were let with the houses, which were sometimes used as public-houses; and the lessee had sometimes customers with whom he bargained for a year; and occasionally they might pass through and no toll be demanded when they stopped and took drink at the house’ (Moorhouse nda, 62).

- 3.4.4 Evidently the site included a public house from an early stage, although this was probably let out to others at different times (see Table 1). There is little record of alterations or additions made to the Bridge Houses, although there is an advertisement for two *‘modern-built’* dwelling-houses with gardens for sale behind the Bridge Houses in 1803 (Moorhouse ndb, 88), and later for tenders to build *‘two new Stables... at the New-Bridge Toll-House’* (Anon 1804, 3). Clark’s map of 1807 does not, however, provide any further detail (Plate 1), but there are buildings shown to the rear of the main façade (although this is depicted, rather inaccurately, as a simplified rectangle) on a plan of 1816 (PL 1/60 1816). In 1808 the let of the tolls was advertised as:

‘All that Messuage or Dwelling-house, with the Backbuildings and appurtenances, known by the name of The Bridge Inn, situate near the New Bridge, on the Green Area, in Lancaster, now in the possession of Robert Mansergh, as tenant; together with the Through and Passage Toll Duties and Customs within the town of Lancaster, commonly called The Bridge Toll, and also The Bridge-lane Passage Toll, now occupied therewith’ (Anon 1808, 3).

- 3.4.5 Clearly the Bridge Houses were being used as part of the collection of tolls and as an inn from an early date. Quite what date the Bridge Inn was established is not clear, although *‘Martin, John, Innkeeper (Bridge) Cable Street’* is listed in 1794 (Anon 1794, 628). The inn was evidently still in use into the nineteenth century, and appears to have been converted into a private house in the later nineteenth century (see Table 1 below).

<i>Date</i>	<i>Address</i>	<i>Use</i>	<i>Resident</i>	<i>Source</i>
1787	-	Toll-house	Richard Dunderdale	Moorhouse nda, 63
1794	-	Toll-house	Robert Barber	Moorhouse nda, 63
1794	-	Inn	John Martin	Anon 1794, 628
1801	-	Toll-house	Robert Mansergh and	Moorhouse nda, 63

			Gilbert Batty	
1804	-	Toll-house	-	Anon 1804, 3
1808	-	Inn and toll-house	Robert Mansergh	Anon 1808, 3
1808	-	Toll-house	William Whalley and John Mawson	Moorhouse nda, 63
1811	-	Inn and toll-house	William Walling	Anon 1811, 3
1825	-	Inn	Robert Atkinson	Baines 1825, 37
1826	-	Toll-house	Richard Warbrick	Moorhouse nda, 63
1830	-	Toll house	Luke Eastwood	Moorhouse nda, 63
1851	1 Parliament Street	Private residence	Agnus Walmsley, Margaret Towers, Elizabeth Eyres	Holmes (comp) 1997
1851	2 Parliament Street	Inn	John Dobson and family	Holmes (comp) 1997
1851	3 Parliament Street	Private residence	Thomas Gardener and family	Holmes (comp) 1997
1851	-	Inn	John Dobson	Slater 1851, 141
1896	38 Parliament Street	Private residence	Joseph Wilkinson	Cook, WJ, and Co 1896, 77-8
1896	40 Parliament Street	Private residence	John Coates	Cook, WJ, and Co 1896, 77-8
1896	42 Parliament Street	Private residence	Joseph Wilkinson	Cook, WJ, and Co 1896, 77-8
1898	38 Parliament Street	Private residence	Joseph Wilkinson	Slater's Directory Limited 1898, 524
1898	42 Parliament Street	Private residence	Richard Bond	Slater's Directory Limited 1898, 522
1912-3	38 Parliament Street	Private residence	Jph Wilkinson	Bulmer, J (ed) 1912-13, 126
1912-3	40 Parliament Street	Private residence	Hy Warbrick	Bulmer, J (ed) 1912-13, 124
1934	38 Parliament Street	Private residence	Gertrude Wilkinson	Shires, FN, Ltd 1934, 101
1934	40 Parliament Street	Private residence	Henry Warbrick	Shires, FN, Ltd 1934, 101

1938	Bridge End	Private residence	H Warbrick	Anon 1938, 13
1985	-	Restaurant	-	Anon 1985, 3

Table 1: References to the Bridge Houses

- 3.4.6 It is evident that the inn was an integral part of the toll house/Bridge Houses for almost 100 years. It would appear to have occupied the central bridge house as in the 1851 census the Bridge Inn is numbered two, and is situated between two small residences (Holmes (comp) 1977). The Bridge Houses were evidently at the far end of Parliament Street at the time and the numbering would appear to have gone from north to south. It is not clear when the toll-house went out of use, but by 1848 a new tollhouse at the east end of the bridge and to the north-west of the Bridge Houses had been constructed (Ordnance Survey 1848), and from this point the Bridge Houses appear to be largely residential (Table 1). In 1831 there was a court case at which the right of the Bridge end toll to collect money from people carrying coal was considered (Moorhouse nda). This had far-reaching implications for the right and ability of tolls to be collected, and also called into question the impact that the canal (which was completed at around the same time as the bridge) was having on them (*ibid*). This was probably a contributory factor in the eventual demise of the tollhouse and of toll collection in general.
- 3.4.7 It is not clear when the Bridge Inn finally closed but by the 1890s all three of the Bridge Houses had become private residences to some of the more wealthy members of Lancaster's population (Anon 1962, 7). Already the area was beginning to change, however, and the formerly rural character was destroyed by the construction of tramlines across the bridge and a railway along the banks of the River Lune (Ordnance Survey 1893).
- 3.4.8 During the twentieth century the Bridge Houses continued, for a while, to be inhabited by the wealthy of Lancaster. The additional construction of a railway line to carry munitions from the factory on Caton Road severely affected much of the landscape, and made the area considerably less appealing (Anon 1962, 7). This was followed by the construction of new roads, in part due to the congestion that Skerton Bridge was suffering from as early as 1924 (CC/MRE 2/58 1924-65). During the early part of the twentieth century, and presumably before, fairs were held on the land to the north-east (where the Kingsway Baths were later built) and these further added to the increasingly uncongenial nature of the area (Anon 1934, 9). During the later twentieth century, the Bridge Houses became increasingly neglected, to the extent that they were described as being in a poor condition by 1985. At this point they were temporarily saved from further decay by the creation of a new restaurant, which incorporated parts of two of the three Bridge Houses (Anon 1985, 3).

3.5 HISTORY OF KINGSWAY BATHS

- 3.5.1 The construction of the Kingsway Baths came about largely as a result of the influence of one of its neighbours: the Mayor in 1938, Henry Warbrick (see

Table 1). He was chair of the ‘*Baths and Recreation Grounds Committee*’, which had been attempting to establish a permanent site for some time (Anon 1938, 13). The plot of land to the north east of the Bridge Houses had, as already mentioned, previously been used for holding fairs. This practice attracted some criticism (not least from Henry Warbrick who described it as a ‘*little hell*’) on account of the noise and pollution it generated (Anon 1934, 9). The new baths were begun in 1938 the year Henry Warbrick died who obviously did not see their completion (Anon 1938, 13). They had an associated Omnibus Depot (Plate 4), which was evidently completed slightly after the baths (Ordnance Survey 1938b, where the bus depot is only shown in outline). The Rt Hon Walter E Elliot MP, the minister of Health opened the baths, on July 1st 1939 (Plate 5).

3.5.2 They remained Lancaster’s main sports and recreation complex throughout the rest of the twentieth century and they were modified several times to meet changing demand (see Table 2). Most significantly, the minor pool was filled in during the period 1983-4 to create a new sports hall. A rooftop football pitch was constructed over the central corridor (Anon 1984b, 12-13). This move was criticised, however, and there were complaints that the old baths were insufficient to meet modern requirements (Anon 1984a, 10). In 1997 the Kingsway Centre (as it had become known) was replaced by the Salt Ayre Sports Centre between Lancaster and Morecambe, which was opened on 10th August (Kingsway Centre 1997).

<i>Date</i>	<i>Alteration</i>	<i>Source</i>
1938	Construction of Kingsway Baths	Anon 1938, 13; Ordnance Survey 1938a; 1938b
1 st July 1939	Kingsway Baths opened	White 1990, 144
1961	Construction of roller skating rink, comprising maple floor covering main pool	Anon 1961, 9; 1961b, 13
1975	New electrical layout for sauna suite	Lancaster City Council 1975; nd
1976	Creation of new sauna suite	Anon 1976, 11
1983-4	Infilling of minor pool for creation of new sports hall, addition of roof-top football pitch	Anon 1983, 12-13
1 st February 1984	New sports centre opened by Bill Beaumont	Anon 1984b, 1
1985	Tiles replaced in main pool, walls repaired and redecorated and new heating installed	Anon 1985a, 5
1987	Plans to expand sports centre into old bus-depot	Ripley 1987, 1

1988	Plans to demolish old bus depot. Previous plans to convert it into part of sports centre or bus museum scrapped	Anon 1988, 5
1992	New signs added to front of Kingsway Centre	Anon 1992, 5
9 th August 1997	Closure of Kingsway Centre	Kingsway Centre 1997
10 th August 1997	Opening of Salt Ayre Sports Centre	Kingsway Centre 1997

Table 2: Recorded alterations to the Kingsway Baths and bus depot

4. BUILDING INVESTIGATION RESULTS

4.1 INTRODUCTION

4.1.1 Both Kingsway Baths and the Bridge Houses face onto Parliament Street (which now forms part of Lancaster's one-way system) and towards the River Lune. The three Bridge Houses are directly opposite the southern end of the Skerton Bridge, and form a symmetrical façade that greets travellers as they pass over the bridge into Lancaster. All of the buildings lie on a north-east/south-west axis, although for the purposes of the building investigation, simplified cardinal point descriptions will be used. Therefore, the main façades are taken to face north onto Parliament Street.

4.2 THE BRIDGE HOUSES

4.2.1 *Arrangement of the Buildings:* the Bridge Houses comprise three main buildings, approximately 16m apart, which are connected at ground floor level on their north elevations by a 'link wall', which is set back slightly, to form a continuous, quite plain, neo-classical façade approximately 63m long.

4.2.2 The central Bridge House is approximately 11m square, has three stories (and a basement) and was originally entered from Parliament Street. The main decorative façade faces north onto Parliament Street, which is three windows wide and would have originally been the front of the building (Plate 7). This is the north gable of the building, which has been disguised with a decorative façade and low parapet. Internally, each floor is divided into small rooms (21 in total) of unequal sizes and there is a dog-leg, north/south staircase in the centre of the southern half of the building. The roof is composed of a north/south ridge with a chimney stack in the middle of each long wall. A single storey outshut is attached to the east wall, the 'link wall' forming its north elevation (Fig 4).

4.2.3 The east and west Bridge Houses (Fig 4) differ slightly in their layout from the central Bridge House in that they are rectangular in shape and each have only two stories (and a basement). They both measure approximately 10.5m x 9.5m, their long axes being aligned north/south. Both have small single storey porches added to their east and west elevations respectively. These contain the main front (probably original) entrances into these buildings. The east Bridge House has an additional, larger porch added to the west elevation. The decorative façade (three windows wide) which faces north, is the north gable wall of each building as is the case with central Bridge House. Internally, the layout differs from the central Bridge House in that the staircases lie on an east-west axis. The east Bridge House has 18 rooms whilst the west Bridge House has 21. The roofing arrangements of both buildings are composed of a north/south ridge with a chimney-stack on each gable.

- 4.2.4 A late twentieth century single storey restaurant/night club fills the space between the central and east Bridge Houses. Entry into the central Bridge House is only via the metal double doors at the rear.
- 4.2.5 **Fabric:** all of the three bridge houses and the link walls are constructed from local yellow sandstone (Plates 7-9) which is in relatively good condition. The walls and decorative elements forming the main façade and entrance porches are compound walls faced with square cut flush-faced ashlar. The visible elevations of the east and west Bridge Houses are constructed from coursed, squared and tooled random stonework (Plate 6) and the rear elevations are a mixture of coursed and uncoursed random rubblework with large sandstone quoins. The majority of the roof covering has been removed leaving only modern roofing felt, although this was originally probably slate (stacks of roof slates are present in the modern restaurant).
- 4.2.6 Internally, most of the partition walls are of timber stud wall construction finished with lath (both sawn and riven) and plaster (with some modern patching). In the central bridge house some of the walls are constructed with post and rail timber frames together with wattle and daub infill panels (some of which are in poor condition). The floors, where they remain, are mainly laid down to timber boards (most of which are in poor condition). The floors in the basements have mostly been robbed but were originally flagged or cobbled. The ceilings are finished with either, lath and plaster, reed plaster or a mixture of both (again most are in poor condition). The walls are either painted or wall papered and most of the walls in the basements are either lime washed or lime plastered with some brick blocking and rebuilding.
- 4.2.7 **Health and Safety:** the poor condition of all three of the Bridge Houses (which have been severely affected by water ingress and dry rot, as well as damage from vandalism and arson) restricted access throughout the buildings. Although it was possible to gain entry to almost all parts of the buildings the unsafe condition of most of the floors made detailed examination difficult. Therefore, some of the descriptions were carried out from doorways, and where necessary hand annotations to the architect's drawings were sketched and supplemented by photographs.

4.3 EAST BRIDGE HOUSE

- 4.3.1 **External Elevations:** the north-facing gable comprises sandstone ashlar over two floors, with three windows in each floor (Plate 9). There is a sill band below the first floor windows and a further ovolo-moulded cornice is below this. All of the windows have flush flat lintels and they are all boarded, apart from the central one on the first floor, which is blind and rendered. A plinth projects below the taller ground floor windows to form a continuous sill. The elevation is topped by a moulded triangular pediment. An ashlar chimney stack is located at the apex of the roof.
- 4.3.2 The east (front) elevation comprises dressed, coursed stonework with large sandstone quoins (Plate 9). The join between the ashlar northern façade and the less fine stonework of this elevation is evident. There are three windows on

the first floor and two taller windows on the ground floor with large dressed stone jambs, either side of the central ashlar porch. The northernmost windows on both the ground and first floors are blind and rendered. All the windows have flush fine sandstone lintels and projecting sills. The porch has a moulded cornice, plain coping and a flat roof. There is a single window in the east elevation of the porch and a doorway in the north elevation (which is the main entrance into the building) flanked by engaged pilasters. The original ogee-moulded iron gutter remains, supported by brackets, with a single down pipe surviving as well as the remains of other (twentieth century) pipes.

- 4.3.3 The south elevation is a plain windowless gable constructed from random coursed and uncoursed rubblework with large sandstone quoins. A wide chimney stack with quoins and tiered coping sits flush on the apex. A doorway giving access into the basement in the centre with sandstone quoins, has been blocked with cinder blocks and has a concrete step. There is also a slight concrete skim above this doorway, perhaps indicating the position of an outshut. To the east the ground level rises considerably and there are a flight of steps running along the elevation up to the level of Parliament Street. A large crack runs vertically up the centre of the elevation and it is shored up with scaffolding. To the south there is a tall boundary wall, comprising some re-used stone with dressed coping.
- 4.3.4 The west (rear) elevation is of similar construction to the south elevation. It is tall and includes all three floors due to the steep slope mentioned above. There are three windows to the south of a porch, for the basement, ground and first floors, all of which have dressed surrounds with a combed border. The ground floor window has been slightly reduced in height with stone blocking and a new sill has been inserted. In the centre, above the porch, is a tall stair window, which has been partially in-filled with brick, evidently when the porch was constructed. There is a roughly-chamfered plinth along the base of the wall, which is more finely finished to the south of the porch, although it has been partially cut away and refilled. The original ogee-moulded iron gutter supported on brackets is present. The north end of the elevation joins the 'link wall' which appears to butt against the Bridge House and has been built around the plinth (Plate 10)
- 4.3.5 The porch, attached to the west elevation, has been built around an existing flight of stairs (probably giving access to the back door of the building), which have a wrought iron stair rail on the west side decorated with an urn finial, similar to that on the west Bridge House (*Section 4.5.2*). It has a hipped roof and is built of numerous re-used fragments of dressed and undressed stone in rough courses. It is evidently a later addition, although the style of tooling on the window surrounds is similar to that around the windows on the south side of the Bridge House itself. There is a window in the north elevation of the porch with a small blocked aperture below. There is a further window in the west elevation (blocked with brick) and a doorway with a dressed stone surround in the south elevation allowing access from the steps.
- 4.3.6 **Internal Details**, the east Bridge House is entered via the porch attached to the east elevation. This was probably the original entrance to the house as there is no evidence for any other main door other than those in the south and rear

elevations. Upon entering, one passes into a central hallway, with a dog-leg staircase directly opposite, which allows access down to the basement (via stone steps) and up to the first floor (Fig 5). All the rooms are accessed from the central hall (landing on the first floor). The rooms are numbered from 1 to 18 (Figs 3 to 5), with Room 1 located in the basement and Room 18 on the first floor. All the rooms will be discussed in turn starting from Room 1.

- 4.3.7 **Basement:** this is divided into four main rooms (Rooms 1, 2, 5 and 6), with two smaller rooms making up the staircase and a room opposite the staircase (Rooms 3 and 4, Fig 3). The dividing walls are typically rubble stone with lime mortar and a whitewash/limewash finish. They do not continue up and into the other floors of the house. The floors are a mix of cobbles, concrete and bare earth. The ceilings are formed by the underside of the floor above, and comprise hand-finished timber joists, some of which are lime washed, which support the floor boards of the ground floor rooms.
- 4.3.8 **Room 1:** this is the largest of the basement rooms. The north elevation has a hole at the west end with a water pipe protruding through it. There is a coal chute on the east side with splayed jambs and a sloping sill (Plate 11), the exterior (north) end of which has been blocked with bricks. The lintel to the coal chute is timber, possibly re-used, and peg holes apparent within it, although these may represent the position of a former shutter or door. Below and to the east of the coal chute is a vertical scar 1.65m tall and 0.12m wide, which was probably a dividing wall. The west elevation, which is keyed into the north elevation, has some areas of repair and infilling in modern brick and a large crack runs through it 1.2m from the south end. Two brick piers have been built up against the centre of the wall and two I-beam steel lintels resting on top of these piers support the hearth in Room 7 (Plate 12). A small shelf 0.79m from the floor and supported by a cast iron bracket inserted into the wall, is located in the north-west corner of the room. The south elevation, which butts against the west elevation, has a small aperture capped with slate in the top west corner, through which a drain pipe is inserted. There is a doorway on the east side with dressed sandstone quoins and a sandstone lintel, which rests on the east elevation. The east elevation has an inserted doorway at the north end, the southern jamb of which is rebuilt in brick. The ceiling is lath and plaster, although there is also some surviving reed plaster and evidence for it in other places beneath the lath and plaster. The floor is constructed of cobbles, of which c70% remain *in situ*.
- 4.3.9 **Room 2:** the plain north wall of this room forms part of the continuous north elevation from Room 1 and the joists supporting the ceiling (which run from north to south) are built into it. These are continuous ceiling joists from Room 3 which pass right through the south wall. The west wall does not extend to the ceiling (as it does on the east side) and it would appear that a single course of stone has been removed from the top, suggesting that it is not a supporting wall. The wall forms the west jamb of the doorway in the south-west corner of the room and has dressed quoins at its southern side. The south wall is keyed into the east wall and there is a doorway at the west end with a large quoined jamb and a large lintel, which rests on the west elevation. The east wall contains an inserted aperture with a concrete lintel and sill in the centre, which

has been blocked with brick (Plate 12). Additional brick inserts above the aperture appear to support the hearth in the floor of Room 8 above. The original surround of the inserted window is also constructed from brick (Plate 12). The ceiling comprises reed plaster between hand-finished beams which is held in place with widely spaced laths. A concrete hearth has been added on the east side of the ceiling and two joists have been cut to accommodate this. An additional timber, which appears to be re-used, orientated east/west has been inserted and rests on the west elevation supporting the hearth. A further inserted beam runs along the top of the west elevation and exhibits saw marks. A number of iron (meat) hooks are attached to the beams. The floor is concrete.

- 4.3.10 **Room 3:** this is a small square room formed in the space between Rooms 2 and 6 and was originally open to the stairs to the west. The north wall is plain apart from some areas of patching around the beam slots (which continue into Room 2 as mentioned above). The beams rest on this wall and it does not extend to the full height of the ceiling. The west elevation is a later brick wall finished with cement render. There is a doorway in the centre of this wall with a mesh 'light' above. The south elevation also has a cement render finish and there is an iron vent on the east side. The beams supporting the ceiling run through the south wall into Room 6 with the gaps between them filled with rubble. There are three modern shelves attached to this wall which run the full length of it 1m from the floor and 0.83m apart. The east elevation is plain and finished with cement render over the original whitewash. The ceiling is also whitewashed and there are the remains of plasterboard covering in places. The beams are probably original but the majority of the floorboards have been replaced, with some additional battens also having been added which raise the floor level of Room 10 above. A single original board remains at the south end, which has later battens positioned around it. The floor is concrete.
- 4.3.11 **Room 4:** this is a narrow room on the west side of the basement containing the stone steps leading up to the ground floor. Originally, Rooms 3 and 4 were one narrow passage way giving access to all of the rooms. The north elevation has doorways into Rooms 1 and 2 with quoined jambs but is otherwise plain. The steps, located on the west wall are constructed of dressed sandstone blocks with slight wear. Two doorways into Rooms 5 and 6, with cast iron pintels are located on the south wall and The east elevation is the same as the west wall in Room 3. The ceiling is angled to support the stairs above, with a large off-centre beam with saw marks. The boards in the floor above have been replaced and it has been raised slightly. Semi-circular slots have been cut out of the soffits of the beams where they rest on the north wall. A possible Baltic timber mark, in the form of a row of scored lines, is present on one of the beams. The ceiling appears to have been cut away to accommodate the stairs, and two north/south beams support the wall above. A series of short joists form the frame of the staircase, and a second timber mark is present on the west-facing side of one of these. Three of the joists have hand finished surfaces, two are apparently replaced and have the remains of a lath and plaster ceiling attached. The floor is half concrete and half bare earth.

- 4.3.12 **Room 5:** this room is of similar construction details to all the other rooms on this floor. The ends of the joists supporting the stairs protrude through the north wall and the blocked ends of former beam slots are visible. A window with splayed recess is present in the west wall. The south side of it has been reduced slightly with bricks and it has three sandstone lintels. A scar to the south of the window perhaps denotes the position of a water heater or other later fitting. The window recess has been partially bricked up and a small earthenware sink and concrete sill has been inserted into the original window recess. Below this is a small aperture the purpose of which is uncertain. The south wall is finished with a thin layer of plaster, which has been whitewashed. It is dominated by a large fireplace (of eighteenth century appearance) with a sandstone surround exhibiting furrowed tooling and finished with several layers of paint (Plate 13). The opening has subsequently been made smaller and with bricks and a cast-iron fire surround decorated with leaf motifs has been inserted (Plate 13). To the west of the fireplace is a bricked-up aperture, probably a former cupboard set with the recess (it is not visible externally, see *Section 4.3.3*). Above the fireplace a concrete block has been inserted into the ceiling forming the hearth for the fireplace in Room 11 above.
- 4.3.13 The east wall does not reach the ceiling and there is what appears to be a small, partially blocked aperture 0.8m north of the south-east corner. The lower part of it has been filled with brick and above this it is finished with plaster. The beams supporting the ceiling have circular saw marks visible on them. There is no evidence for any original ceiling finish and some of the joists may have been replaced. The floor is earth, apart from a raised concrete block on the west side 0.98m wide and 0.16m thick. The rest of the floor was presumably originally flagged as some flagstones survive beneath the concrete block.
- 4.3.14 **Room 6:** this is a rectangular room, the north elevation of which is keyed into the east wall and has a doorway on the west side with large quoins in the surround and a sandstone lintel. There is a modern airbrick built in on the east side. The west elevation is as per the east elevation of Room 5, although there is an additional brick lining adjacent to the possible doorway at the south end. The south elevation has a modern heating/flue pipe cutting through it towards the centre of the wall. There is a doorway on the west side, which has been blocked, and the west side of which has been lined with a single skin of bricks. The east elevation has a blocked aperture slightly south of centre, similar to that in Room 2. This was evidently originally inserted and the opening lined with brick, and this was subsequently blocked with more brick. It has a concrete lintel and sill. The ceiling is finished with lath and plaster, which appears to be machine cut and fixed with round-headed nails. The beams are probably pit sawn and rest on the north and south elevations. Some plasterboard has been added in places and four beam-ends have been cut and replaced in the south-east corner, presumably due to dry rot, and an iron beam also supports these. The floorboards in the room above have been replaced and the floor raised by placing battens on top of the beams. Four wrought iron hooks are inserted into two of the beams.

- 4.3.15 **Internal Detail, Ground Floor:** the ground floor is divided into six rooms in approximately the same form as the basement. The floors typically comprise timber boards and the main walls are sandstone finished with plaster and paint or wallpaper. The internal partitions are timber stud frames, apparently all machine cut, and finished with lath and plaster and paint or wallpaper. This has largely obscured much of the detail although larger features remain exposed.
- 4.3.16 **Room 7:** the entire room is decorated with a skirting board and dado/picture rail (although much of this has been lost due to fire damage). A simple moulded cornice, or its remains, is also present throughout. There are two large windows in the north elevation with splayed jambs and a relatively late sliding sash window. The easterly window of the two has the badly fire-damaged remains of panelling and shutters *in situ* (Plate 14). The west elevation has a central chimney-breast, 0.16m deep, in the centre of which is a fireplace with a relatively modern tile surround, which has been blocked with brick. The south elevation is a stud partition and has a doorway on the east side into the hall, and a radiator attached on the west side. The east elevation is also a stud partition but is otherwise plain. The floor comprises floorboards and the ceiling is lath and plaster.
- 4.3.17 **Room 8:** again the room is decorated with a moulded skirting board and dado/picture rail, although parts are missing. The north elevation has a single central window with splayed jambs and a modern sliding sash frame, with some of the original panelling and shutters (with early hinges) remaining. The east elevation is a plain stud partition wall as is the south, although there is a doorway into the hall. The west elevation has a small built-in cupboard in the south-east corner with seven timber shelves (Plate 15). To the north of this is a chimney-breast, 0.12m deep. The corresponding fireplace has been removed, blocked and wallpapered over, leaving only a modern vent. The hearth, however, has survived and is finished with beige ceramic tiles. The ceiling is lath and plaster and the floor is timber boards.
- 4.3.18 **Room 9:** this forms part of a small hall or landing accessing the stairs. There is a skirting board and moulded dado/picture rail as per the other rooms, but no cornice. The north elevation is a stud partition, and the stairs are attached to this, below the stairs there is an area of tongue and groove panelling. The stairs are in a poor condition, with only the steps themselves remaining; the banister and newel posts have been broken away and are replaced with rough modern timber. At the rear of the staircase is the access to the basement. The west elevation has a central doorway, which may be an enlarged window leading to the western porch (which could not be accessed). The south elevation is a stud partition with an area of tongue and groove panelling at the west end, opposing that in the north elevation, and a doorway on the east side into Room 12. There is no east elevation as such, as this forms an arched opening into the east end of the hall (Room 10). The ceiling is lath and plaster and the floor timber boards.
- 4.3.19 **Room 10:** this forms the east end of the hall made up of Rooms 9 and 10, allowing access from the eastern porch. The walls are decorated with a small moulded skirting board and a dado/picture rail and the ceiling has a cornice.

The north elevation is a stud partition wall with a doorway on the west side. The west elevation is the opposing side of the large arched opening into Room 9, which comprises a pair of timber pillars finished with lath and plaster. The south elevation is a plain stud partition wall. The east elevation forms a large opening into the porch, the surround of which is finished with rectangular panels. The ceiling and floor are the same as Room 9.

- 4.3.20 The porch has stone walls finished with plaster and paint. It has a small window in the east elevation and a doorway in the north. The ceiling comprises painted timber boards and the floor is finished with geometric patterned terracotta tiles.
- 4.3.21 **Room 11:** a larger room in the south-west corner of the ground floor. The north elevation is a stud partition wall with a door on the east side. The west elevation is largely finished with white ceramic tiles and there are scars of a sink or possibly several sinks across the wall. The window has splayed jambs but any panelling has been removed. The south elevation has a chimney-breast, 0.08m deep, and although a narrow hearth remains *in situ*, the fireplace has been completely blocked up and plastered over. To the east of the chimney-breast is a tall timber panel 0.22m wide and 0.06m thick. Copper and plastic clips attached within this suggest it was a cover for pipes, and there are further fittings, which are associated. The east elevation is a plain stud partition. The ceiling is lath and plaster and the floor comprises timber boards.
- 4.3.22 **Room 12:** the walls are all decorated with a moulded skirting board and dado/picture rail, much of which has been removed. The north elevation is a plain stud partition wall, with a doorway on the west side, which has a slight return on its east side. The west elevation is also a plain stud partition. The south elevation has a central chimney-breast 0.08m deep, with a fireplace, the surround of which is finished with grey and beige ceramic tiles (Plate 16). The east elevation has a central window with splayed jambs and substantial remains of the original timber panelling surviving on either side and below.
- 4.3.23 **Internal Detail, First Floor:** again this floor is divided into six rooms, one in each of the corners, either side of a central east/west corridor connected to the stairs via a small landing. All of the rooms are finished with plaster and paint or wallpaper and have timber floors. All of the dividing walls are timber stud partitions comprising what appear to be machine-cut timbers finished with lath and plaster.
- 4.3.24 **Room 13:** all of the walls are decorated with a skirting board and the remains of a dado/picture rail. The north elevation has a window on its west side with splayed jambs constructed from substantial sandstone quoins, but is otherwise plain. The west elevation has been re-plastered with a cement-based plaster and has a central fireplace, the surround of which is finished with cream coloured ceramic tiles. The south elevation is a stud partition wall butting the west wall. It is plain apart from patching carried out with a cement plaster, and there is a doorway at the east end. It is badly damaged and a large section is open west of the centre. The east elevation is also lath and plaster, and also has a large damaged section across the centre (Plate 17). It butts both the north and south elevations.

- 4.3.25 The ceiling is lath and plaster below beams and further floorboards for an attic space above (which was not accessible). A pair of king post trusses orientated east/west supports the roof. These are soffited to meet the principal rafters and the base of the king post appears to be morticed into the tie beam. There are some carpenter's marks visible in the form of chiselled 'I', 'II' and so forth. The purlins appear to be original, and overlap at the trusses, while the rafters are later and support a layer of roofing felt.
- 4.3.26 **Room 14:** this forms the north-east room. It is also decorated by a skirting board. The north elevation has a window east of the centre with splayed jambs, below which two timber battens of uncertain purpose are attached to the wall. The west elevation is the same badly damaged stud partition wall seen in Room 13 (Plate 17). The south elevation is also a timber partition, with a large damaged section towards the east end and a doorway on the west side. The east elevation has a central fireplace surrounded by beige ceramic tiles. The ceiling is lath and plaster with the remains of part of a cornice, below the boarded attic.
- 4.3.27 **Room 15:** this forms the landing and incorporates the staircase. The walls are decorated with a skirting board and dado rail. The dog-leg stairs are probably original although the banister and posts are all broken away. All of the elevations apart from the west are stud partitions, and all are in poor condition with large missing sections. There is a tall stair light in the west elevation at the level of the landing mid-way between first and ground floor, with splayed jambs. There are numerous doorways accessing the other rooms on this floor, most have a relatively plain surround, or the remains. The ceiling is lath and plaster and the floor is timber board.
- 4.3.28 **Room 16:** a small room to the east of the landing/stairs, most recently used as a bathroom. The walls are decorated with a skirting board and dado rail. The north, south and west walls are stud partitions, and there are large holes through both the north and south. The west elevation has a central doorway leading onto the landing. There is a small window in the east elevation, below which are various pipe fittings for a sink and/or toilet. A modern bath is positioned against the north elevation. The ceiling is entirely exposed to the beams supporting the floor above and the floor is timber boards.
- 4.3.29 **Room 17:** a larger room situated in the south-west corner, it is also decorated with the remains of a dado/picture rail and skirting board. The north elevation is the same as the south of Room 15, with a door on the east side. The west elevation has a window with splayed jambs with the remains of a sliding sash window and some panelling below. The south elevation has a slightly off-centre fireplace and hearth, both of which are finished with green ceramic tiles. There is a large cupboard built into the south-east corner with only two doors remaining *in situ*, the upper part of which houses a lead water tank. The east elevation is a stud partition wall. The ceiling has the remnants of plasterboard remaining; the cupboard in the south-east corner is apparently later than this. The floor comprises timber boards.
- 4.3.30 **Room 18:** a large room in the south-east corner of the floor, which is also decorated with a skirting board and the remains of a dado/picture rail. The

north elevation is stud partition, with plasterboard attached to the original frame and a door at the west end. The west elevation is a stud partition wall, which butts the south elevation. The south elevation has an off-centre fireplace the surround of which is finished with green ceramic tiles. The wall has also been relatively recently re-plastered. The east elevation has a central window with splayed jambs, below which are the remains of some original timber panelling. The ceiling is open to the beams, but the remains of a plasterboard finish are visible. The floor comprises timber boards, and there is a stone hearth in front of the fireplace in the south elevation.

4.4 CENTRAL BRIDGE HOUSE

4.4.1 **External Elevations:** the north (front) elevation of the central bridge house comprises regular courses of ashlar sandstone forming a decorative façade below a hipped roof (Plate 7). The ground floor has a central doorway below a moulded pediment on scrolled kneelers, flanked by tall windows. There is a moulded string-course above this, which continues from the flanking link walls, above which are four pairs of engaged ionic columns that support a square ashlar entablature. Between these are three tall windows on the first floor and two recessed panels flanking a raised central blank tablet on the second floor. The wall top is finished with a moulded coping above a denticulate string-course.

4.4.2 The west elevation is constructed of much rougher blocks in rough courses topped by a tall ashlar chimney in front of a hipped roof. Plastic rainwater goods and downpipes are evident but the rest is obscured by the attached modern restaurant.

4.4.3 The south elevation is comprised of rock-face finished blocks and a pair of windows on both the first and second floors, each with pecked finished sills and lintels. All of the windows are sliding sash, either nine or 18-light, and there is an additional tall double central stair light. At ground floor level there is a central doorway with dressed stone surrounds and a further window to the east. There was probably also a further window to the west at ground floor, matching those above, although, if it existed, this must be lost within the modern extension and there is now no evidence for it. There is also evidence, albeit obscured, for a cellar light on the east side.

4.4.4 The east elevation comprises roughly dressed blocks and rough courses, with a chimney on top in front of the hipped roof. An ogee-moulded iron gutter with part of the down-pipe (probably original) remains *in situ* supported by iron brackets. There is a small window at second floor level with a dressed lintel and sill, and there is another small window on the ground floor, which is clearly inserted. There is an additional small aperture below this, perhaps a doorway, blocked with stone, leading into the basement, which has pipes cutting through it. Evidence for an injected damp course is present along the base of the whole elevation.

4.4.5 **Internal Detail, Basement:** the basement is divided into five rooms, four of which are situated in the corners of the floor, and the other forms part of the

staircase and a short north/south corridor that connects to a mezzanine floor and accesses the modern restaurant to the south-west. The walls are typically constructed of rough sandstone blocks and finished with whitewash. The ceiling is made up of exposed beams supporting the floorboards above. The beams are evidently hand-finished and there are the remains of reed plaster held by single strips of laths in various places.

- 4.4.6 **Room 1:** this is the room in the north-west corner. There is a coal chute in the north elevation and an inserted doorway in the west, accessing the restaurant, which is supported by four concrete lintels; otherwise it is plain. The ceiling is original and the floor comprises a concrete skim.
- 4.4.7 **Room 2:** the north-eastern room. The top of the north elevation has been replaced/rebuilt in brick, as has the south elevation. A pipe also runs along the top of the south elevation. The hearth for the fireplace in the room above projects above the east elevation. The ceiling beams are original, although the floorboards to the east have evidently been replaced with tongue and groove boards. The floor is concrete.
- 4.4.8 **Room 3:** a slightly smaller room in the south-west corner most recently used as a toilet block. All of the walls are finished with tiles. There are urinals attached against the east elevation, the remains of cubicles in the south-west corner and sinks positioned against the north elevation. The ceiling is original, although there is a lowered section on the west side for the hearth in the room above. The floor is concrete.
- 4.4.9 **Room 4:** this is the south-east room. It is relatively plain, although there is a skirting board, and was evidently also most recently used as a toilet. There is a boxed in pipe attached below the ceiling against the east elevation and scars for toilets and similar fittings below. The south elevation is tiled on the east side, with a window in the centre with splayed jambs and added metal bars. There is a toilet cubicle *in situ* in the south-west corner and the remains of toilets attached to the west wall. A radiator is also attached to the north wall. The ceiling comprises floorboards, some of which appear to have been replaced and are backed with pieces of *The Manchester Guardian* dated March 16th 1872.
- 4.4.10 **Room 5:** this is an L-shaped room formed by the staircase and the small mezzanine floor connecting to the restaurant. The stairs are evidently modern and are supported on inserted brick walls. A doorway (fire escape) has been created in the south elevation through the former stair light, which has subsequently been blocked. The mezzanine floor forms a short corridor to the west, which goes up two steps and through a doorway (probably an extended window) into the restaurant. There is a slight plinth along the south wall. The ceiling in the stair corridor is suspended and made of plywood.
- 4.4.11 **Internal Detail, Ground Floor:** the arrangement of the floor is somewhat different to that of the basement. There is a larger north/south corridor running between the stairs and the front doorway. This also has a branch at the north end running west towards the restaurant and a further branch at the centre running east towards the outshut. Larger rooms are situated in the corners of

the floor, but these have been considerably altered. The internal dividing walls are typically stud partitions, although their condition is generally very poor and most have been extensively modernised, where their fabric is visible. The ceilings comprise reed plaster with some decorative elements present. The floors are typically timber boards, although some are tiled.

- 4.4.12 **Room 6:** this comprises the corridor and staircases. The landing from the stairs on the south side of the floor form part of a larger north/south corridor. The stairs are separated from the rest of the corridor by an inserted wall constructed of concrete block, incorporating a narrow doorway. The main, front, door in the north elevation has six narrow panels with a narrow horizontal light above. The east and west elevations of the north/south corridor appear to be original stud partitions, although they have evidently been altered. The north/south corridor and stair landing has a tiled floor: the stair landing has black and white chequered tiles while in front of the main front door they are terracotta. The east/west section of the corridor has a tongue and groove board floor, and leads to a doorway into the outshut. The walls to the north and south are stud partitions. These are possibly modern, or they may have had plasterboard added to replace the original lath and plaster. At the north-west end of the north/south corridor a modern partition wall has been added, and a door probably cut through the original wall, to make the south elevation of an east/west arm of the corridor. The north elevation of this section has a window with splayed jambs, some of the surround of which remains *in situ*. At the west end there is an inserted doorway leading into the restaurant. The floor comprises the original, wide floorboards.
- 4.4.13 **Room 7:** this is a relatively plain room in the north-east corner. It has a fireplace in the east elevation, which has a heavy dressed sandstone surround, the majority of which has been filled with brick. There is a window in the north elevation with splayed jambs and some of the remains of its surround. The west and south elevations are both timber stud partition walls .
- 4.4.14 **Room 8:** this is a large room making up most of the west side of the floor, although it was evidently originally two smaller rooms. There is an inserted doorway in the west elevation, allowing access to the restaurant, and fireplace in the north-west corner with a modern brick surround. The east elevation is probably an original partition wall, while the north has been rebuilt and moved northwards forming the north-west arm of Room 6. The ceiling is made of reed plaster and has a beam orientated east/west running across it, which probably denotes the position of the original dividing wall. It is decorated with a moulded cornice to the north of this beam. Against the south wall there is a large inserted plywood box, which forms the ceiling to the mezzanine floor below.
- 4.4.15 **Room 9:** this was originally probably a single room, although modern partitions have been added dividing it into two parts with a small 'lobby' area. All of the dividing walls within this area are stud partitions finished with plasterboard. In the north-east corner there is a small bathroom, which has been badly affected by fire damage. There is a small, probably inserted, window in the east elevation with splayed jambs. The southern room has a window in the south elevation and the remains of a fireplace in the east

elevation. There is a built-in cupboard forming part of the stud partition walls forming the north elevation. The 'lobby' area is lacking in any features of interest as it is constructed entirely of modern and/or badly damaged stud partition walls.

- 4.4.16 **Internal Detail, First Floor:** the arrangement of the rooms is different to the ground floor, except that the stairs and landing are positioned on the south side. The principal rooms are situated in the four corners and some of these have been sub-divided to create smaller rooms. The internal dividing walls are stud partitions; the original walls probably comprise wattle and daub (as per the second floor) but this could not be ascertained. The ceilings are reed plaster (Plate 19) and the floors timber boards.
- 4.4.17 **Room 10:** this is the north-western room, it is very plain although there is a moulded dado/picture rail. There is a window in the north elevation, missing its surround, with splayed jambs. There is a fireplace in the west elevation, which has a tiled mid-twentieth century surround and hearth. The south and east elevations are stud partitions.
- 4.4.18 **Room 11:** between Rooms 10 and 12 is a smaller room. This too is very plain, although there is a dado/picture rail and the remains of a cornice. In the north elevation there is a window with splayed jambs (Plate 19), which is missing its surround. All of the walls apart from the north are stud partitions and there is a door in the south.
- 4.4.19 **Room 12:** this is situated in the north-east corner. There is a scar for a dado/picture rail and a window in the north elevation with splayed jambs, which is missing its surround. There is a fireplace in the east elevation, which has been blocked with brick leaving only a small aperture open. The south elevation is a stud partition wall with a doorway on the west side.
- 4.4.20 **Room 13:** this is a large room in the south-west corner. The north elevation has a slight return on its east side, apparently created by the insertion of later stud partition walling finished with lath and plaster, forming a large cupboard across most of the north elevation. Above this an area of stud panelling remains *in situ*, presumably denoting the upper face of the cupboard below which doors were attached. Within the cupboard a large batten is attached to the wall inserted into which are 14 turned timber coat hooks. Below this a later timber shelf on metal brackets has also been attached. The south elevation has a single window with splayed jambs, the panelled surrounds of which remain. Either side of this are flimsy modern worktops, which incorporate a Belfast-type sink, water tank and heater.
- 4.4.21 **Room 14:** this comprises the stairs and landing. The stairs retain their turned posts and moulded banisters (Plate 18) and form a dog-leg arrangement. The landing effectively forms a small corridor east/west, with doorways leading into the rooms. Each has a relatively plain moulded surround, except that to the east, which is modern. A further short corridor north/south at the east end, formed by the insertion of stud partition walls, connects Rooms 15 and 16.

- 4.4.22 **Room 15:** this forms the northern half of what must originally have been a larger room in the south-east corner, which has been subsequently subdivided. The south and west walls are modern concrete block additions, and there are tall skirting boards throughout. There is a small window with square jambs in the east elevation with rebuilt brick jambs, which is evidently a later insertion.
- 4.4.23 **Room 16:** the larger of the two rooms making up the south-east corner, this has most recently been used as a bathroom. There is a toilet attached to the south elevation and sink unit attached to the east. There is a window in the south elevation, which retains its original panelled surround, although there are scars for later attached fittings, perhaps another sink on brackets, below it.
- 4.4.24 **Internal Detail, Second floor:** the arrangement of this floor is probably little changed and comprises four symmetrically positioned rooms, one in each corner, connected by a short landing leading from the staircase on the south side. All of the dividing walls are wattle and daub stud partition walls, which is exposed in many places. The withies are woven between hand-finished staves, which are held in groves and slots in the horizontal rails of the timber frame walls (Plate 20). The ceiling is degraded reed plaster and the roof structure consists of four principal rafters meeting in the middle to a pyramid-style hipped roof. The main east/west wall below two of these is a more complex timber frame, with the occasional diagonal member. All of the timbers are soffited and there are the occasional chiselled carpenter's marks. The floors are all timber boards.
- 4.4.25 **Room 18:** this is the north-western room, it is approximately L-shaped and very plain. The walls are finished with plaster and paint, and there is a north/south-orientated beam along the west elevation. The south elevation is timber framed, wattle and daub, and the east is probably of similar construction.
- 4.4.26 **Room 19:** this is the north-eastern room, which is similar in form to Room 18. The south elevation is timber-framed wattle and daub. It is roughly L-shaped in plan, with a reed plaster ceiling and plaster wall finish.
- 4.4.27 **Room 20:** this is the south-west room. It has a fireplace in the west elevation blocked with brick and a window in the south elevation with splayed jambs. This has a modern sliding sash casement and a severely damaged surround. The east elevation is a timber stud partition with wattle and daub.
- 4.4.28 **Room 21:** this forms a small landing connecting the stairs to the other rooms. There are four doorways, all with moulded surrounds, one leading into each of the four main rooms. The stairs remain *in situ* but the posts and banister have been broken away. There is a tall stair-light window with splayed jambs in the south elevation onto a small landing mid way between the second and first floors.
- 4.4.29 **Room 22:** this is the south-east room. The north elevation is a timber frame partition wall with wattle and daub (Plate 20). There is a window in the south elevation with splayed jambs and a timber sill and a fireplace in the east elevation blocked with brick.

4.5 WEST BRIDGE HOUSE

- 4.5.1 **External Elevations:** the north (front) elevation matches that of the east bridge house. It comprises finely-dressed ashlar blocks with a moulded pediment and a chimney with a single tier and flat narrow coping (Plate 9). It is one and a half stories tall, with three windows on the ground and first floor, and evidence for a coal chute into the basement. All of the windows have sliding sash casements but are boarded up, apart from the central window on the first floor, which is blind. All have dressed lintels and sills and there is a moulded string-course between the ground and first floor, which continues from the flanking link wall.
- 4.5.2 The west elevation is built of dressed blocks in courses and there are three windows on the first floor and two on the ground floor, either side of the porch. All are nine-light or more sliding sash windows, apart from the two on the north side, which are blind, and all have finely-dressed sills, lintels and quoins. A, presumably original, cast iron ogee-moulded gutter on iron brackets remains *in situ*, as does a single downpipe with a six-sided hopper. The moulded pediment and The porch is built of ashlar blocks on a rusticated plinth, and has a doorway on the north side, flanked by engaged fluted columns and a moulded string course below a square coping. There are iron railings attached to the north running northwards towards the road, topped with two urn finials. In the south side of the porch a small aperture has been inserted at ground level, the sides of which are built with concrete blocks, apparently for the provision of electrical service cables. There is evidence for an injected damp proof course throughout.
- 4.5.3 The south elevation is constructed from rock-faced finished blocks in rough courses forming a gable with a flat coping and kneelers. There are ashlar quoins on the west side, although these are rougher to the east. There are modern plastic waste pipes attached down the centre of the elevation and there is some corresponding repair in brick. There is a doorway in the centre at basement level, which is accessed via a flight of steps and has ashlar quoins and arched 'recesses' of unknown function carved into the lintel.
- 4.5.4 The east elevation is partially obscured by the modern restaurant extension. It is constructed from rough blocks and there is a plastic gutter and downpipe attached. There are two central windows, both with ashlar quoins, the lower of which has been partially blocked with brick. There is also a diagonally angled area of stonework on the north side extending down from the roofline, perhaps a scar from a former outshut or flue.
- 4.5.5 **Internal Detail, Basement:** the basement area of the west bridge house has been extensively altered due to the incorporation of the building into the modern restaurant. It would appear to have been used primarily as a kitchen, store and food preparation area. The rooms are arranged north and south of what was probably originally an east/west-orientated corridor. The walls are all stone, typically finished with plaster and paint. The ceiling is made up of the original saw-pit cut beams supporting the floors above, with remnants of reed plaster in various places, and some original, rough floorboards (Plate 22). The floors are concrete.

- 4.5.6 **Room 1:** this is the north-west room. The walls are all covered by modern refrigeration material and there is a vent attached to the north elevation. There is a doorway in the south-east corner, and the east wall is a modern partition with small central apertures. Some of the original ceiling is exposed on the west side, although modern panelling covers most.
- 4.5.7 **Room 2:** this is the north-east room. This is particularly large, probably due to the removal of an original wall on the south side. There is a small vent in the north elevation, utilising a former coal chute. The walls are all tiled and there is a large modern pizza oven in the south-east corner, partially inserted through the wall. There is a large aperture to the north of this in the east elevation leading into the restaurant, with iron lintels. The ceiling is mostly a later replacement on the north side and there is a further iron beam supporting it to the south, probably marking the position of a former wall. The ceiling to the south of these retains many original thick floorboards, which are hand-finished. Most have had rough soffits cut to fit the beams, perhaps suggesting that they were re-used, and there are at least four Baltic timber visible on them including rows of scored lines, an 'X' (Plate 21) and a '7'.
- 4.5.8 **Room 3:** this is a small room, little more than a cubicle, between Rooms 1 and 4. It has modern partition walls forming a single toilet cubicle, and there is a sink attached to the north wall. The ceiling is largely original.
- 4.5.9 **Room 4:** this is the south-west room. The walls are almost entirely obscured by modern boarding, which is battened to the wall. This may also have been a refrigeration area within the restaurant kitchens. The original ceiling is, however, exposed and there are the remains of reed plaster present.
- 4.5.10 **Room 5:** this is the south-east room. The walls are entirely finished with tiles and there are two small doorways and a small serving hatch, probably inserted, in the north elevation. Another serving hatch is present in the east end of the south elevation, accessing the restaurant area. There is a doorway to the west of this, with a possibly original panelled door. Most of the ceiling is exposed and is original, and there are some of the large, roughly dressed floorboards present (Plate 22).
- 4.5.11 **Internal Detail, Ground Floor:** the floor is arranged with rooms coming off of a central east/west corridor entered from the porch on the west side. The rooms effectively radiate off this. The entire floor has been extensively modernised with plasterboard wall coverings and a painted finish, in some cases leaving a gap up to 0.6m from the original walls. The original internal walls are timber partitions with saw-cut studs finished with lath and plaster and wallpaper and/or paint. The ceilings are lath and plaster, and the floors are either floorboards or modern chipboard.
- 4.5.12 **Room 6:** this is the north-west room. There is a large window in the north elevation with splayed jambs and a 12-light modern sliding sash casement. There is a built-in cupboard in the west elevation with shelves and a moulded surround and the remains of hinges for a door. To the north is a chimneybreast, although the fireplace has been completely blocked. The south and east elevations may be original stud partition walls, but the later finish

make this difficult to discern. Some of the floor is evidently replaced and there are machine-sawn joists; some of the original joists that survive have empty peg holes in them.

- 4.5.13 **Room 7:** this is a narrow room between Rooms **6** and **8**. There is a window in the north elevation with splayed jambs and a modern 12-light casement. The west, east and south walls are stud partitions, the east probably being a modern addition. The ceiling is lath and plaster with a simple moulded cornice and picture rail, both of which are cut by the door in the south elevation and the east elevation, demonstrating that they are later additions. Parts of the floor have again been replaced with machine-sawn joists.
- 4.5.14 **Room 8:** this is the north-east room. It is slightly smaller than Room **7**. There is a similar window in the north elevation. The west and south elevations are modern stud partitions or have been recently altered. The east elevation is covered by modern panels, which cover a central chimney-breast, which houses a fireplace with a stone surround. The ends of some of the original iron fittings are still *in situ* within the jambs. To the south of this is an original built-in cupboard, also originally hidden by modern panelling, the base of which has been partially rebuilt in concrete blocks where the end of a joist from the restaurant has been inserted through the wall. An original dado/picture rail and part of the cornice also survive behind the modern panelling. North of the chimneybreast the panelling houses a modern aluminium vent, which passes through the floor into the basement.
- 4.5.15 **Room 9:** to the south of Room **8**, at the west end of the corridor (Room **10**) a small room has been created with the addition of a partition wall on the west side. It is entirely plain, apart from some modern fittings attached to the walls, including plastic piping. The modern panelling over the east elevation conceals an aperture with splayed jambs blocked with concrete blocks, which was probably a tall stair-light (see *Section 4.5.25*).
- 4.5.16 **Room 10:** this forms the main part of the east/west hall, including the porch at the west end. The stairs are situated on its south side; these are an entirely modern addition built of timber. All of the walls have a modern finish, although part of the original stud partition wall is exposed beneath this on the north side. The ceiling is lath and plaster covered by plasterboard, although part of the east end is obviously modern as there are replacement modern timbers exposed. The porch at the west end has doorways in the north and east elevations and a window in the west. Both the north doorway and the window have concrete lintels and the wall above them is rebuilt in concrete blocks. The ceiling comprises tongue and groove panels attached to a timber structure beneath.
- 4.5.17 **Room 11:** this is the south-west room. The north and east elevations are stud partition walls. There is a window in the west elevation with splayed jambs and a 12-light sliding-sash casement. There is a large fireplace in the south elevation with a heavy dressed stone surround, which has been blocked with concrete. The original ceiling is covered by plasterboard.

- 4.5.18 **Room 12:** this is the south-east room. The north and west elevations are stud partitions while the east and south walls are largely covered by modern panelling, leaving a large gap behind. The east elevation has a window on the south side with splayed jambs, which has been blocked with concrete blocks. The resulting alcove has been used to form a cupboard within the later panelling. The south elevation, behind the modern panelling, houses a number of features. In the centre is a large fireplace with a dressed stone surround (Plate 23). This has been partially in-filled with a mix of brick (some of which are marked 'WORTLEY' and others '...CHTONMAN(?)' and '...CK C° CATON') leaving a smaller opening. Modern pipes have subsequently been cut through this. To the east of this is an original built-in cupboard, with scars for shelving and a timber lintel, which has been incorporated into the later panelling by means of a doorway (Plate 23). To the west of the fireplace there is another small alcove or cupboard with cemented sides.
- 4.5.19 **Internal Detail, First Floor:** like the ground floor, the first floor has been extensively altered. It has also suffered considerable damage from fire and water ingress, which has destroyed or obscured most of the ceilings and floors. It too probably originally had a central corridor orientated east/west connecting to the stairs. Numerous sub-divisions have meant that there are probably considerably more rooms present now than there were originally.
- 4.5.20 **Room 13:** this is the north-west room. There is a window in the north elevation with splayed jambs and a chimneybreast in the west, the fireplace for which is completely blocked and not visible. The south and east elevations are modern stud partition walls with plasterboard finishes.
- 4.5.21 **Room 14:** this is a large room in the north-east corner. There is a window in the north elevation with splayed jambs and a fireplace in the east. This has been blocked with concrete blocks, although a small hole has been broken through. The west and most of the south elevations are modern stud partition walls, although the first 2.16m projecting from the east elevation are apparently original (Plate 24).
- 4.5.22 **Room 15:** this is a small room to the south of Room 13. It was most recently a small bathroom. All of the walls are modern stud partitions, except the south, which is original.
- 4.5.23 **Room 16:** this is another small room to the south of Room 15, probably also recently used as a bathroom. There is a window in the west elevation with a modern nine-light sliding sash casement and timber boxing above the stairs on the east side. The first 1.35m of the west end of the south elevation are original stud partition wall, while the rest are modern. There is a small hatch in the roof, originally providing access to the attic and some of the original floorboards survive in the south-west corner.
- 4.5.24 **Room 17:** this is formed by the landing and staircase. This is all extensively modernised with plasterboard walls, which are plain apart from a simple skirting board. The stairs lead to a small landing, which connects to short corridors north and west connecting to the various rooms.

- 4.5.25 **Room 18:** this is a small room to the east of Room 17. Both the north and south elevations contain original stud partition walling (Plate 24), although this has been cut for a doorway in the south-west corner. There is a window in the east elevation, blocked with concrete blocks. This is the upper part of the tall stair-light visible in Room 9 (see Section 4.5.15). A water heater and boxed pipes are attached to the wall either side of this.
- 4.5.26 **Room 19:** this is the south-west room. There is a window in the west elevation, with splayed jambs, which has been extensively modernised. There is a fireplace in the south elevation, which is blocked with only a vent showing its position. The east elevation is a modern partition, with a door to the landing in the north-east corner.
- 4.5.27 **Room 20:** this is a small toilet formed by the addition of modern partitions between Rooms 19 and 21. There is a modern vent cut through the south elevation and a toilet attached to the wall.
- 4.5.28 **Room 21:** this is the south-east room. It is entirely plain, apart from a window in the east elevation, with splayed jambs, which has been blocked with concrete blocks.

4.6 LINK WALLS AND ANCILLARY STRUCTURES

- 4.6.1 **Introduction:** two link walls run between the west and east bridge houses and the central bridge house, respectively, forming a continuous north-facing façade across the three bridge houses. Attached to the rear of the east link wall is an additional single-storey outshut, which is entirely hidden from the north by the east link wall. A modern restaurant is also attached between the central and west bridge houses, and the west link wall hides this.
- 4.6.2 **Link Walls, North Elevations:** the north elevations of both link walls are the same. They comprise ashlar sandstone blocks topped by a moulded string-course and square coping (Plate 8). Within the wall face there are five niches, alternately round-headed and square-headed (three round and two square; Plate 8). The pattern of the string-course and coping is continued into the north elevations of the bridge houses.
- 4.6.3 **Link Walls, South Elevations:** the south elevation of the west link wall is hidden within the modern restaurant, and has been covered by a skin of concrete blocks, as well as numerous finishes, cables, pipes and so forth. The south elevation of the east link wall is visible, however. It comprises much rougher stonework with an area of large blocks at the east end presumably corresponding to one of the niches in the north elevation (Plate 10). The join with the east bridge house's west elevation is unclear, and whilst they appear to be contemporary there is some evidence for later alterations, perhaps the addition of a plinth to the bridge house (Plate 10).
- 4.6.4 **Outshut, Exterior:** the outshut forms a single-pitch roof attached to the east link wall and central bridge house. It is built of rough stone blocks, has a corrugated concrete roof and plastic gutter. On the west side of the south

elevation there is a window, which was evidently originally a doorway accessed by stairs. This has subsequently been raised in height and the lower part blocked to form a window. To the east of this is another window at the same height, with a narrow sill; both have dressed surrounds. At the east end there is another door and a window, both at a lower level, and both with dressed surrounds. At the south-east corner the remains of a low wall projects to the south. There is a blocked doorway within this at the north end, and iron pintels for a gate or door inserted into the wall of the outshut. The wall extends to the edge of the car park, which is at a much higher level, where appears to be truncated. The east elevation of the outshut is of a very rough construction compared to the front, and butts the link wall to the north.

- 4.6.5 ***Outshut, Internal Detail:*** the outshut comprises a simple linear building of two rooms (the east of which could not be accessed). It has a single pitch roof below which is a suspended ceiling made of plasterboard. The main room to the west has a doorway in the west elevation leading into the central bridge house with two stone steps. The north elevation is plain and has a whitewash finish. In the north-west corner there is a small room formed by thin inserted walls, probably brick, with a doorway on the south side. Inside this room are modern shelves attached to the walls and a fuse box. The east elevation has a large stepped central chimney-breast built of brick, with a ceramic pot. To the south of this is a doorway into the north end of the outshut, which leads to two steps. There are two windows in the south elevation with square jambs, as per the exterior. The surround window on the east side has been tiled and there are scars for what was probably a sink.
- 4.6.6. ***Restaurant:*** the obviously modern nature of the restaurant means that it was not examined in any detail. Nevertheless, a brief description is included for the sake of completeness. Externally, it is built on a plinth of sandstone above which it is finished with roughcast render. The roof is hipped and finished with corrugated aluminium supported by an iron frame, with a single skylight. Internally the walls are built of concrete blocks, including a skin of blocks added against the north elevation (link wall). There is a suspended ceiling comprising fabric panels on an aluminium frame. The upper floors are chipboard (originally finished with carpet) and there are three levels connected by timber and concrete steps. There are large ovens in the north-west corner, which cut through the original fabric of the west bridge house. There is a doorway in the south-east corner with a porch formed by an inner door. This appears to be re-used (although probably not from the bridge houses) as it comprises an ornate and large doorway surrounded by interlinked glass panels and flanking windows forming a round-headed arch.

4.7 KINGSWAY BATHS

- 4.7.1 ***Introduction:*** the baths comprise a large structure originally housing two large pools (the main pool and former minor pool, now a sports hall), with entrance and communal rooms on the front, changing rooms between, and additional rooms at the rear. The entire building is constructed from brick, with an ashlar stone façade on the front. The roof structure and floors/ceilings are constructed from reinforced concrete and brick mix (Plate 36) and the roof is finished with

corrugated metal sheeting. The front of the building has two floors, while the rear has only one. The rooms containing the pools extend to two storeys, but the upper parts are open to the ceiling and form a huge space within each room. There is a basement below the centre of the building, forming corridors around the pools. All of the doorways and windows that are not in use are either boarded shut or blocked with concrete blocks. The floor levels throughout the building are not the same, which means that while the ground floor at the front is the same level as the road outside the ground floor at the rear is considerably raised by comparison. Therefore windows and doorways in the basement access the road level at the rear. Only the north (front), west and south (rear) elevations are visible, the east end extends into the bus depot, which is contemporary with the baths.

- 4.7.2 **External Elevations:** the north (front) elevation comprises an ashlar sandstone clad façade (Plate 25). This is connected to the east Bridge House by a low link wall, also comprising ashlar sandstone cladding over brick, with a large, possibly inserted, entrance connecting to a later concrete ramp. The main elevation is symmetrical, with single-storey walls flanking the main entrance, above which the façade is stepped back and forms a second storey. The west flanking wall has seven bays, each with a single six-light window with an iron frame and recessed surround (Plate 25). The east flanking wall is only five bays long, with the same type of windows, although the central window has been converted into a doorway accessed by a flight of stone stairs. There is a low wall with a flat coping retaining a small flowerbed in front of each of the flanking walls, which also house various brick-lined man-hole covers and drains. The upper part of the façade behind the single-storey flanking walls, is also ashlar stone, with a flat coping stepped onto several levels and with tall windows, also with recessed surrounds.
- 4.7.3 The main entrance is within an ornate central two-storey portico, which is recessed slightly (Plate 26). It has two central fluted columns flanked by large doorways with recessed square surrounds. Between these two columns is a central window, in a similar style, and there are similar windows either side of the columns (Plate 26). There are stone steps leading up to the main doorways. Engaged fluted quarter columns are built into the corners of the recess, which are rounded, and connect to the flanking walls. A wheelchair ramp has been added to the front of the portico and is constructed on top of the stairs in ashlar stone and brick, with a low flanking wall in front. Above the portico the wall top is finished with a flat coping, below which it is decorated with a row of hexagonal panels.
- 4.7.4 The east elevation of the baths is entirely covered by roughcast render painted off-white, although beneath this it is brick. It is effectively two stories high, although both floors are contained within the main pool, with a row of 14 smaller windows on the ‘ground’ floor made up of glass blocks and five larger 18-light windows on the ‘first’ floor (Plate 27). At the north and south ends there are additional structures added. There are two at the north end built of brick and forming porches over existing entrances either side of a pedestrian doorway. These porches have subsequently been raised in height with concrete blocks, which also extend onto the top of the flanking wall, which butts the

north-west corner. At the south end there is a further porch attached over a doorway. This has similarly been extended with concrete blocks and south of it is an attached flight of stairs, beneath which is a small storage room, producing access to a higher-level doorway, which appears to be an enlarged window.

- 4.7.5 The south elevation is very plain compared to the front, although it continues the same general decorative style. It is finished with a rough-cast render, which is painted, hiding the brick construction below, and the windows have similar recessed surrounds to those in the front. The rear elevation is not entirely parallel to the front: the lower sections follow the angle of the road while the higher sections forming the rear of the main pools are parallel to the front. There are five windows per floor on the west side, to the west of the central section, which projects outwards slightly. There is a doorway to the east of these, probably also originally a window, at ground/basement level. In the centre there is a brick-built staircase attached to the wall leading to the ground floor, with a chamfered stone coping and large doorway with windows either side. To the east of this is an attached iron staircase, which connects to the brick stairs and accesses a doorway at a lower level. There are three further high-level windows to the east, before a return to a large doorway into the bus depot. There is a further iron staircase within this return, accessing the roof of the baths and covering the large bus depot door.
- 4.7.6 The roof of the baths, between the original layout of the two pools is flat and has been converted into a football pitch. Chipboard walls surround this with netting attached to metal upright posts. The surface of the football pitch is formed by some form of felt or fabric and there are also floodlights attached to tall metal posts. A timber half-pipe is also present on the south side of the football pitch and there is a timber walk-way around the side of the football pitch, connected to an aluminium walk-way from a doorway into the rear of the northern façade.
- 4.7.7 The original pools extend above the height of the flat roof. The west, main pool, has five large 18-light windows, and the east pool, has ten smaller windows made up of glass blocks. At the north end is the rear of the raised central part of the façade, which has three tall ten-light windows at first floor level, one of which has been converted to a doorway, and three six-light windows above. The roof to the south of this raised wall is finished with felt and gravel and there are three domed skylights. Two sunken areas finished with white glazed bricks connecting to fire escapes on the ground floor are situated within the flat part of the roof. The north elevation of the smaller pool is ashlar stone, continuing the façade, with flat coping forming a raised parapet.
- 4.7.8 **Internal Detail, Basement:** this essentially consists of a collection of long north/south-orientated corridors connected by shorter corridors running east/west (Plate 28). The entire basement is built of brick, typically in English garden wall bond (at a ratio of five rows of headers to one row of stretchers). The ceilings are all concrete, with concrete pillars positioned along most of the main corridors. The floors are also concrete. There is a low passage running north/south beneath the main pool at a high level.

- 4.7.9 There are four main corridors orientated north/south, two either side of the original pool layout, accessed by two narrow flights of stairs in the main east/west corridor on the ground floor on the north side of the building. There are two further flights of steps leading from the basement outside, both of which are blocked or boarded up. Some of the corridors are propped by numerous modern timber posts, although these are extremely flimsy and unlikely to be providing much real support (Plate 28). At the south end the corridors connect to a series of larger rooms housing the remains of boilers, oil tanks and so forth, many of which are associated or sat on concrete block structures. There are in addition stanchions and bases for further machinery, since removed, across the southern end of the basement. There is a row of tall windows within the south elevation looking out onto street level and a flight of stairs leading to a double door in the south-west corner. There are dividing brick walls, in stretcher bond, within the southern room, separating certain areas and creating partitions.
- 4.7.10 **Internal Detail, Ground Floor:** only the main pool on the west side of the building and the associated rooms were examined in detail. The original layout of the minor pool to the east has been extensively altered (now the sports hall) and so was only briefly examined and only an outline plan was produced. The interior of the baths is orientated on a north/south axis, with rooms at either end of the main pool and along the west end, connected by a long corridor. All of the internal walls are built of brick, although a thick render typically covers this and paint finish. There is a north/south spinal corridor on the east side of the main pool connecting the rooms at the entrance (north) side, and those at the rear (south) end of the building. Two large changing rooms are positioned between the main pool and the north/south corridor and there is a suite of offices to the west of the north end of the north/south corridor.
- 4.7.11 **Internal Detail, Room 1:** this is the ticket office serving the two main entrances. It is a small room with a large, ten-light window in the north elevation the lower part of which is side-hung and the upper a night-vent opening. The east and west elevations both have large apertures housing ticket counters with recessed wells. There are also cupboards attached to the west elevation, and electrical fittings including an alarm panel. The south elevation has a large opening, which has been mostly filled with modern panels leaving a smaller doorway and there are fuse boxes and modern cabling attached. The floor is finished with wooden blocks and the ceiling is concrete, with beams orientated east/west supported by engaged columns.
- 4.7.12 **Internal Detail, Room 2:** this was formerly the main entrance into the baths through the portico in the north elevation. It too is a small room, but it is finished with ashlar stone cladding following that of the external elevation, with a slight plinth, and square recesses around the doors and windows. There are large double doors in both the north and south elevations with a modern aluminium and plastic turnstile between them. The ceiling is plaster, with a tiered cornice and the floor is concrete covered by rubberised tiles.
- 4.7.13 **Internal Detail, Room 3:** this was originally another small room to the north of the ticket office probably forming a second entrance, or the main exit. There are double doorways in the north and south elevations with recessed

surrounds, and there are holes above that in the north elevation, perhaps for an attached sign. There is a large doorway in the east elevation with a cement surround, which is probably inserted. The ceiling is plaster and the floor is covered.

- 4.7.14 **Internal Detail, Room 4:** this is the main foyer connecting the main entrance to the baths. It is symmetrical in form, with wide doorways on the east, south and west sides, each flanked by large neo-classical columns with fluted bands around the top set on a flat plinth (Plate 29). The entire room is decorated with a tiered skirting board and cornice and there is a row of raised square panels across the wall top of each elevation (Plate 29). The wide entrance in the east elevation is blocked and has been covered by a mirror. The ceiling is constructed from reinforced concrete supported by two concrete beams orientated north/south, which are supported by engaged columns against the north and south walls, and there are three large circular skylights. Wires hang from the ceiling, suggesting the position of a former suspended ceiling, and there are boxed-in cables running around the walls corresponding to the height of this former ceiling. There are scars for pictures/signs on most of the walls.
- 4.7.15 **Internal Detail, Room 5:** this comprises the spinal corridor, which runs from the south side of the foyer (Room 4) to a short east/west corridor at the south end the rooms to the south of the main pool. The corridor is the same constructional and decorative style as the foyer, albeit slightly simplified (Plate 30). The roof is concrete, reinforced with a mixture of bricks and iron with circular skylights (Plate 36). All of the skylights are blocked, however, and covered by an inserted concrete beam. Two metres from the floor is a projecting rail, perhaps representing the level of a suspended ceiling, above which the walls are not plastered. There are three blocked doorways along the corridor, one on the west side and two on the east, visible as slightly recessed areas (Plate 30). There is also a small cupboard towards the centre of the east side, which is plain but houses electrical fittings including fuse boxes, control panels and so forth.
- 4.7.16 **Internal Details, Room 6:** this is a large room marked 'Female Changing'. It is accessed from both the main corridor (Room 5) and the main pool (Room 19). The entire room is finished with tiles, as is the floor, which also has a single drainage channel running north/west across the centre. The ceiling is concrete, finished with tiered cornices as seen elsewhere, supported by four beams orientated east/west, and there are an additional two iron I-beam girders. The remains of wires across the ceiling suggest there was originally a suspended panel ceiling, and there are the remains of an extractor fan present. There are projecting partition walls attached to both the north and south elevations: those attached to the north form the sides of a large communal shower cubicle, while in the south-east corner they form a small toilet, inside which are scars denoting the positions of three cubicles. The east elevation has a series of scars showing the position of former changing cubicles and the position of coat racks, seats and so forth. There is a projecting plinth, 0.15m high, across the centre of the west elevation, which lockers were apparently originally stood on. On the south side a projecting block of walls in the centre

of the elevation create an external well within the centre of the building, which forms a fire escape. There are two windows in the east and west sides of this.

- 4.7.18 **Internal Details, Room 7:** this is a large room marked 'Male Changing', which is essentially a mirror image of Room 6. The walls are all finished with tiles and tiles also cover the floor, and there is a central drainage channel orientated north/south. The ceiling is concrete, supported by three beams orientated east/west and finished with a tiered cornice. There are wires suggesting a suspended ceiling was previously present and an extractor fan is located within the ceiling. There are again various partition walls attached to the main elevations forming small rooms. In the south-west corner these form a large communal shower and screen for the doorway to the west, on the east elevation there are concrete block walls making up changing cubicles, one of which has plastic seats *in situ*, and a screen wall for the doorway. In the north-east corner walls have been added to form toilets, within which are three further cubicles. On the north side of the room there is a further external well, which forms a fire escape and has two windows on both the east and west sides.
- 4.7.19 **Internal Detail, Room 8:** this is a short corridor linking the foyer (Room 4) to the management/staff rooms to the west and a large lobby/crush hall to the north of the main pool (Room 14). It is similar in style and decoration to Room 5, with small circular skylights blocked with concrete and covered by inserted beams supported by engaged columns against the north and south walls. At the west end of the corridor there is a large entrance flanked by columns on a plinth with a fluted band around the top. On the south-east side of this corridor there is a small room most recently used as a disabled toilet. The room itself appears to be original, and it retains the decoration from the hall is continued within it. It has rubberised floor tiles and a suspended plaster ceiling and there are two small, three-light windows in the east elevation (looking into the external fire escape/light well). There are fittings for a toilet, sink, radiator and so forth throughout and there is a plain square moulded dado rail, perhaps a later addition.
- 4.7.20 **Internal Detail, Room 9:** this is the easternmost of a suite of management and staff rooms that extends along the north-west corner of the building, north of the main pool. It is accessed via a small room forming a stairwell to the first floor offices. This has a timber staircase on the east side with a moulded newel post and rail (probably original) and square section spindles. The remainder of the stairwell is otherwise plain; it has a modern block floor and plaster ceiling, and there is a small cupboard below the stairs. Room 9 proper is larger but also very plain. It also has a timber block floor and plaster ceiling decorated with the wide stepped cornice seen elsewhere and a moulded dado rail. There are boxed in cables against the south and east walls, which cuts through the dado rail and cornice, and there is a slight narrow skirting board. The north elevation has a tall 10-light window, with a combination of hinge and night-vent openings.
- 4.7.21 **Internal Detail, Rooms 10 and 11:** this was apparently a single committee room, but it has been divided in half by a later partition wall, which has been built below an original beam. The floor is finished with vinyl tiles on concrete

and the ceiling comprises reinforced concrete finished with plaster, with the same stepped cornice seen elsewhere. There are small, high-level four-light windows in the north elevation, one both side of the partition, and there is a small cubicle in the south-east corner of the east half of the room, formed by partition walls. Various boxed cables and other electrical fittings are attached in various places.

- 4.7.22 **Internal Detail, Rooms 12 and 13:** these are male and female toilet blocks west of the committee rooms (Rooms **10** and **11**) and accessed from the pool lobby/crush hall (Room **14**). They are arranged to form a mirror image of each other. Both are entered through a small lobby, which houses a separate utility cupboard with shelving and fittings for a sink or toilet. The ceiling throughout is finished with plaster with the same stepped cornice seen elsewhere, there is a plain square dado rail throughout, and the floor is finished with ground-stone effect composite tiles with inlaid lines forming a grid pattern. There are the remains of timber partition walls forming stalls throughout and the scars for toilets and urinals/sinks. There is an additional large cupboard built against the south end of the partitions on the east and west sides of the male and female toilets respectively. There is a large beam supporting the ceiling in each room and there are two windows in the north elevation of each room, one of which is shared by both rooms and divided in two by the wall between them.
- 4.7.23 **Internal Detail, Room 14:** a large room essentially forming a lobby at the north end of the main pool, known as the 'crush hall'. The decoration continues in the style of the main foyer and corridors, with square panels and a stepped cornice (Plate 31). Four beams on engaged pilasters against the north and south walls support the ceiling. There are wires attached to the ceiling that originally held a suspended ceiling and lights and vinyl sheeting covers the floor. Circular columns with fluted bands flank the doorways to the corridors to the east and west and there are large apertures in the south elevation providing viewing over the pool with a large double doorway between.
- 4.7.24 **Internal Detail, Room 15:** either side of Room **14** are staircases leading up to the first floor. These mirror each other and form a single dogleg constructed of reinforced concrete with a tall 16-light window at the central landing. There is a plain dado-rail in concrete along the north and south walls. Below the eastern staircase is a small doorway forming an entrance into the basement.
- 4.7.25 **Internal Detail, Room 16:** this is a small former staff room at the west end of the suite of offices, the door is marked 'LCASC Club Room'. The ceiling is decorated with the same stepped cornice seen elsewhere and some of the original ground-stone effect floor is visible. The walls are very plain and finished with flock wallpaper and paint. There are pipes attached and scars for units with tiles surrounds against the north wall.
- 4.7.26 **Internal Detail, Room 17:** this is the westernmost of the suite of office rooms along the north-west side of the building. It was evidently originally divided in two east/west and there is some scarring for the partition wall visible. The ceiling is also decorated with a stepped cornice although this is incomplete as there is considerable damage caused by water ingress. There is a narrow south-east/north-west orientated channel in the floor, which reaches a drain on the

southwest side. There is a slight return in the south-west corner, which does not respect the line of the cornice, perhaps indicating the position of former inserted aperture, now blocked, although this is not clear. Numerous pipes and cables are attached to the walls.

4.7.27 **Internal Detail, Room 18:** this is effectively a short corridor, probably a staff/tradesman's entrance, accessing a double doorway and a porch (which could not be entered). It has the same decorative style as the opposing corridor (Room 8), although there is a large mat well in the floor.

4.7.28 **Internal Detail, Room 19:** this is the main pool, which takes up the majority of the space within the western half of the building. It is situated within a large room, two storeys high, with the pool itself sunk to basement level, with the shallow end to the north 0.9m deep and the deep end to the south 2.4m deep. The floor is entirely finished with studded tiles and the seating arranged along the east and west sides comprises little more tiers of large steps, with smaller steps allowing access along the north and south ends, finished with ground stone tiles. Four pre-cast concrete portal frames support the ceiling (Plates 32, 33 and 35), with the seating built around their bases leaving a storage area beneath. Added to the ceiling is a later extractor fan system made up of large aluminium pipes and a timber crawl way, which is suspended from the portal frames. The north and south elevations are tiled and the east and west each have 13 windows filled with glass blocks. At the north end there are doorways at first floor level and there are pairs of doorways at ground and first floor level at the north and south ends of the east and west elevations. There are also doorways below the seating to the storage areas.

4.7.29 The upper part of the north elevation has an enclosed viewing gallery projecting into the room built of timber on a concrete base, on top of which is a later timber structure that allows access to the crawl-way (Plate 32). On the east side of the pool there is a recessed area that houses a smaller disabled-access pool (Plate 34). This is finished with small blue and white tiles and has three stepped levels and stepped access at the east end. There are doorways to the male and female changing rooms to the north and south of the disabled-access pool. In the north-west corner of the main pool room there is a small toilet added onto the building. This is divided into two cubicles by a central wall and there are small windows in the north and south elevations and two two-light windows in the west. It is finished with plaster and paint with the remains of a plasterboard ceiling, and there are fittings for a toilet and sink in the walls.

4.7.30 **Internal Detail, Room 20:** this is the south end of the main spinal corridor (Room 5), which forms a T-junction. This corridor has matching decoration to the main corridor, with wide doorways at the north, east and west ends flanked by columns with fluted bands. The east end has been blocked with concrete blocks, but where this has been broken through it is evident that it originally ascended down a flight of steps to rooms to the east. To the south there is a double doorway with the damaged remains of the original timber door still *in situ*. The floor is finished with polish stone effect tiles and there are three skylights in the ceiling covered with boards. At the west end the corridor enters a lobby with a staircase on the north side accessing the main pool room.

- 4.7.31 **Internal Detail, Room 21:** through the double doors to the south of Room 20 is a small lobby, now a fire exit. There is a small blocked entrance on the west side, perhaps a ticket counter or reception and a doorway on the east side into Room 22.
- 4.7.32 **Internal Detail, Room 22:** this was formerly a sun-bed room. It is very plain, the walls finished with paint and wallpaper, and has a concrete floor. There is a large ten-light window in the south elevation, which has been heavily altered with the addition of vent. There is also a blocked doorway in the north elevation leading to the corridor (Room 20).
- 4.7.33 **Internal Detail, Rooms 23 and 24:** these originally formed a single room but it has been divided in two by an east/west partition wall. The northern half is labelled 'Scanner Tanner Attendant'. The ceiling is plain but some of the original stepped cornice survives in the east half, and there is a skirting board present. There are two tall 10-light windows in the south elevation and sink fittings and tiles in the south-west corner of Room 24. The partition that divides the two rooms is timber and butts two original returns in the wall. On the north side a large cupboard housing electrical fittings has also been built against the return in Room 23.
- 4.7.34 **Internal Detail, Room 25:** this large room is positioned west of Room 24 and was most recently used as a sauna. It has a concrete floor and some of the original ceiling with a stepped cornice remains. There is a single blocked circular skylight on the south side and two rectangular ones on the north, between and either side of which are two north/south orientated concrete beams. The walls are finished with flock wallpaper, a skirting board and dado rail. Partition walls have been added against the north and west elevations to form a cubicle in the north-west corner, within which is a brick-built chute, which accesses directly to the basement. Partition walls have also been added in the south-west corner and there is a blocked window in the south elevation, partially covered by these partitions.
- 4.7.35 **Internal Detail, Room 26:** this is a large room to the north-west of Room 25, which originally formed a stage overlooking the main pool. It is tall, extending to first floor height, with nine-light windows in the east and west elevations at first floor level and two larger blocked windows in the north elevation at the same level. The ceiling is original but plain, and supported by three concrete beams. The floor is finished with badly damaged timber blocks and there are the remains of a skirting board along most of the walls. There are blocked doorways in the north sides of the east and west elevations and an inserted doorway in the south side of the east. The ground floor level of the north elevation mostly comprises a single large aperture filled with concrete blocks. Within the blocking three smaller apertures have been left, but these have subsequently been covered by timber boards (which are finished with tiles on the pool side). Above the original large aperture is the remains of a mechanised curtain and long strip-light, and on the west side the electric drum for the curtain remains *in situ* and is marked 'STONES LIMITED ULVERSTON' (Plate 37).

- 4.7.36 **Internal Detail, Room 27:** this is a long, trapezoidal room, to the south of Room 26. This has evidently seen considerable alteration, and although the remains of the original cornice are present in the ceiling there are scars for partition walls forming small cubicles or stalls evident in a number of places. There are also two concrete beams and two blocked circular skylights on the north side of the room. There are three blocked windows in the south elevation and the east and west elevations are later brick additions.
- 4.7.37 **Internal Detail, Room 28:** this is a possible storeroom in the south-west corner of the building. It was previously divided into two rooms by a north-south partition wall, the scar of which and part of the north end remains. This dividing wall is probably an original partition wall, although the upper part is built of concrete blocks (perhaps original breeze blocks). The west elevation retains part of the original dado rail and has two tall, blocked windows and a tall moulded skirting board. The ceiling also retains the original stepped cornice and a single beam (along which the dividing wall was built). The east half of the room is very plain, although there is some rebuilding in the east elevation and a blocked doorway at the north end. There are fuse boxes and other electrical fittings attached to the north elevation and the south elevation is largely rebuilt in grey brick. Some skirting board remains, the floor is concrete (with the scar of some form of partition visible), and the ceiling is a mix of concrete and ceramic tile with iron reinforcing.
- 4.7.38 **Internal Detail, Room 29:** this is a small room in the far south-west corner of the building, most recently used as a shower room. It has a tiled finish, and rubberised tile floor cover. The ceiling has additional concrete beams. The south wall is evidently brick-built and the north wall is brick with modern rebuilding, while the east wall is a later brick addition. There are partition walls forming shower cubicles along the west wall and south-west corner and a doorway at the north end of the west wall leading onto a fire escape.
- 4.7.39 **Internal Detail, First Floor:** only a small section of the baths, along the northern end of the building, has rooms on the second floor. These are separated into two areas: a bar area and viewing gallery above the crush hall (Room 14), and a suite of offices above the main foyer and entrances (Rooms 1-4).
- 4.7.40 **Internal Detail, Room 30:** this forms a large bar/restaurant area with an associated viewing gallery and kitchen. It is accessed via flights of stairs on the east and west sides (Room 15), both of which have doorways at first floor level accessing the upper level of the seating in the main pool. There is also a blocked doorway into the kitchen on the east side of the bar area from the eastern staircase. The bar area itself has three tall windows in the north elevation, between which are engaged pilasters, which support beams supporting the ceiling, which has a narrow cornice. Vinyl tiles cover the floor. There is a large aperture in the west elevation forming a counter for the bar (Plate 38), beyond which is a small room with a large collection of counters, cupboards and so forth. Both these and the bar are constructed of timber panels. The ceiling within the bar itself is slightly lowered relative to the main part of the room. At the east end of the main room there are partition walls forming a small room in the north-east corner. This is finished with tiles, but

there are scars for various fittings suggesting it was a kitchen. There is some rebuild in grey brick visible in the south elevation, perhaps corresponding to the position of the blocked doorway seen from the staircase, and there is a recessed area in the east elevation, probably denoting the position of a blocked window.

- 4.7.41 **Internal Detail, Room 31:** this forms a long L-shaped corridor running east/west, with a return to the north at the east end. It runs along the south side of this section of the first floor, connecting to the three offices and toilets at the north-east end. The north wall appears to be a later partition built of concrete blocks. The walls are all finished with plaster and paint, the floor is tiled in a herringbone pattern, and there is an attic access in the ceiling at the west end. There is a single window at low level towards the centre, and to the north is another window, which has been converted to a doorway giving access to the rooftop football pitch. At the east end the corridor turns to the north and there is a large mirror attached to the opposing north elevation. At the north end it comes to a toilet block, which has subsequently been partitioned to form two cubicles.
- 4.7.42 **Internal Detail, Room 32:** this is the westernmost of the three offices. It is a small, plain room with two large 12-light windows in the north elevation. There are doorways in the east, west and south walls, and a small square hatch has been inserted into the west end of the south elevation.
- 4.7.43 **Internal Detail, Room 33:** this is a larger toilet block, accessed through the west elevation of Room 32. It comprises two rooms, divided by a small linking corridor, the southernmost of which is rectangular with plain walls built of concrete blocks. There is a large window in the west elevation. The northern section of the toilets is a smaller room divided into two cubicles, the partition wall for which partially covers a window in the west elevation, visible in the linking corridor. The cubicles are accessed by a 'double doorway' arrangement, and the floors are finished with square linoleum tiles. There are the remains of sinks and urinals attached to the walls.
- 4.7.44 **Internal Detail, Room 34:** this is the central of the three offices on the second floor, between Rooms 32 and 35. It is small and plain with a large window in the north elevation and doorways to the adjoining rooms in the south, east and west elevations.
- 4.7.46 **Internal Detail, Room 35:** this is the easternmost of the three offices, situated in the south-east corner. It is L-shaped with a small walk-in cupboard next to the entrance in the south-west corner. It has a plain finish with a linoleum-tiled floor and two large windows in the east elevation.
- 4.7.47 **Internal Detail, Sports Hall:** the east half of the original baths building has been converted into modern sports halls and associated building. As a result much of the original fabric has been removed, concealed or damaged. Therefore the descriptive record is limited, reflecting the poor condition of the historic fabric of this part of the baths. What was originally the minor pool has been converted into a sports hall, attached to which (on the north side) is

another small sports hall, and along the south and west side are various other rooms including other sports facilities, social areas and corridors.

- 4.7.48 **Internal Detail, Small Sports Hall:** this has plain plaster and paint finished walls (decorated with cartoons; Plate 39). The north elevation has four large windows and east of centre there is a double doorway acting as a fire escape, the upper part of which is also a window (Plate 39). The south elevation has two similar windows on the west side, and on the east side there are two double doorways. The west elevation has a double doorway on the south side and a small window on the north side. The floor is finished with vinyl sheeting, which also forms a skirting board and there are three rectangular skylights and two circular skylights in the ceiling.
- 4.7.49 The double doorway in the north-east corner leads into a small group of rooms. These are accessed via a small hallway, which is a plain rectangular room. The walls are finished with plaster and paint and the floor is covered with rubberised sheeting. The ceiling is a combination of brick and reinforced concrete, supported by a single concrete beam sat on a pair of pillars against the north and south walls.
- 4.7.50 To the south of this hall are two small storage rooms apparently formed within a small outshut. They have a concrete floor and single pitch roof. The floor level is lower than the rooms to the north, and accessed via a short flight of steps. The walls are brick with a thin coat of whitewash, and in the north elevation there are two small blocked windows and there is a further blocked window in the west elevation of the western room. There is a large concrete slab against the north wall and in the south-west and south-east corners external drains are positioned against the walls.
- 4.7.51 **Internal Detail, Sports Hall:** this is linked to the main entrances and foyer via a L-shaped corridor, which has evidently been formed through alterations made to the original fabric of the building. Along the north side concrete block walls have been added to form small cubicles, although these have been badly damaged and are partially ruinous. A beam running north/south, which sits on a pair of large columns, supports the ceiling. There is a small toilet in the north-west corner, although this could not be accessed.
- 4.7.52 The main sports hall, although considerably modified, retains much of its original features. The floor is a modern concrete addition, and a original pool (albeit largely filled with rubble) is visible through a test pit cut through the floor. The floor is finished with vinyl sheeting marked out to form various sports pitches. The ceiling is supported by pre-cast concrete portal frames, above which aluminium piping for a fan system has been added, which has a number of sections vertically attached along the east and west walls (Plate 40). There are ten windows in the east and west elevations filled with glass blocks (Plate 40). The north elevation has an attached metal frame 'balcony' or viewing area, with an access ladder, onto which basketball nets are attached. Further basketball nets are also attached to the east and west elevations. There is a double doorway in the south elevation, to the west of which is a large window. There are three doorways in the west elevation, some of which appear to be inserted or remodelled.

- 4.7.53 **Internal Elevation, Adjoining Rooms:** there is a long narrow room to the south of the sports hall, with a toilet block in the south-east corner comprising two cubicles. There is a low wall running to the west from the north-west corner of this. There are two large doorways in this room, one to the north-east of the toilets and the other to the south, at the bottom of a sloping ramp the edge of which is formed by the low wall. The walls are painted with a square dado rail running all around, except where it is covered by the toilets. The ceiling is decorated with a stepped cornice and has two blocked skylights and a doorway in the west elevation.
- 4.7.54 West of the sports hall is a long corridor running north/south. This allows access to a variety of rooms along its west side and north and connects to the entrance at the north end. At the south end it leads to a large doorway/fire escape and was originally connected to the main north/south corridor in the main pool via a staircase in a small room at the east end of Room **20**, although this has subsequently been filled by a concrete block wall. The corridor is decorated with a plain skirting board and there are a number of inserted concrete block walls along the west side.
- 4.7.55 At the south end, north of the staircase to Room **20** are the former female toilets and changing rooms. They are divided in two by later concrete block walls and decorated with a dado rail. There are various divisions forming cubicles and showers. North of this room is a very plain room, with a vinyl-covered floor. The ceiling is supported by two steel girders and has ventilation pipes. There is a door in the south-east corner accessed via a ramp, and there is a window in the north elevation. The north, south and east walls are built of concrete blocks.
- 4.7.56 North of this room is a small lobby connecting to a double doorway accessing the sports hall. It is irregular in shape; the north, south, east and part of the west walls are built of concrete blocks. North of this is a former gymnasium. This is very plain, with vinyl tiles covering the floor and steel girders supporting the ceiling to which vents are also attached. The north, south, east and part of the west walls are built of concrete blocks. North of this room are the male toilets and changing rooms, which are essentially the mirror image of the female toilets and changing rooms, with numerous partitions forming cubicles and showers.

5. DISCUSSION

5.1 INTRODUCTION

- 5.1.1 The extremely different nature of the Bridge Houses and the Kingsway Baths make a discussion of the development of the whole site difficult. The Bridge Houses were built approximately 150 years before the Kingsway Baths and so the greater part of their history has little relevance to the baths. A consideration of the site as a whole, until the construction of the Kingsway Baths and bus depot, is therefore best seen in terms of the landscape associated with the Bridge Houses (see *Sections 3.3 and 3.4*). The baths and Bridge House remain separate throughout their history, with few direct connections, having been used separately and having notably different functions.
- 5.1.2 Nevertheless, there are distinct phases of use and alteration within both the Bridge Houses and the baths, many of which can be tentatively related to recorded historical periods and periods of change in use and occupation.

5.2 THE BRIDGE HOUSES

- 5.2.1 There is a noticeable difference in the arrangement of the central Bridge House when compared to the east and west Bridge Houses. The earliest internal walls of the central Bridge House are constructed of timber frame and wattle and daub, while those of the east and west Bridge Houses comprise machine-sawn stud partitions finished with lath and plaster. It is not clear whether this represents simply a different constructional technique, or a different phase of construction, and this has major implications for the phasing of alterations to the three buildings (see below).
- 5.2.2 There is no evidence for re-use of earlier buildings on the site, and all of the principal elements of the three Bridge Houses and the link walls would appear to be contemporary. The untidy junction between the east Bridge House and the east link wall is noteworthy, and the diagonal 'scar' on the east elevation of the west Bridge House may have some significance but it is not clear what.
- 5.2.3 In total, six phases of development were identified within the three Bridge Houses, which were either visible in the fabric of the buildings or were identified in documentary sources.
- 5.2.4 **Phase 1:** this comprises the construction of the three Bridge Houses and link walls, between 1783 and 1788. The east and west Bridge Houses were built as symmetrical blocks, which mirrored each other, as were the link walls. Their internal arrangement was based around an east/west corridor, accessed from a porch and probably with four principal rooms per floor, each of which typically had a fireplace. It is not clear what these buildings were originally used for, although some form of domestic function is likely, with the basement or ground floor rooms probably acting as a service area/kitchens.

- 5.2.5 The internal walls of the east and west Bridge Houses are timber stud partitions finished with lath and plaster, unlike the wattle and daub and timber frame evident in the central Bridge House. While the partition walls in the east and west Bridge Houses do not appear to be original it would seem logical that they are replacements for walls situated in the same locations. The alternative is that there were no internal walls when the east and west Bridge Houses were originally built, and that they were unused for some time. Although this seems unlikely there is some evidence that building plots in the surrounding area remained unoccupied until the 1821 and so it is possible that the east and west Bridge Houses remained empty and incomplete for some time after they were built (see *Section 3.3.6*).
- 5.2.6 The central Bridge House was probably also symmetrical in plan, based around a north/south corridor and with four principal rooms per floor. Most of the rooms had fireplaces and many had built-in cupboards, suggesting a domestic function. The size of the building and the documentary sources would suggest that this was used as an inn, although all three buildings may have initially been used in this capacity to some extent.
- 5.2.7 **Phase 2:** the documentary sources state that there were some alterations made to the Bridge Houses within a few years of them being built, in particular the construction of stables in 1804 and an additional dwelling house c1808 (see *Section 3.4.4*). It is not known how these affected the Bridge Houses, if at all, but they will have formed some or all of the buildings shown on early plans of the site (Plates 1-3), some of which butt the Bridge Houses and/or link walls. Little seems to now remain of these, much probably having been lost with the construction of the modern restaurant. It is not clear at what date the extant outshut was attached to the east side of the central Bridge House.
- 5.2.8 **Phase 3:** the Bridge Houses appear to have remained in a relatively unchanged condition for approximately fifty years. By the middle of the nineteenth century their use as a tollhouse and inn was beginning to wane, and from the 1850s they became private residences and remained so into the twentieth century. A number of alterations probably relate to this period, most of which are essentially cosmetic. These include the insertion of an iron fire surround into the original fireplace in Room 5 of the east Bridge House, and the replacement of much of the flooring in all three Bridge Houses. In Room 4 of the central Bridge House this event probably can be dated to before March 16th 1872 (see *Section 4.4.9*), a time at which it seems likely that the buildings were being converted for purely residential use (see Table 1).
- 5.2.9 It also seems likely that it is during this period that the internal partition walls of the east and west Bridge Houses were replaced (see *Section 5.2.5*). Whether this too was because of a change in use to a purely domestic function is unclear as these divisions probably existed before. It is likely that the new walls reflect some internal rearrangement, or the replacement of older, worn out and decaying wattle and daub walls, no longer considered suitable for the houses of the wealthy. An additional porch may also have been added to the west side of the east Bridge House, on top of an existing flight of steps, which probably provided access to gardens to the rear of the buildings (as depicted in

Anon 1962). The outshut on the east side of the central Bridge House may also have been added or altered at this time.

5.2.10 **Phase 4:** during the first half of the twentieth century further cosmetic changes were also made, which continue the obviously domestic pattern developed during the end of the nineteenth century, including the reduction in size of almost all of the fire surrounds and redecorating with tiles. Following this period, however, all three Bridge Houses seem to have fallen into decline and were said to be in a poor state of repair by the end of the twentieth century.

5.2.11 **Phase 5:** in 1985 plans were submitted for a restaurant, which was to be built between the central and western Bridge Houses, butting the west link wall. The construction of this building, although essentially invisible from the front, did considerable damage to the west and central Bridge Houses. In both buildings new doorways were added and old walls were taken away, particularly in the basements. New partition walls inserted, particularly on the ground and first floor, and it is evident that the original staircase in the west Bridge House was taken down and moved to the west, having originally been situated against the east elevation. The line of the original east/west corridor is still present, albeit marked by modern walls, and there are some elements of original walling surviving on the first floor. The original tall stair light window was also blocked by the addition of the restaurant, which probably also resulted in the destruction of ancillary buildings attached to the west link wall. The west Bridge House was also extensively redecorated and plaster board was put in place, covering the original walls in some parts of the ground floor. In the central and west Bridge House basement rooms were converted to kitchens and toilets respectively through the addition of new wall covers and partitions.

5.2.12 In the east Bridge House the damage was not as extensive, although some fireplaces were blocked and cosmetic alterations were made. In particular apertures were inserted into the east elevation of the basement and then blocked with brick. It is not clear what function these served.

5.2.13 **Phase 6:** by the end of the twentieth and the beginning of the twenty-first century the Bridge Houses returned to a poor state of repair and were left empty and neglected. They have been badly affected by vandalism, arson, dry rot and water ingress through the roof. This has resulted in a considerable loss of historic fabric in several parts of the Bridge Houses, particularly timber walls and elements of the stairs, and has undoubtedly done further damage to many areas.

5.3 KINGSWAY BATHS

5.3.1 Despite its relative modernity the Kingsway Baths have undergone a series of alterations, most of which are well documented, and many of which are evident within the fabric of the building. There is no specific evidence for earlier buildings on the site, although the present structure is situated across the line of the former Ladies' Walk and the mill leat (which is also the boundary between the townships of Bulk and Skerton; Figs 1-3), and is close

to the presumed position of a medieval leper hospital. The historical sources suggest that the area was open land, occasionally used for holding fairs prior to the construction of the baths.

- 5.3.2 A total of four phases of activity are evident at the site, and are identified either through documentary sources, evidence within the building, or a combination of the two. As a number of detailed plans for many of these phases exist it is possible to identify certain alterations in great detail.
- 5.3.3 **Phase 1:** the construction of the baths. This took place during 1938, and was completed in 1939. The baths at this time evidently comprised two pools, the ‘major plunge’ on the west side and ‘minor plunge’ on the east, with changing rooms between arranged along the long access corridor (Hill 1936a). At the south end of the ‘major plunge’ there was a stage, beyond which are shown artistes dressing rooms and stores (*ibid*). The main entrance, hall and ticket office were situated at the north end of the building, the north-west corner was made up of cloak rooms and toilets and the north-east end comprised two large areas divided into male and female cubicles for bathing (*ibid*). Within the major plunge there is an attendants cubicle in the centre of the east side, and there is a similar cubicle on the centre of the west side of the minor plunge (*ibid*). On the first floor the bar (Room 30) is marked as a café and the rooms above the north-east corner are divided into further small cubicles (Hill 1936b).
- 5.3.4 A number of the decorative features identified during the survey such as the stepped cornice, fluted-band columns and raised panels are likely to date to the initial period of construction of the baths. A further interesting feature, which is likely to belong to this period, is the cable drum that operated the sliding curtain for the stage (Room 26). Stones Limited are known to have been in existence since the late 1870s and operated an iron and brass foundry at Dragley Beck in Ulverston (McKeever and Layfield 2004, 112). They were particularly involved in the production of revolving shutters, and became ‘John Stones Ltd’ in c1900 (*op cit*, 114). During the early part of the twentieth century they are known to have undertaken a number of pieces of work across the country (*op cit*, 115), and the installation of the cable-operated curtain at Kingsway Baths would appear to have been one such piece of work.
- 5.3.5 **Phase 2:** the arrangement of the baths appears to have remained essentially intact for at least 30 years, although during the 1960s some minor alterations are recorded as having been carried out. These include the installation of a temporary timber cover over the pool to allow it to be used as a roller skating rink (see Table 2). There is little evidence for alterations within the baths themselves during this time, although some of the more cosmetic changes could have been carried out during this time.
- 5.3.6 A series of large-scale alterations were evidently planned in 1964, which would have seen the addition of first floor changing rooms, and a ‘handicapped children’s pool’ and balcony added to the minor plunge (Heppinstall 1964a; 1964b; 1964c). These were not apparently carried out, however, although elements of them seem to have been incorporated into later work. It is possible that the small sports hall to north of the minor pool was created at this time as a ‘club room’ of similar dimensions is shown on the

proposed plans (Heppinstall 1964a). It is also possible that the learner pool added to the east side of the major pool, which replaced the attendant's room, was added at this time as it is shown as already present in 1983 and 1985 (Lancaster City Council 1983; 1985).

- 5.3.7 **Phase 3:** in 1975-6 a sauna suite was added at the south end of the major plunge pool, which resulted in the removal of many of the original partitions and creation of new ones (Lancaster City Council 1975; nd; see Table 2). Scars for the original partitions are visible in the ceiling of the Rooms to the south of the main pool and the new walls are also clearly visible.
- 5.3.8 **Phase 4:** between 1983 and 1985 extensive modifications were made to the baths. These included the in-filling of the minor plunge and creation of a sports hall, the creation of a roof-top football pitch and the replacement of tiles and heating systems in the major plunge (see Table 2). The evidence for these alterations is present throughout the building, in particular in the major reorganisation of rooms around the new sports hall, which involved the addition of several concrete block walls to create smaller sports and exercise rooms. It is also likely that the second floor bar/café and rooms in the north-east and north-west corners were rearranged at this time to provide additional office space and utility rooms. This is also the point at which the proscenium arch for stage was fully blocked up and tiled over, although additional plans to create a gym and further sauna rooms in this space were not carried out. The baths seem to have retained this form until their closure in 1997.

5.4 REGIONAL SIGNIFICANCE

- 5.4.1 **Introduction:** both the Bridge Houses and the Kingsway Baths are Listed Buildings (grade II* and II respectively) on account of their architectural merit, most evident in their decorative northern façades. Both buildings represent a classically inspired form of architecture, and reflect a tradition that began at the start of the eighteenth century (Watkin 1996, 124).
- 5.4.2 **The Bridge Houses:** in Lancaster a boom period of prosperity coinciding with the classical revival during the late eighteenth and early nineteenth century has left the town a very Georgian feel (White 2000, 1). The town's prosperity at this time allowed the services of good quality architects such as Thomas Harrison to be employed (*op cit*, 3), and lead to the construction of a number of high quality buildings.
- 5.4.3 The Bridge Houses fit neatly into this period of prosperity and tasteful, fashionable architect-driven development, which was something of a 'Golden age' of prosperity in Lancaster (Dalziel 2001) that continued into the nineteenth century (Winstanley 2001). There is, however, some cause to doubt Harrison's role in the construction of the Bridge Houses on account of the surprising lack of direct evidence for his involvement, compared to the New Bridge (see *Section 3.4.3*), and they are perhaps still best described as 'attributed to Harrison' (Pevsner 1991, 159). It is probable, though, that he was responsible, and that they were perhaps considered more of an

afterthought in comparison to the bridge itself, which was the most important part of the contract.

- 5.4.4 The Bridge Houses are therefore an important part of the historic landscape of Lancaster, representing not only a period of spectacular growth and prosperity, but also the expansion of the corporation and development of the town away from its traditional centre. They also form an integral part of the arrangement of Skerton Bridge, an important historic monument in itself, providing an impressive entrance into town (*ibid*).
- 5.4.5 **Kingsway Baths:** the construction of the baths reflects another period of prosperity in Lancaster, prior to the outbreak of the Second World War. During this time spending on public buildings and welfare was limited, however, the baths seem to have been something of an exception to this general trend (Constantine and Warde 2001, 245). The Kingsway baths are also constructed in a classical style, some two hundred years after its first re-emergence. In a sense this fitted into the modern movement beginning in the early twentieth century, which saw functionalism as all-important, and took full advantage of the use of new technology including reinforced concrete frames and glass to maximise space and utility (Watkin, 1996, 192-3).
- 5.4.6 For this reason Kingsway Baths is a good example of large-scale architecture in the early part of the twentieth century, combining both minimal decoration, great utility and modern technology to create a building of some local importance.

6. RECOMMENDATIONS

6.1 INTRODUCTION

6.1.1 In both the Bridge Houses and the Kingsway Baths there has been considerable modern alteration, which has in some areas severely affected the original fabric of the buildings. Nevertheless, there are still a number of areas of historical interest and the potential for these to be retained to some degree as part of the development.

6.2 RECOMMENDATIONS

6.2.1 **Bridge Houses:** the Bridge Houses have been extensively altered during recent re-developments, and this has left a varying degree of original fabric *in situ*. The exterior building fabric, for example, has remained intact and in relatively good condition. However, internally there has been considerable alteration. In most cases this is superficial, and comprises little more than wall finishes, often coinciding with the blocking of fireplaces. In the western Bridge House the alterations have been considerably more extensive, and have involved the almost total removal of internal partitions and addition of new walls, as well as the repositioning of the staircase.

6.2.2 The most extensive alterations to the Bridge Houses are associated with the construction of the restaurant between the central and western buildings. This has caused considerable damage due to the insertion of doorways through the original fabric and construction of new walls or concrete block skin, many of which are bonded to the Bridge Houses.

6.2.3 Considerable damage has also been caused by fire and vandalism, which has resulted in the loss of sections of timber partition walls in some areas, particularly the east and west Bridge Houses. Dry rot in the basement of the east Bridge House was also particularly noticeable, and there is considerable water ingress in all three at various points. There is also evident movement in the south elevation of the east Bridge House, which is likely to cause further damage if not repaired.

6.2.4 Despite all of the considerable damage and decay, there are elements of original fabric remaining in good condition in all three Bridge Houses. The basic arrangement of rooms in the east and central Bridge Houses seems to have survived, and in all cases there are features such as fireplaces, built-in cupboards, staircases and elements of both walling and flooring that are of historical significance, particularly in the central Bridge House.

6.2.5 It is therefore recommended that as much of the original fabric as possible is retained. The timber staircase in the central Bridge House, for example is in good condition and is a good quality original feature. Many of the fireplaces are probably also little more than later finishes added onto original fire surrounds, and these may remain in good condition behind. There are also a few good quality panelled window surrounds surviving, and these should be

retained wherever practicable. The timber panelled wattle and daub walls present on the upper floors of the central Bridge House should also be retained if possible as these are a good example of an early and relatively rare type of building material. Similarly some examples of the reed ceiling plaster should also be retained, as should the heavy hand-finished floorboards visible in the basement of the central Bridge House.

- 6.2.6 It is understood that the current development proposal for the Bridge Houses involves blocking off the upper floors and only using the ground floor. If this is the case then this would present an ideal situation in which original material, such as the staircases, wattle and daub walls and some fireplaces could be retained *in situ*. It would be preferable in this case to do as little remedial work as possible in these areas. In those parts of the building that will be used it is recommended that any original features be repaired and incorporated into the new build as much as practically possible.
- 6.2.7 **Kingsway Baths:** the baths have also seen extensive alteration, although they have retained much of their original form and many historic features have survived, albeit often in a damaged condition. Apart from the front elevations and the reception rooms at the front of the building most of the building has arguably limited architectural merit. This is partially the result of their function, which has led to a number of alterations, largely associated with services, carried out in a utilitarian manner with little regard for damage to the appearance of the building.
- 6.2.8 Nevertheless, the few architectural embellishments that do survive are worth retaining where possible, in particular the front and side elevations. Where possible it is also recommended that the front rooms comprising the foyer and associated corridors are also retained and incorporated into the proposed development. Elements of the constructional detail creating the two original pools, specifically the portal frames, are of interest for their technical merit and should be retained if at all practical.
- 6.2.9 **Further Work:** it is also recommended that a watching brief be carried out on the site during construction work in order to identify any below-ground remains.

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8. ILLUSTRATIONS

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Figure 4: Ground floor plan of the Bridge Houses

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Plate 35: Detail of pre-cast concrete portal frames on east side of main pool (Room **19**), baths

Plate 36: Example of reinforced ceiling structure and skylight, Room **5**, baths

Plate 37: Cable drum for stage shutters marked 'STONES LIMITED ULVERSTON', Room **26**, baths

Plate 38: General view of second floor bar area (Room **30**), looking west, baths

Plate 39: Small sports hall to north of former pool, baths

Plate 40: General view of the sports hall, former minor pool, baths









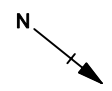
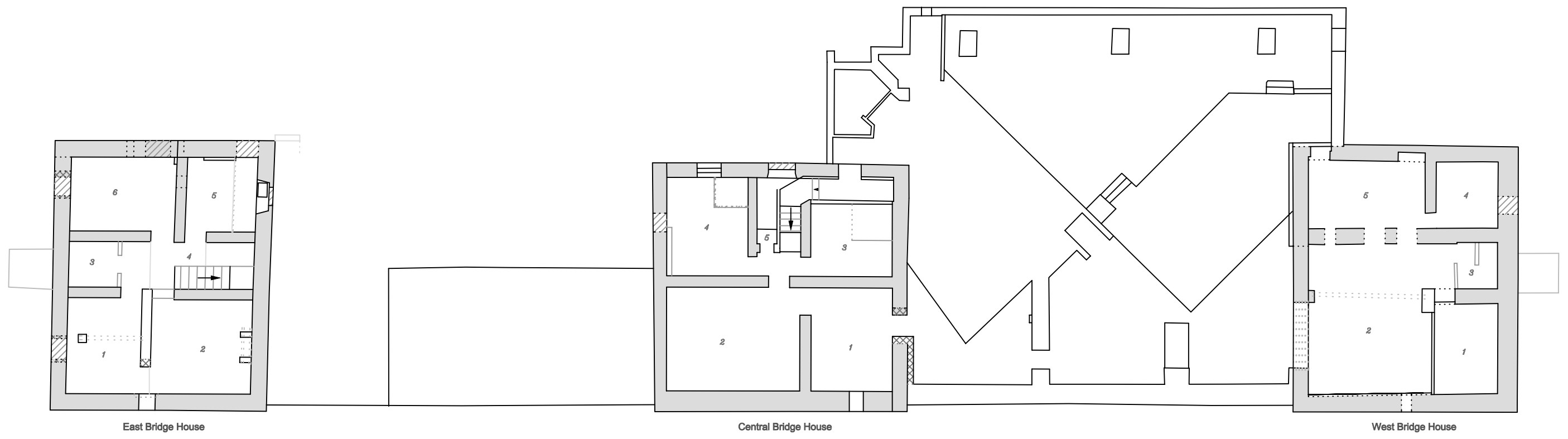
based upon the Ordnance Survey 1:100,000
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Figure 1: Location Map

Key

-  principal building material
-  sectional timber
-  original wall
-  later partition
-  blocking
-  room numbers









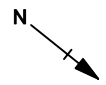
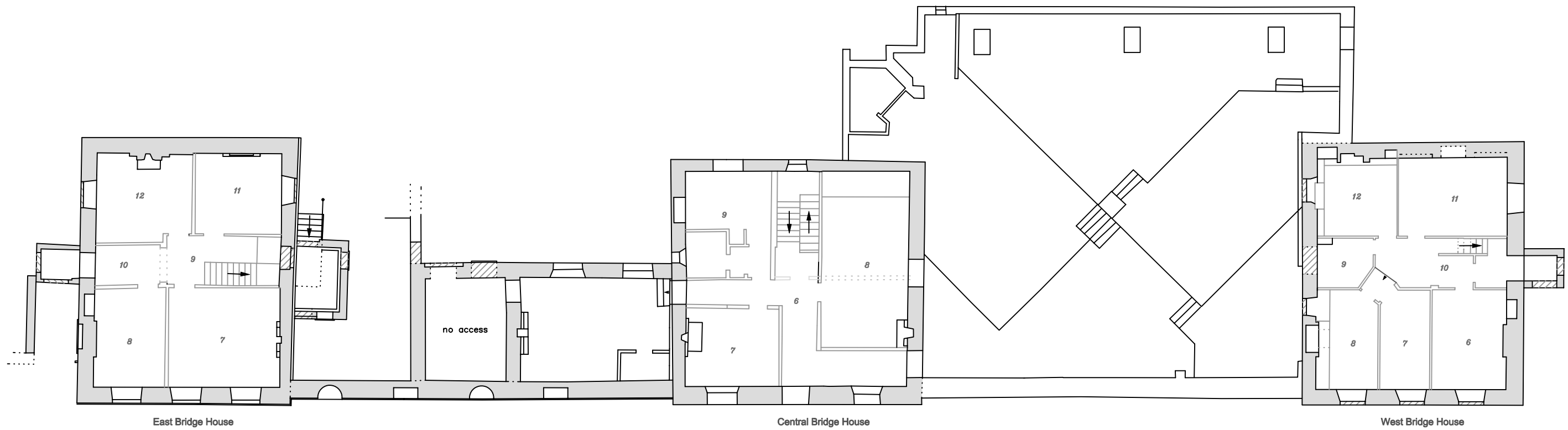
0 10
metres
Scale 1:200 @ A3



Figure 3: Basement plan of the Bridge Houses

Key

-  principal building material
-  sectional timber
-  original wall
-  later partition
-  blocking
-  room numbers



0 10
metres
Scale 1:200 @ A3



Figure 4: Ground floor plan of the Bridge Houses



Figure 5: First and second floor plan of the Bridge Houses

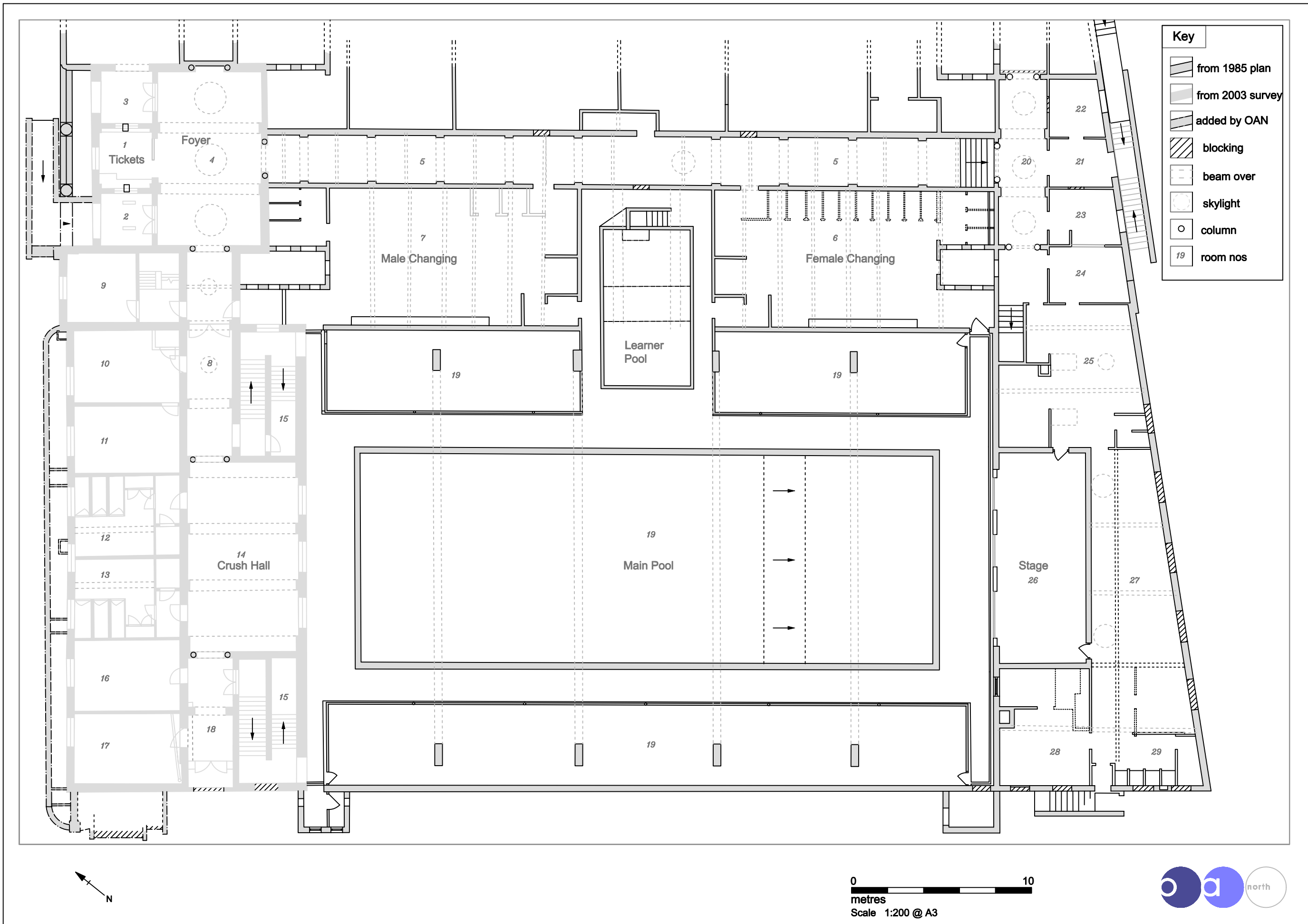


Figure 7: Ground floor plan of the Baths

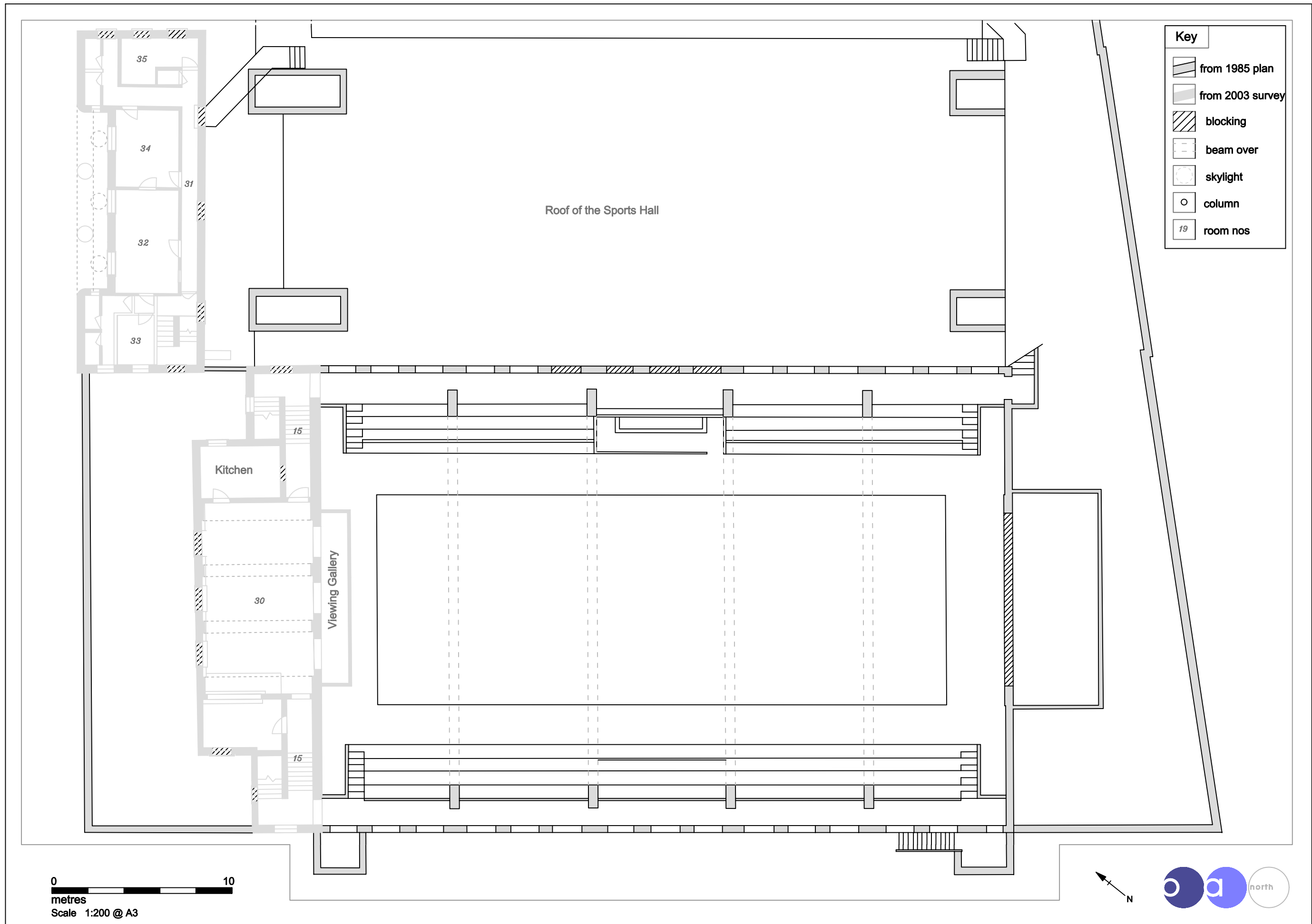
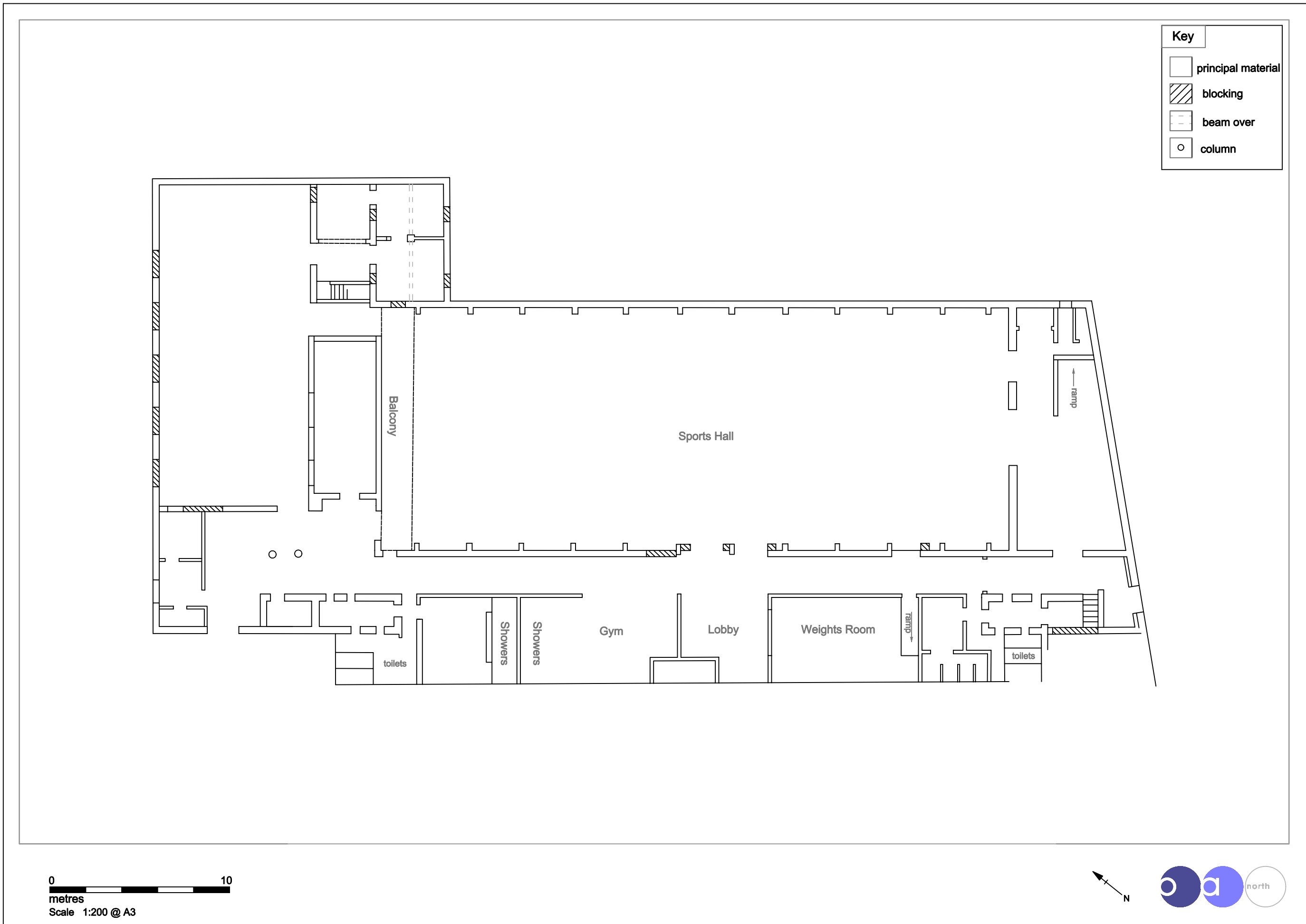






Figure 8: First floor plan of the Baths



Key	
	principal material
	blocking
	beam over
	column

0 10
metres
Scale 1:200 @ A3

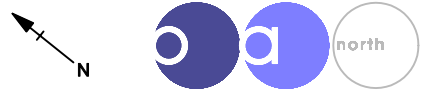
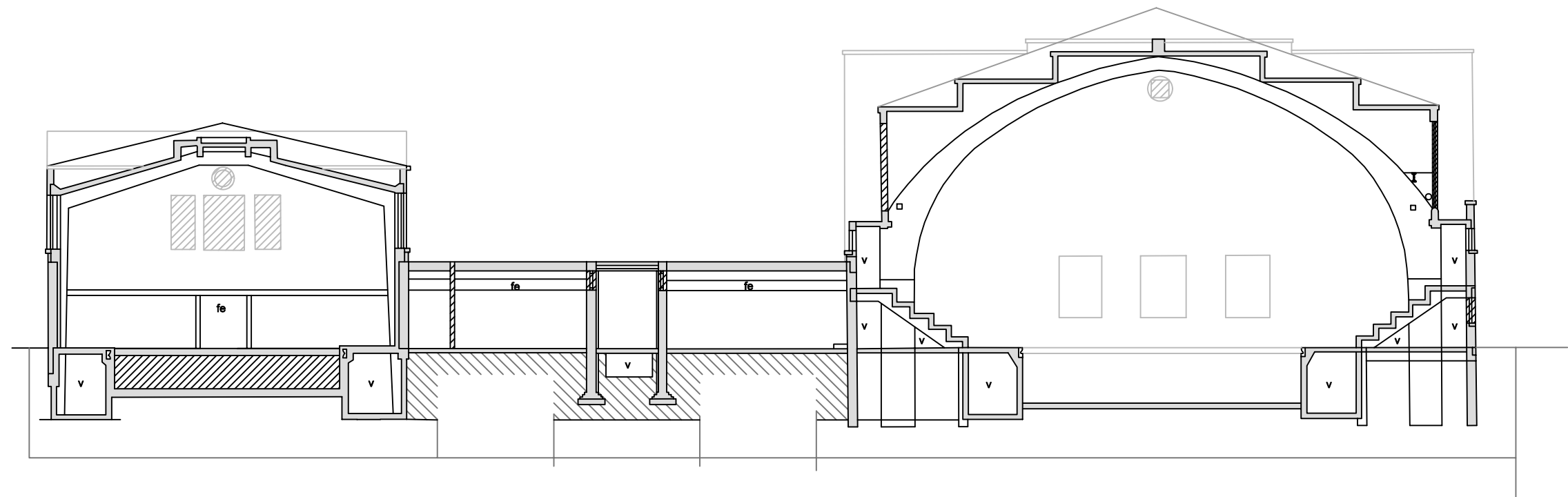


Figure 9: Sports hall plan

Key

- sectional wall
- blocking
- fe
- V void






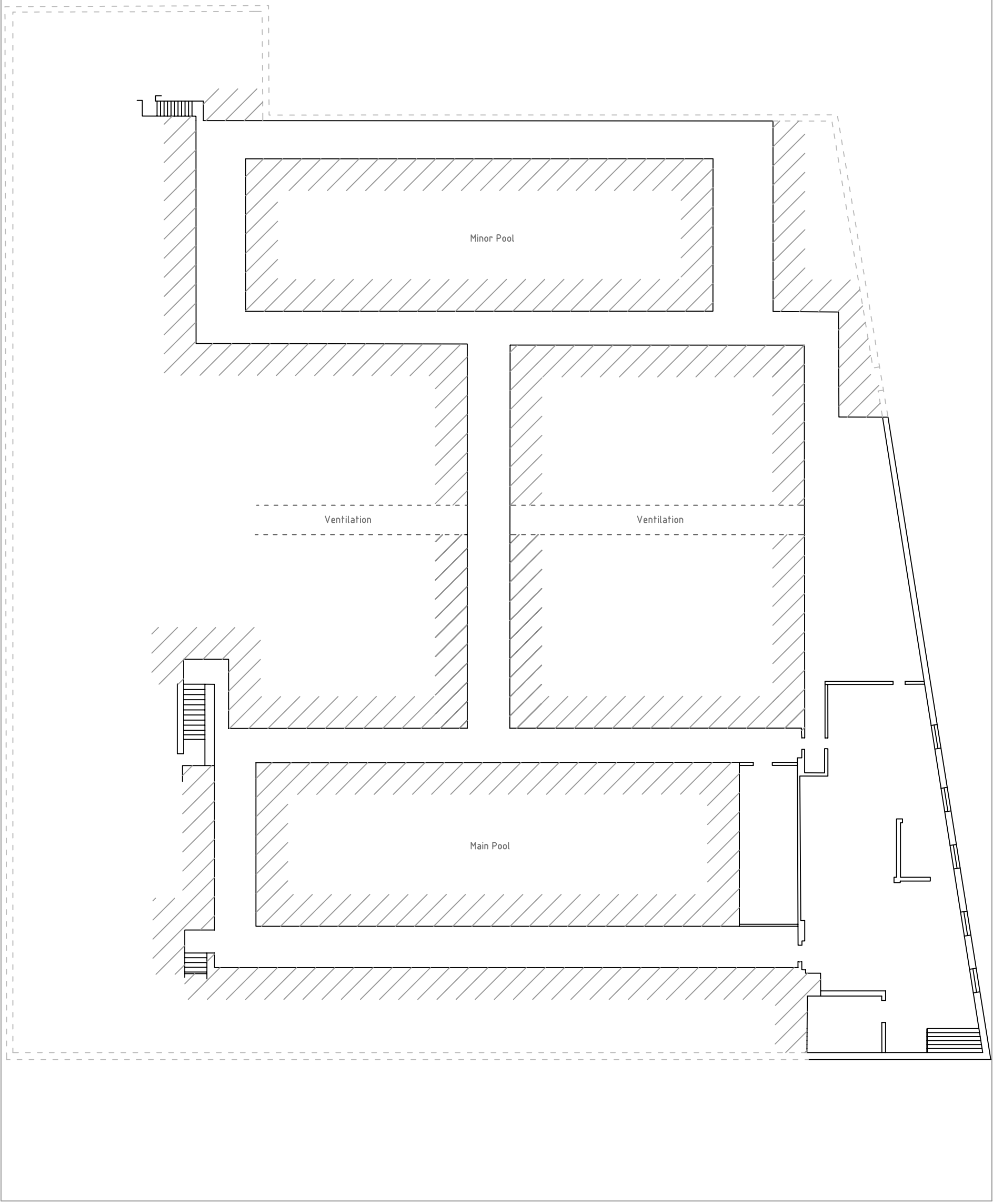
0 10
metres
Scale 1:200 @ A3



Figure 10: Cross-section of Baths

Key

-  principal material
-  thickness unknown
-  footprint of ground floor



0 15
metres
Scale 1:250 @ A3

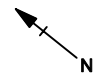


Figure 11: Baths basement plan

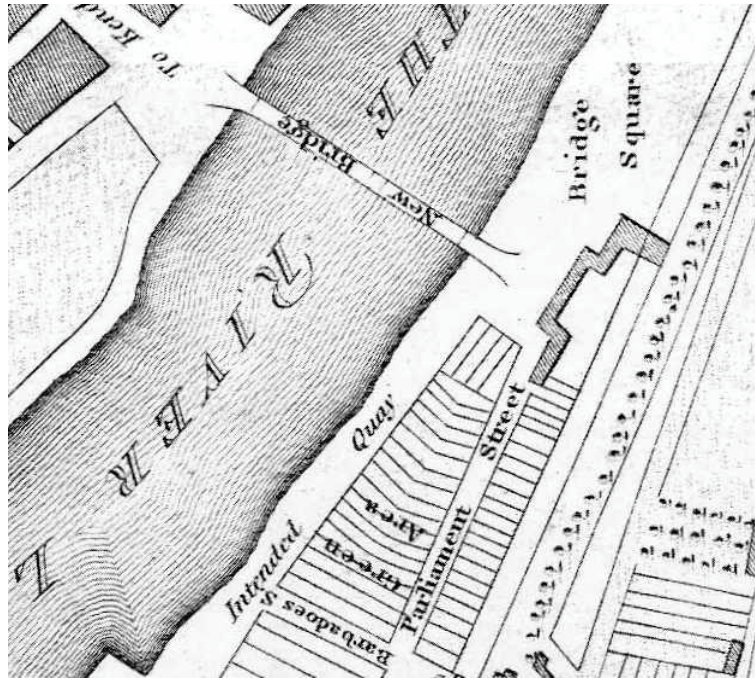


Plate 1: Part of Clark's plan of Lancaster (1807) showing the Bridge Houses as a stylised block surrounded by undeveloped plots (from White 1990, 17)

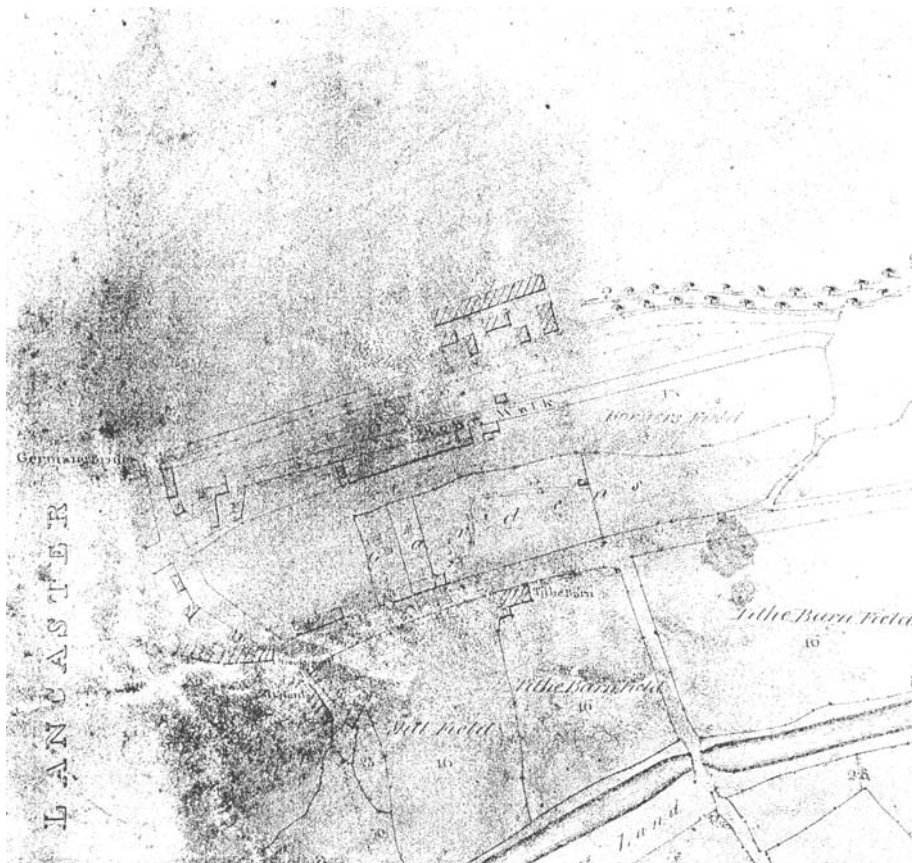


Plate 2: Part of a plan of 1816 (PL 1/60) showing a group of buildings at the top that are probably the Bridge Houses

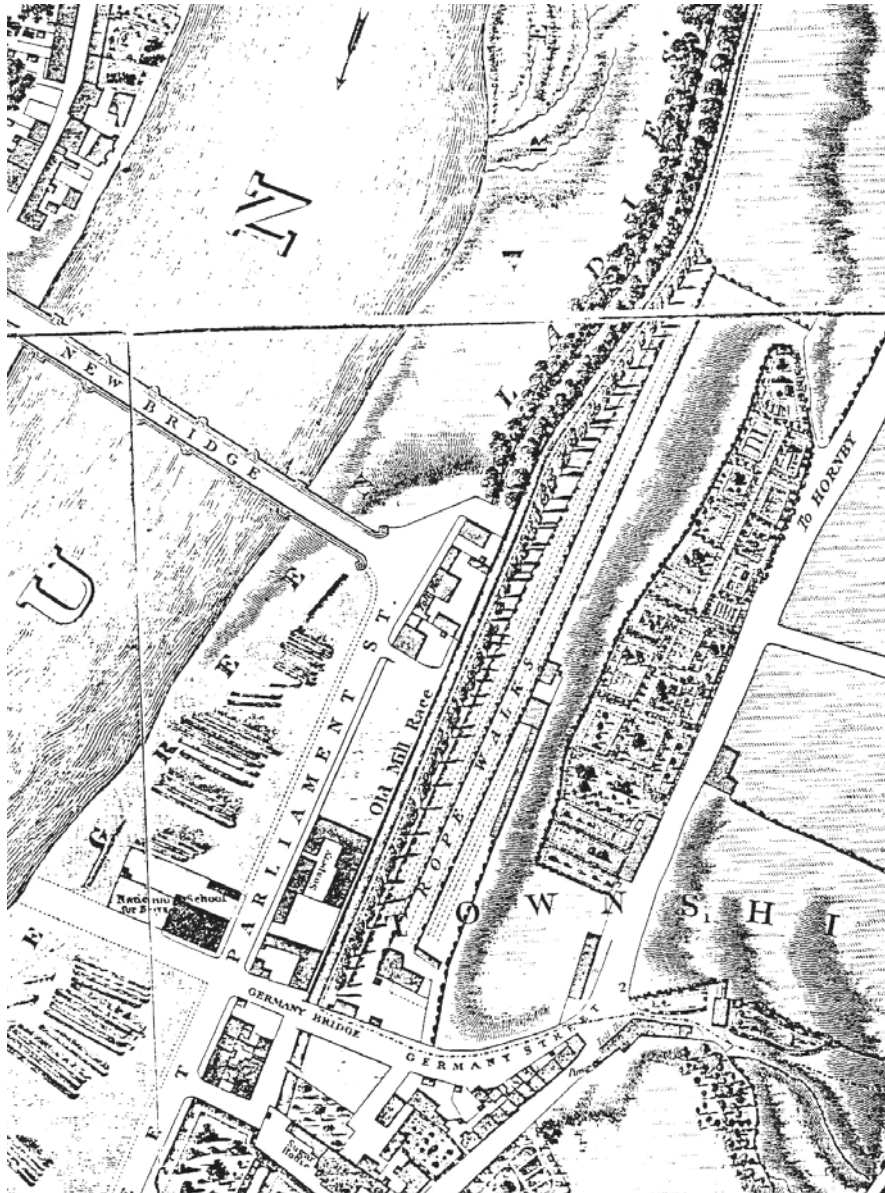


Plate 3: Part of Binn's map of 1821 showing the Bridge Houses with various outbuildings (from White 1990, 30)

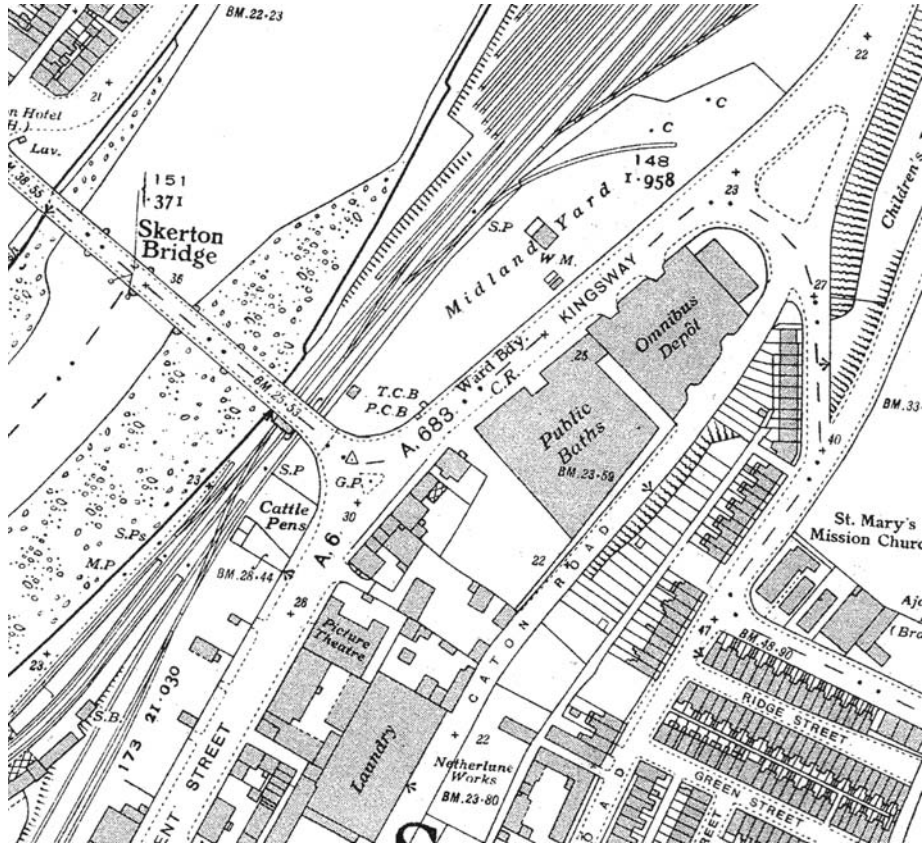


Plate 4: Part of the Ordnance Survey map of 1938 showing the Bridge Houses, baths and bus depot

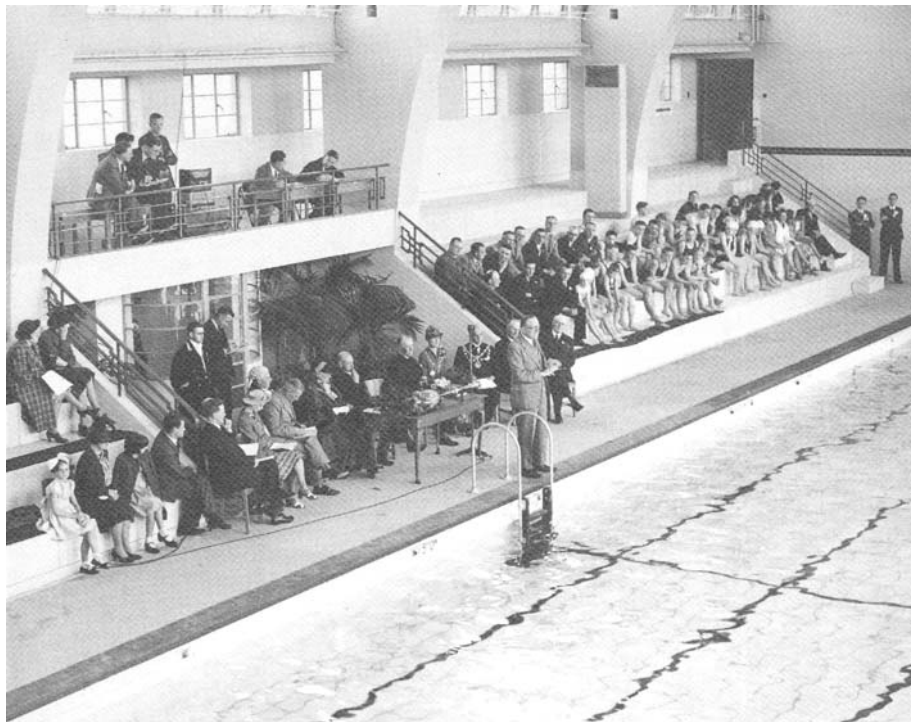


Plate 5: The opening of the Kingsway baths on the 1st July 1939 (from White 1990, 144)



Plate 6: front (west) external elevation of west Bridge House showing blind windows



Plate 7: Front (north) external elevation of the central Bridge House



Plate 8: Detail of the front (north) elevation of the east link wall



Plate 9: Gable (north) external elevation of the east Bridge House



Plate 10: Detail of the junction between the east link wall and east Bridge House



Plate 11: Coal chute in Room 1, east Bridge House



Plate 12: Blocked apertures and inserted brick pillar in Room 2, east Bridge House



Plate 13: Fireplace with large stone surround and inserted iron surround, Room 5, east Bridge House



Plate 14: Window in Room 7 of east Bridge House, showing remains of badly damaged shutters and surrounds



Plate 15: Built-in cupboard in Room 8, east Bridge House



Plate 16: Fireplace in Room 12, east Bridge House



Plate 17: Exposed partition wall between Rooms **13** and **14**, east Bridge House

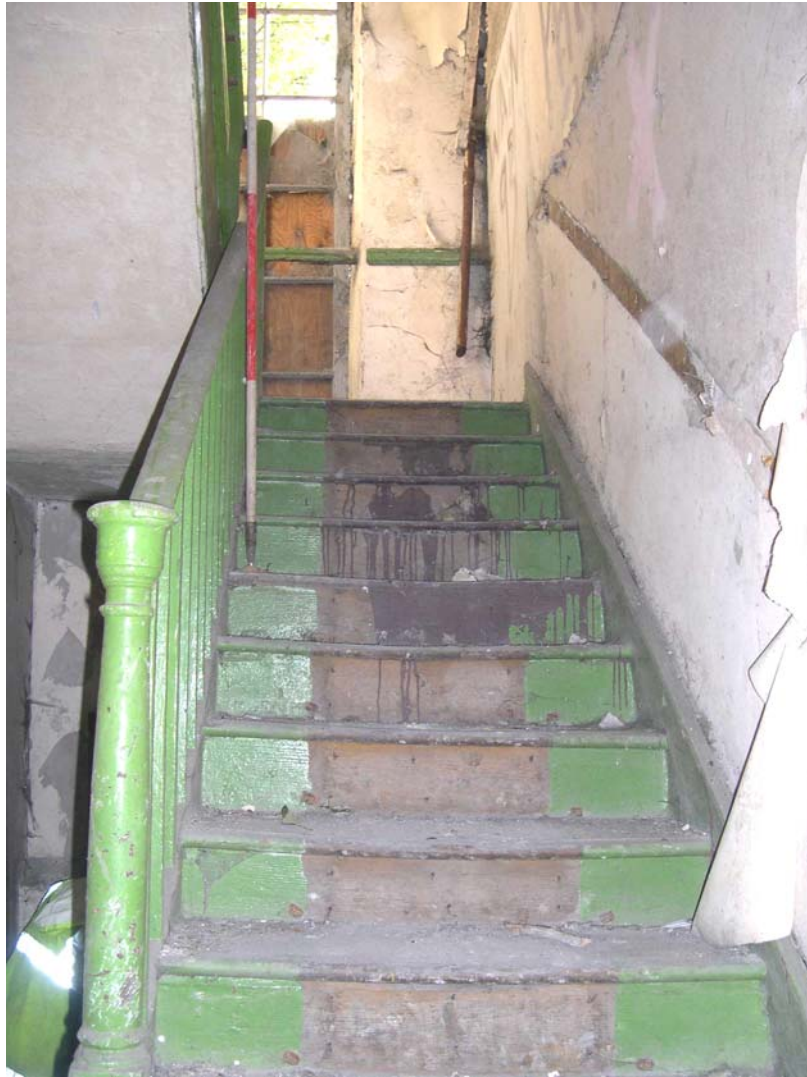


Plate 18: Staircase in Room **14**, central Bridge House



Plate 19: Exposed reed-plaster ceiling and window in Room **11**, central Bridge House



Plate 20: Example of wattle-and-daub wall in Room 22, central Bridge House



Plate 21: Timber mark in floorboards, Room 2, west Bridge House



Plate 22: An example of early hand-finished floorboards exposed in the ceiling of Room 5, west Bridge House



Plate 23: Part of the fireplace and built-in cupboard, Room 12, west Bridge House



Plate 24: Junction of modern and early partitions between Rooms **14** and **18**, west Bridge House



Plate 25: West end of front (north) external elevation of baths



Plate 26: Main front (north) entrance portico to baths



Plate 27: North end of west external elevation of baths



Plate 28: General view of part of the west side of the basement of the baths



Plate 29: Detail of decoration in the foyer (Room 4), looking south, baths



Plate 30: Spinal corridor (Room 5) looking south showing detail of ceiling and blocked doorway, baths



Plate 31: General view of Crush Hall (Room 14) looking north-west, baths



Plate 32: General view of main pool (Room 19) looking north, baths



Plate 33: General view of main pool (Room 19) looking south, baths



Plate 34: Learner/disabled pool on east side of main pool (Room 19), baths



Plate 35: Detail of pre-cast concrete portal frames on east side of main pool (Room 19), baths



Plate 36: Example of the reinforced ceiling structure and skylight, Room 5, baths

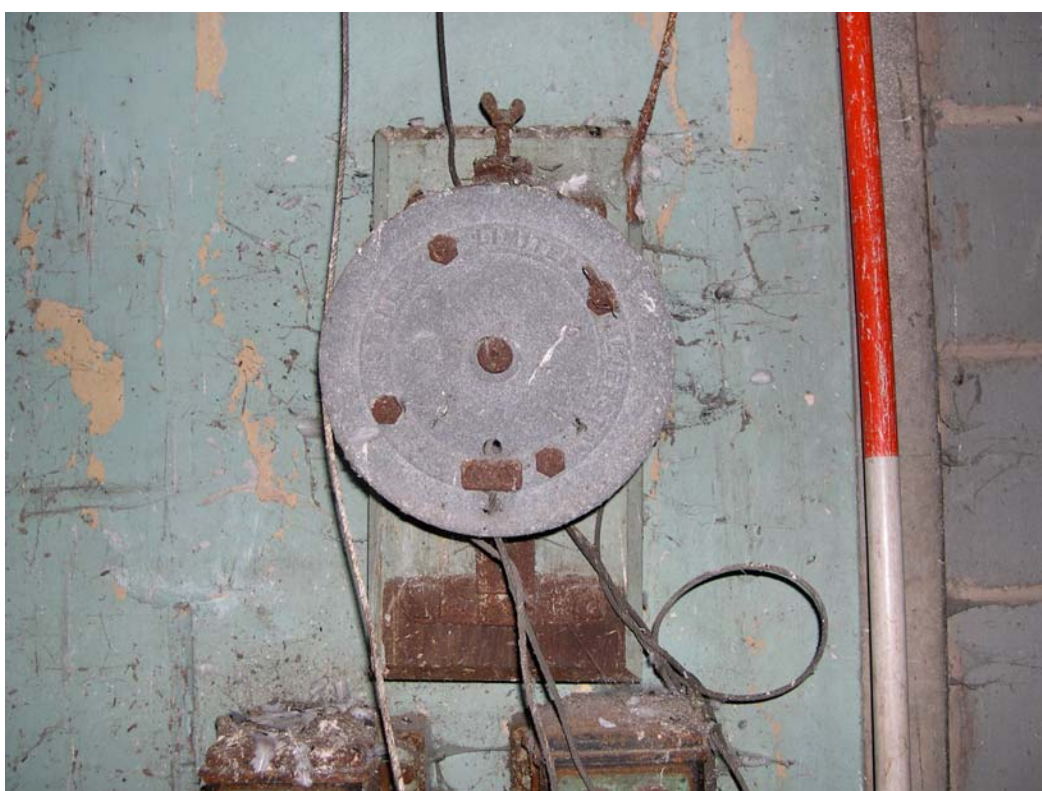


Plate 37: Cable drum for stage shutters marked 'STONES LIMITED ULVERSTON', Room 26, baths



Plate 38: General view of second floor bar area (Room 30), looking west, baths



Plate 39: Small sports hall to north of former minor pool, baths



Plate 40: General view of the sports hall, former minor pool, baths

APPENDIX 1: PROJECT BRIEF

BRIEF FOR ARCHAEOLOGICAL RECORDING OF AN HISTORIC BUILDING REQUIRED BY A PLANNING PROPOSAL

Location: The Bridge Houses, 38-42 Parliament Street, Lancaster

Proposal: Residential development of the Bridge Houses and adjacent former Kingsway Baths.

1. Summary

An application has been submitted to Lancaster City Council for the redevelopment of the area covered by the former Kingsway Baths, the adjacent former bus depot and the Bridge Houses. Planning application references 01/03/01371, 01/03/01372. The Bridge Houses and Kingsway Baths are Listed Buildings, the Bridge Houses being Grade II*

Because of the historic nature of the buildings it has been recommended that a record of the buildings should be made before works to convert them is carried out.

This recommendation follows the advice given by central government as set out in *Planning Policy Guidance: Planning and the Historic Environment* (PPG 15) and *Planning Policy Guidance: Archaeology and Planning* (PPG 16) issued by the DoE.

2. Site Location and Description

- 2.1 The Bridge Houses lie at NGR SD 4805 6228, at 38-40 Parliament Street, on the northwestern edge of Lancaster city centre. Parliament street runs SE – NW along the southern bank of the river Lune. The Bridge Houses are so called because of their location directly opposite the southwestern end of the Skerton Bridge across the river. The Bridge Houses comprise two 2 storey central block linked by screen wall to two slightly smaller blocks, the whole symmetrical about the centre line of the centre block which faces over the axis of the Skerton Bridge.

3. Planning Background

- 3.1 Description of development, especially below ground aspects. Relevant previous planning history. Any other known planning constraints including SMC or LBC.

4. Archaeological Background

- 4.1 The Statutory List description of the buildings is as follows:

Toll house and inn, now vacant. c.1787 altered C20. Built as toll house for Skerton Bridge (qv), which was built 1783-7. Designed by Thomas Harrison as part of his plan for the approach to the new bridge. Sandstone ashlar with squared coursed

sandstone to the sides and slate roofs. Built on the axis of the bridge, to terminate the view towards the south when approaching Lancaster.

Symmetrical, with taller 2-storey 3-bay centre, linked by screen walls to 2-storey 3-bay pavilions with pedimented gables. All the front windows with glazing bar sashes behind temporary covers. The central block (No. 40) has a plain ashlar lower storey and the bays of the upper storey are separated by paired engaged ionic columns carrying a plain frieze, dentilled cornice, and a blocking course. Above the central window is a blank tablet, and above the outer windows are blind rectangular recesses. The doorway has a pediment carried on plain console brackets and a door of 6 vertical panels beneath a horizontal glazed panel. The roof is hipped and has chimneys to left and right.

The screen walls are each of 5 bays under a cornice and blocking course and have alternating round headed and rectangular blind recesses.

The pavilions have storey bands below the moulded pediments. Each has a blind recess in the centre of the 1st floor and has a chimney on the front and rear gables. The return wall of each pavilion is of 3 bays (that nearest to the front blind) with a central single –storey ashlar porch which has a cornice and blocking course and has pilasters flanking the doorway. At the rear the central block has a tall stair window and is reconnected to No. 38 (to the south) by a single storey late C20 restaurant extension.

4.2 The Lancashire Sites and Monuments Record PRN is 15949.

5. Requirement for Recording

5.1 Buildings are an important part of the historic environment, providing information on historical technology, social structure and lifestyles. Alterations to such buildings remove evidence for the past uses and occupation of the buildings and make it more difficult for future historians to understand and interpret the buildings. A drawn and photographic record of the building preserves 'by record' the information which is lost during alteration.

6. Level of Recording

6.1 A Level 3 survey of the building, as specified in Recording Historic Buildings: A Descriptive Specification (Royal Commission on the Historical Monuments of England, 3rd ed, 1996) should be made. Provision should be made to carry out an archaeological watching brief on the building works to ensure that any historical information which is revealed during the works can be recorded.

A LEVEL 3 record will consist of:

Written Record

1. The location of the building, including name or street name and number, town, civil parish, and National Grid Reference. Details of listing or scheduling.
2. The date when the record was made and the names of the recorders and the organisation which employs them (e.g. Unit name).

- 3 n/a
4. A detailed description of the building. This should describe the building's plan, form, function, age and development sequence. The names of architects, builders, patrons and owners should be included if known. The purpose of this is to describe the building when no fuller record is required or to serve as an introduction to a more detailed record that may follow.
5. An account of the building's overall form and of its successive phases of development, and of the evidence supporting this analysis.
6. An account of the building's past and present use, and of the uses of its parts, with the evidence for these interpretations. An account of any fixtures, fittings, plant or machinery associated with the building.
7. Any evidence for the former existence of demolished structures or plant associated with the building. should be given.
8. Copies of other records of the building, or a note of their existence and location.
9. Relevant information from other readily available sources and from other people (such as owners, building contractors or architects) who may be familiar with the building. Sources of such information Written Record;
10. A note of the building's past and present relationship to its setting: for example its relationship to local settlement patterns, particularly settlement patterns contemporary with the building, to a field system, to a park, garden, moat, graveyard or other man made landscape; its part in a larger architectural or functional group of buildings, its visual importance as a landmark, etc.
- 11 n/a
12. A note of the significance of the building locally, regionally or nationally, in terms of its origin, purpose, form, construction, design, materials or status.

Drawn Record;

1. n/a
2. Plans (to scale or fully dimensioned) of all main floors as existing. Small buildings of well known types or buildings with a repetitive structure (e.g. many industrial buildings) may be planned on one floor only, but a note or a sketch plan should be made to show the arrangement of other floors. Plans should show the form and location of any structural features of historic significance (e.g. blocked doors and windows; former fireplace openings; masonry joints; changes in internal levels)

3. Drawings (to scale or fully dimensioned) recording the form and location of other significant structural details (e.g. timber or metal framing, roofs).
4. Sections to illustrate the vertical relationships within a building (e.g., ceiling heights; differing floor heights; roof trusses).
5. Drawings to show the form of any architectural decoration (e.g., moulded doorcases; mullions; cornices). A measured drawing is particularly valuable when the feature in question is precisely dateable.

Photography;

1. General view or views of the exterior of the building.
2. The overall appearance of principal rooms and circulation areas.
3. Detailed coverage of the building's external appearance. In the case of a buildings designed by an architect, or intended to be seen from a certain point of view, it is important to have regard to the builders intentions and to record the effect of the design or of the building's placing.
4. Any external detail, structural or decorative, which is relevant to the building's design, development and use and which does not show adequately on general photographs.
5. The building's relationship to its setting, to other buildings, or to a significant viewpoint.
6. Internal detail, structural and decorative which is relevant to the building's design, development and use and which does not show adequately on general photographs.
7. **Deposition of archive**
 - 7.1 The ARCHIVE resulting from building recording will be deposited with the Lancashire Records Office, in a format to be agreed with the County Records Officer, and within a timetable to be agreed with the County Archaeological Officer. A summary record of the building with appropriate illustrations will be deposited with the Lancashire Sites and Monuments Record and with the National Monuments Record in Swindon.
 - 7.2 The site archive, including finds and environmental material, shall be conserved and stored according to the UKIC Guidelines for the preparation of excavation archives for long-term storage (1990) and the Museum and Galleries Commission, Standards in the Museum Care of Archaeological collections (1992) 'Standards for the preparation and transfer of archaeological archives'.

- 7.3 Copies of the report will be supplied to the County Archaeological Officer and to the Lancashire Sites and Monuments Record on the understanding that it will become a public document after an appropriate period (a maximum of 6 months after the completion of the fieldwork unless another date is agreed in writing with the County Archaeological Officer).
- 7.4 Provision and agreement will be made for the appropriate academic publication of any results that are not to form part of any further work. A brief summary report of fieldwork, to appear in the Council for British Archaeology North West *Archaeology North West* should be produced, even when an excavation encountered no archaeological deposits. This should be sent to the editor of *Archaeology North West* in time for it to appear within a calendar year of the completion of fieldwork.

8 Further Details

- 8.1 Further information about the building and proposed development can be obtained from Ms. Susan Strudwick, Corstorphine and Wright, 11 Brewery Yard, The Deva Centre, Trinity Way, Manchester M3 7BB. Tel:0161 839 3666
- 8.2 Any queries about the contents of the brief should be addressed to the Lancashire County Archaeology Service, Lancashire County Council Environment Directorate, Guild House, Cross Street, Preston PPR1 8RD Tel 01772 531734, fax 01772 533423

Appendix 1

General Conditions for Appropriate Archaeological Contractors in Lancashire

Organisations and individuals wishing to be included on the County list of Appropriate Archaeological Contractors are requested to fulfill the General Conditions below, which provide a model for best practice and professional conduct in archaeological work. Lancashire County Council will require the fulfillment of these conditions in its own contracts. Other clients are advised that it is their responsibility to satisfy themselves that their contractors meet all relevant standards.

1. Professional Standards
 - 1.1 Contractors shall conform to the standards of professional conduct outlined in the Institute of Field Archaeologists Code of Conduct, the IFA Code of Approved Practice for the Regulation of Contractual Arrangements in Field Archaeology, and the British Archaeologists and Developers Liaison Group Code of Practice.
 - 1.2 Project Directors should be recognised in an appropriate Area of Competence by the IFA and the contractors should encourage as many of their staff as possible to join the IFA.
 - 1.3 Contractors with a significant backlog of unpublished projects will not normally be included on the approved list.
 - 1.4 Where students, volunteers or trainees are employed on a project, their use should be in accordance with IFA guidelines.
 - 1.5 In cases of dispute, arbitration will normally be sought through the IFA or the British Archaeologists and Developers Liaison Group.
2. Finance
 - 2.1 Contractors shall make available at the request of the County Archaeological Curator an audited set of recent accounts.
3. Insurance
 - 3.1 Contractors shall hold a current certificate of Public Liability and (where relevant) Employers Liability insurance, and shall produce it at the request of the County Archaeological Curator.
4. Health and Safety
 - 4.1 Contractors shall comply with the requirements of the Health and Safety at Work etc. Act 1974 and related legislation.

- 4.2 Site procedures shall be in accordance with the guidance set out in the Health and Safety Manual of the Standing Conference of Archaeological Unit Managers.
5. Project Design
 - 5.1 Individual projects should be designed in accordance with a brief provided by the County Archaeological Curator. Before commencement of a project, Contractors should prepare a written Project Design and agree it with the County Archaeological Curator.
6. Sub-Contracting
 - 6.1 The names of proposed Sub-Contractors should be included in the Project Design. All such Sub-Contractors shall be required to fulfil the General Conditions for Contractors.
7. Form of Contract
 - 7.1 Before commencement of a project, the Contractor shall enter into a written agreement with the Client. Such an agreement should be in accordance with the IFA Model Contract for Archaeological Services or such other form as approved by the County Archaeological Curator.
8. Project Monitoring
 - 8.1 The County Archaeological Curator shall be responsible for monitoring progress throughout the project.
 - 8.2 Contractors shall provide the County Archaeological Curator with an outline programme of work, and agree with the curator any proposed modification to this programme brought about by unforeseen circumstances. It is strongly recommended that Project Designs include a contingency factor to allow for such circumstances.
9. Administrative Charge
 - 9.1 The County Archaeological Curator reserves the right to levy a charge for project monitoring. Monitoring visits shall be costed at £50.00 per visit and the number of such visits shall be stated in the project brief.
10. Publication
 - 10.1 Publication shall be in a form and to a timetable to be agreed on completion of the site archive and narrative. A copy of the site narrative and publication synopsis shall be lodged with the County Sites and Monuments Record.

- 10.2 Whilst acknowledging the need for confidentiality in some instances, archaeological information should enter the public domain as soon as possible and certainly within two years of the completion of fieldwork.
11. Archive
- 11.1 Before commencement of the project, arrangements should be made with the appropriate museum curator and the Lancashire County Record Office to ensure that these organisations can receive and curate the archive produced. Archive deposition should take place according to a timetable to be agreed on completion of the site archive and narrative.
- 11.2 The site archive, including finds and environmental material, should be conserved and stored according to the UKIC Guidelines for the preparation of excavation archives for long-term storage.
- 11.3 The archive (excepting the finds) should be deposited as soon as is practicable with the Lancashire County Record Office, Bow Lane, Preston and the finds stored, wherever possible, in a Registered Museum fulfilling the HBMC/MGC storage criteria with a copy of the paper archive. It may be felt more appropriate in some circumstances to store both paper archive and finds together, and this should be, wherever possible, within a Registered Museum fulfilling the HBMC/MGC storage criteria.
- 11.4 Any material not to be archived, such as unstable material or items to be retained by the landowner, should be fully analysed and reported upon.
- 11.5 A copy of the reproducible elements of the site archive should be deposited in the National Archaeological Record.
12. Acknowledgement
- 12.1 The collaborative role of the County Archaeological Curator shall be acknowledged in all publicity - including media releases, site displays, exhibitions and publications - arising from the project.

The role of the County Archaeological Curator is currently undertaken by:

Lancashire Archaeology Service
Lancashire County Council
Environment Directorate
Guild House
PO Box 9
Cross Street
Preston
Lancs PR1 8RD

tel 01772 531734 fax 01772 533423

APPENDIX 2: PROJECT DESIGN

**Oxford
Archaeology
North**

August 2004

KINGSWAY BATHS AND BRIDGE HOUSES, LANCASTER

**ARCHAEOLOGICAL,
BUILDINGS INVESTIGATION AND WATCHING BRIEF
PROJECT DESIGN**

Proposals

The following project design is offered in response to a request by Corstorphine and Wright Hills Erwin on behalf of Liberty Properties plc for a buildings investigation and evaluation prior to a proposed commercial development of the Kingsway Baths site, Lancaster.

1. INTRODUCTION

1.1 BACKGROUND

- 1.1.1 Corstorphine and Wright Hills Erwin (hereafter the client) on behalf of Liberty Properties plc have requested that Oxford Archaeology North (OA North) submit proposals to undertake an archaeological assessment of the Kingsway Baths site and Bridge Houses, positioned on the edge of Lancaster (centred SD 4810 6225). The proposals are to achieve compliance with likely archaeological and building recording conditions as part of the Planning Approval for the redevelopment of the site. A brief compiled by Lancashire County Archaeology Service (LCAS) requested that an archaeological programme of work comprising a building investigation and watching brief be undertaken.
- 1.1.2 A desk-based assessment was undertaken by OA North in October 1999 for Taylor Young on behalf of Chelverton Properties Ltd in compliance with planning requirements for the proposed development of the site, the results of which have been made available to the client. The proposed development consists of the demolition of existing buildings, including parts of the Bridge House (Listed Grade II*) and the Kingsway complex (Listed Grade II) to leave their frontages, and the erection of new retail units, and residential accommodation and car parking facilities. The project is subject to two separate planning consents: residential and retail. This project design deals with the retail development (Kingsway Baths and Bridge Houses). The residential element of the project (Bus Depot) is subject to a separate planning consent
- 1.1.3 The Kingsway development area lies beyond the extent of the Roman and medieval urban expansion, although there is some evidence to suggest that there may have been prehistoric and Roman activity in the vicinity. The main Roman road northwards out of Lancaster appears to have initially headed east to Quernmore, although subsidiary roads may have followed the line of the river.
- 1.1.4 In the medieval period the site lies immediately to the north of the town boundary, formed by the Jele or Jelle Brook. Instead, it fell within the Bulk township and was noted in the Domesday survey as a small landholding. To the east of the development area a medieval leper hospital and priory was established in the twelfth century and therefore an associated cemetery may lie in the vicinity of the site.
- 1.1.5 A mill leat is known to have crossed part of the site and is believed to have run approximately north-north-east behind the Bridge Houses and emerging under the east side of Kingsway in front of the former swimming pool. It was created to serve a mill on the line of Damside Street, which is thought to have been founded in 1194. It appears that this has now been incorporated into a main sewer. The area was also in use as private gardens with the construction of a formal boulevard known as the Ladies Walk, positioned behind what became the site of Bridge Houses and which, in part, anticipated the line of Parliament Street.
- 1.1.6 The site was within rural settings until the building of Skerton Bridge in 1783-88, which replaced an earlier bridge down stream. This, together with the turnpike road and the proximity of the river, provided a natural focus for industrial and commercial development. Skerton Bridge is now a Scheduled Monument and is also

Listed Grade II*. Bridge Houses, located at the southern end of the bridge, are also Listed as Grade II * and were designed to complement the structure of the bridge with their symmetrical classical façade. The central block of Bridge Houses was built as a toll house from c1790 to charge travellers crossing the bridge.

- 1.1.7 In the late nineteenth and early twentieth centuries, the opening of Back Caton Road and the Kingsway allowed for more intensive development of the site and its environs.
- 1.1.8 On the OS map of 1891 between Back Caton Road and Parliament Street the site was shown as a timber yard and the open watercourse of the mill race had been covered over. By 1938 the OS map showed that the site was now occupied by a number of buildings including a new laundry. The public baths and bus depot were not officially opened until 1939 but were shown on the map which shows their layout corresponding to that of the present day. The Kingsway appropriated the northern end of the former Ladies' Walk and covered the remaining parts of the mill race.
- 1.1.9 The Kingsway leisure complex and bus depot are, at present, disused and in places have suffered from vandalism. However, they are described in their Listing as 'a good example of inter-war classical design'.

1.2 OXFORD ARCHAEOLOGY NORTH

- 1.2.1 Oxford Archaeology North (OA North) has considerable experience of the assessment of all sites including the recording of historic buildings together with undertaking watching briefs of all periods, having undertaken a great number of small and large scale projects during the past 23 years. Fieldwork has taken place within the planning process and construction programmes, to fulfil the requirements of clients and planning authorities, to very rigorous timetables.
- 1.2.2 OA North has undertaken a great deal of historic building investigations. The most recent of these include Wycoller Hall, Lancashire, Calprina Works, Greater Manchester and St Conans Kirk, Argyll. In addition OA North has regularly undertaken the recording of vernacular and industrial buildings throughout the North West and has recently been commissioned by English Heritage to undertake an Extensive Survey of Clay Buildings on the Solway Plain and the detailed recording of Bewcastle in Cumbria.
- 1.2.3 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.

2. OBJECTIVES

- 2.1 The following programme has been designed according to a brief issued by LCAS and following discussions with the Planning Archaeologist.
- 2.2 **Buildings Investigation:** the objectives of the building survey are to provide a drawn and textual record of the Kingsway Baths and Bridge houses prior to demolition or conversion being carried out, whilst offering an outline analysis of the historic

development of the site. To achieve these objectives, the following listed specific aims are proposed.

- (i) To provide an outline analysis of the plan, form, function, age and development of the buildings to RCHM(E) Level III-type survey;
 - (ii) To relate the development of the buildings to their local setting.
- 2.3 **Watching Brief:** in conjunction with the building investigation a permanent presence watching brief will be maintained in order to determine the presence of previously unknown archaeology.
- 2.4 **Report and Archive:** a report will be produced for the client within eight weeks of completion of the fieldwork. A site archive will be produced to English Heritage guidelines (MAP 2) and in accordance with the *Guidelines for the Preparation of Excavation Archives for Long Term Storage* (UKIC 1990).

3. WORK PROGRAMME

- 3.1 In line with the objectives and stages of the archaeological works stated above, the following work programme is submitted:
- 3.2 **Building Investigation:** to undertake a visual inspection of Kingsway Baths and Bridge Houses to Royal Commission on Historic Monuments England (RCHM(E)) level III-type survey (as safety permits).
- 3.3 **Watching Brief:** to be maintained during ground disturbing activities within the development area (with the exception of areas known to have been disturbed by cellars and basements).
- 3.4 **Report and Archive:** production of a suitably illustrated report and properly ordered archive.

4. METHODOLOGY

4.1 BUILDING INVESTIGATION

- 4.1.1 It is the intention of the project to undertake the recording of this complex of buildings to RCHM(E) level III-type survey. However, it is likely that health and safety considerations will prohibit this detailed level of recording in a number of areas on site (*Section 7*). In these circumstances as much information and detail as possible will be collected from a safe working area.
- 4.1.2 **Desk-Based Study:** the scope of the study will not extend beyond the provision of an historical background relating to the origins and development of the buildings on site. This will aim to include such detail as the names of architects, builders, patrons and owners and will serve as an introduction to the interpretation and analysis.
- 4.1.3 **Documentary and Cartographic Material:** this work will comprise a rapid desk-based assessment of the existing resource, paying particular attention to the historic map resource. It will include an appraisal of the data in the SMR, appropriate sections

of County histories, early maps (printed and manuscript), and such primary documentation (tithe and estate plans etc.) as may be reasonably available. All available published and unpublished documentary sources will also be examined and assessed. The Lancaster Local Studies Library will be consulted, as will the Conservation Officer for Lancaster.

- 4.1.4 **Site Drawings:** Architect's plans provided by or on behalf of the client will be annotated to produce for each building the following:
- i) Plans of all main floors;
 - ii) One section per building (four in total).
- 4.1.5 There is no requirement to produce a detailed plan of the sports hall within the Kingsway Baths. A basic footprint will be presented. The basement, also of the Kingsway Baths, will be surveyed and a similar plan produced. This, again, will be outlined in detail. There is no requirement to produce elevation drawings.
- 4.1.6 **Survey:** the following survey techniques will be applied to each of the buildings as appropriate:
- 4.1.7 **Reflectorless Electronic Distance Measurer (REDM) survey:** the proposed elevations will be surveyed by means of a reflectorless electronic distance measurer (REDM). The REDM is capable of measuring distances to a point of detail by reflection from the wall surface, and does not need a prism to be placed. The instrument to be used will be a Leica T1010 theodolite coupled to a Disto electronic distance meter (EDM). The disto emits a viable laser beam, which can be visually guided around points of detail. The digital survey data will be captured within a portable computer running TheoLT software, which allows the survey to be directly inserted into AutoCAD software for the production of final drawings.
- 4.1.8 Detail captured by the instrument survey will include such features as window and door openings, quoin stones, outline of decorative detail, an indication of ground and roof level, and changes in building material.
- 4.1.9 The drawings will usually be produced at a scale of 1:100. The existing drawings will be scanned or digitised into an industry standard CAD package (Autocad Release 14) for the production of the final drawings.
- 4.1.10 **Manual Survey Techniques:** hand measured survey techniques will be utilised to record areas that are not accessible for instrument survey. The drawings will be tied into the remainder of the survey through the use of a survey control established by the instrument survey. The drawings will also be manipulated within AutoCAD.
- 4.1.11 **Photographic Archive:** a photographic archive will be produced utilising a 35mm camera to produce both black and white contact prints and colour slides. The archive will comprise general shots of all the buildings and their surroundings and detailed coverage of architectural features, both internal and external. A number of photographs will be included in the report as plates. Where possible medium format photography will be utilised to record the facade of the buildings.

4.1.12 **Interpretation and Analysis:** a visual inspection of the buildings will be undertaken utilising the OA North buildings proforma sheets. A detailed description will be maintained. The level of recording will be fully analytical and will produce a systematic account of the development and use of the buildings, and will include an account of the evidence on which the analysis is based. Restricted recording will take place from the most immediate safe working area.

4.2 WATCHING BRIEF

- 4.2.1 A programme of field observation will accurately record the location, extent, and character of any surviving archaeological features and/or deposits within the course of ground disturbance throughout the development site. This work will comprise observation during the excavation for these works, the systematic examination of any subsoil horizons exposed during the course of the groundworks, and the accurate recording of all archaeological features and horizons, and any artefacts, identified during observation.
- 4.2.2 During this phase of work, recording will comprise a full description and preliminary classification of features or materials revealed, and their accurate location (either on plan and/or section, and as grid co-ordinates where appropriate). Features will be planned accurately at appropriate scales and annotated on to a large-scale plan provided by the Client. A photographic record will be undertaken simultaneously.
- 4.2.3 A plan will be produced of the areas of groundworks showing the location and extent of the ground disturbance and one or more dimensioned sections will be produced.
- 4.2.4 Putative archaeological features and/or deposits identified by the machining process, together with the immediate vicinity of any such features, will be cleaned by hand, using either hoes, shovel scraping, and/or trowels depending on the subsoil conditions, and where appropriate sections will be studied and drawn. Any such features will be sample excavated (ie. selected pits and postholes will normally only be half-sectioned, linear features will be subject to no more than a 10% sample, and extensive layers will, where possible, be sampled by partial rather than complete removal).
- 4.2.5 It is assumed that OA North will have the authority to stop the works for a sufficient time period to enable the recording of important deposits. It may also be necessary to call in additional archaeological support if a find of particular importance is identified or a high density of archaeology is discovered, but this would only be called into effect in agreement with the Client and the County Archaeology Service and will require a variation to costing.
- 4.2.6 **Human Remains:** any human remains uncovered will be left *in situ*, covered and protected. No further investigation will continue beyond that required to establish the date and character of the burial. Merseyside Archaeological Service and the local Coroner will be informed immediately. If removal is essential the exhumation of any funerary remains will require the provision of a Home Office license, under section 25 of the Burial Act of 1857. An application will be made by OA North for the study area on discovery of any such remains and the removal will be carried out with due

care and sensitivity under the environmental health regulations, and if appropriate, in compliance with the 'Disused Burial Grounds (Amendment) Act, 1981.

- 4.2.7 **Recording:** all information identified in the course of the watching brief works will be recorded stratigraphically, with sufficient pictorial record (plans, sections and both black and white and colour photographs) to identify and illustrate individual features. Primary records will be available for inspection at all times.
- 4.2.8 Results of the field investigation will be recorded using a paper system, adapted from that used by Centre for Archaeology of English Heritage. The archive will include both a photographic record and accurate large-scale plans and sections at an appropriate scale (1:50, 1:20, and 1:10). Levels will be tied into the Ordnance Datum. All artefacts and ecofacts will be recorded using the same system, and will be handled and stored according to standard practice (following current Institute of Field Archaeologists guidelines) in order to minimise deterioration.
- 4.2.9 **Treatment of finds:** all finds will be exposed, lifted, cleaned, conserved, marked, bagged and boxed in accordance with the United Kingdom Institute for Conservation (UKIC) *First Aid For Finds*, 1998 (new edition) and the recipient museum's guidelines.
- 4.2.10 **Treasure:** any gold and silver artefacts recovered during the course of the excavation will be removed to a safe place and reported to the local Coroner according to the procedures relating to the Treasure Act, 1996. Where removal cannot take place on the same working day as discovery, suitable security will be employed to protect the finds from theft.
- 4.2.11 All identified finds and artefacts will be retained, although certain classes of building material can sometimes be discarded after recording if an appropriate sample is retained on advice from the recipient museum's archive curator.
- 4.2.12 **Contingency plan:** in the event of significant archaeological features being encountered during the watching brief, discussions will take place with the Planning Archaeological, as to the extent of further works to be carried out, and in agreement with the Client. All further works would be subject to a variation to this project design.

5. REPORT

- 5.1 The results of the data gathered in 4.1 and 4.2 above will be collated and submitted in report format, illustrated with the relevant drawings. The report will include account of the buildings past and present use and attempt to relate these findings to its local setting.
- 5.2 One bound and one unbound copy of the report will be submitted to the client, the Lancashire Sites and Monuments Record together with an archive CDROM, and the County Archaeologist. Any subsequent work arising from this survey will be subject to separate consideration in liaison with LCAS and the client.
- 5.3 The final report will include a copy of this project design, and indications of any agreed departure from that design. It will present, summarise, and interpret the

results of the programme detailed above, and will include details of the final deposition of the project archive.

6. ARCHIVE

- 6.1 The results of the survey will form the basis of 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. It will include summary processing and analysis of any features and finds recovered during fieldwork, in accordance with UKIC guidelines. The deposition of a properly ordered and indexed project archive in an appropriate repository is considered an essential and integral element of all archaeological projects by the IFA.
- 6.2 All finds will be treated in accordance with OA North standard practice, which follows current IFA guidelines.

7. HEALTH AND SAFETY

- 7.1 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 written risk assessment will be undertaken in advance of project commencement and copies will be made available on request to all interested parties.
- 7.2 The Kingsway buildings are in a state of disrepair. The subsequent deterioration to the fabric of the buildings has resulted in a number of rooms/structures throughout the site becoming unsafe working areas.
- 7.3 **Kingsway Baths:** there is known to be asbestos within the basement level of this building. Access will be prohibited to this level until the nature of the asbestos hazard has been confirmed. It is assumed that the client will provide a report as to the presence of asbestos throughout the remainder of the site. No work will commence on site until assurance has been given that the upper floors are free from asbestos or if not, then the level of PPE required to be worn is specified. A number of rooms, in particular the sports hall and the small offices to the rear are heavily contaminated with pigeon droppings. No detailed work will take place in these areas.
- 7.5 **Bridge Houses:** generally the floors and ceilings within the Bridge Houses are structurally unsafe, and for this reason the archaeological recording will be carried out from the central hallway and landing areas only. Access to areas other than these will be strictly prohibited.
- 7.6 Due to both the structurally unsafe nature of the buildings and the lack of security on site no lone working will be allowed at any time.
- 7.7 The client would be asked to determine the nature of any utility services to the properties and site prior to any fieldwork being carried out.

- 7.8 OA North has professional indemnity to a value of £2,000,000, employer's liability cover to a value of £10,000,000 and public liability to a value of £15,000,000. Written details of insurance cover can be provided if required.

8. CONFIDENTIALITY

- 8.1 The final report is designed as a document for the specific use of the client, and should be treated as such; it is not suitable for publication as an academic report, 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.
- 8.2 Any proposed variations to the project design will be agreed with LCAS in co-ordination with the Client. OA North will arrange a preliminary meeting, if required, and LCAS will be informed of the commencement of the project in writing.

9. WORK PROGRAMME

- 9.1 The following programme is proposed:
- 9.2 **Building Survey:** approximately fifteen days would be required to complete all fieldwork elements of this part of the project.
- 9.3 **Watching Brief:** the duration of the watching brief will be dependent upon the progress of the contractor.
- 9.4 **Archive/Report:** the report and archive will be produced following the completion of all the fieldwork. The final report will be submitted within eight weeks of completion of the fieldwork and the archive deposited within six months. An interim statement will be produced within ten days of completion of the fieldwork.

10 STAFFING

- 10.1 The project will be managed by **Alison Plummer BSc (Hons)** (Senior Project Manager) to whom all correspondence should be addressed.
- 10.2 The building survey will be carried out by **Chris Wild BSc (Hons)** (Project Officer). Chris specialises in the survey and investigation of historic buildings covering a range of periods and types.
- 10.3 The building analysis will be supervised by **Daniel Elsworth MA (Hons) PIFA** (Supervisor). Daniel has a great deal of experience in the recording and interpretation of historic buildings of all periods throughout the North West.
- 10.4 The watching brief will be undertaken by an OA North supervisor, suitably experienced in fieldwork techniques. Present timetabling constraints preclude detailing at this stage exactly who will be undertaking this element of the project.

APPENDIX 3: LISTED BUILDING DETAILS

The Bridge Houses, 38-42 Parliament Street, Lancaster

Grade II*

Toll house and inn, now vacant. C1787 altered twentieth century. Built as a toll house for Skerton Bridge, which was built 1783-7. Designed by Thomas Harrison as part of his plan for the approach to the new bridge. Sandstone ashlar with squared coursed sandstone to the sides and slate roofs. Built on the axis of the bridge, to terminate the view towards the south when approaching Lancaster.

Symmetrical, with taller two-storey three-bay centre, linked by screen walls to two-storey three-bay pavilions with pedimented gables. All the front windows with glazing bar sashes behind temporary covers. The central block (No. 40) has a plain ashlar lower storey and the bays of the upper storey are separated by paired engaged Ionic columns carrying a plain frieze, dentilled cornice, and a blocking course. Above the central window is a blank tablet, and above the outer windows are blind rectangular recesses. The doorway has a pediment carried on plain console brackets and a door of six vertical panels beneath a horizontal glazed panel. The roof is hipped and has chimneys to left and right.

The screen walls are each of five bays under a cornice and blocking course and have alternating round headed and rectangular blind recesses.

The pavilions have storey bands below the moulded pediments. Each has a blind recess in the centre of the first floor and has a chimney on the front and rear gables. The return wall of each pavilion is of three bays (that nearest to the front blind) with a central single storey ashlar porch, which has a cornice and blocking course and has pilasters flanking the doorway.

At the rear the central block has a tall stair window and is reconnected to No. 38 (to the south) by a single storey late twentieth century restaurant extension.

Kingsway Municipal Baths and Transport Depot

Grade II

Former public swimming baths and adjoining bus garage. 1937-9 to the designs of Fredrick Hill, Borough Engineer and Surveyor. Sandstone ashlar, with rendered brickwork at the sides and rear, concrete portal frames to the pool halls. Flat asphalted roof to the front and central ranges of the baths, shallow pitched roofs to the pool halls and garage. Baths a near symmetrical composition with central entrance and spinal corridor dividing the major plunge – the large hall with fixed seating – and the minor plunge – a smaller hall converted in 1982 into a gymnasium. Garage with trapezoidal plan on tapering site. Stripped neo-classical style.

Main baths' elevations. Central block of two storeys and five bays, flanked by single storey wings of five bays to the left and seven to the right; these stand in front of the

pool halls, that to the major plunge of double height and both with continuously glazed side elevations. The central block has, between two windows, a full-height entrance recessed behind two columns in antis. These columns are fluted but have no capitals and, above the base, have channelled bands: this recessed channel motif is used across the façade. Behind are two doorways flanking a window, above which is an enamel plaque showing the coat of arms of the Borough of Lancaster. Around the top of the building runs a frieze of recessed octagonal panels with raised and faceted centres. All the windows are placed within slightly recessed panels, which are squarish in the wings and taller elsewhere; they have steel glazing bars giving horizontal panes. Simple rendered elevation to Caton Road.

The bus station is still more stripped and carefully articulated composition. On either side of a three-bay centre are recessed flat-head vehicle entrances whose quadrant flank walls are pierced by a small window. The left-hand end of the façade contains two windows, but the right hand has only one. On the far left, and set back, is a low, single storey office wing, with four windows to the front and six to the side, placed between a doorway at each end. All the main windows are tall and recessed in slightly taller panels. They have steel glazing bars, giving margin lights and horizontal panes, and have decorative steel balustrades on the sills. Above the central window is carved the achievement of arms of the former Borough of Lancaster with the motto 'LUCK TO LOYNE', while overall runs a frieze of recessed square panels with raised and faceted centres. This pattern is repeated on the rendered and simplified, but nevertheless carefully proportioned elevation to Caton Road, which also has two vehicle entrances. The low plinth of the main elevation is continued round the tapering corner of Kingsway as a low wall with square gatepiers that compliment the massing of the composition.

Interior of baths. Entrance hall with top lights and Tuscan columns to either side of the three entrances: to the former plunges and the spinal corridor between them. Major plunge with portal frame roof and rooflights surviving above false ceiling; stage now blocked. To either side survives seating with terrazzo sides and flooring. The minor plunge was converted to a gymnasium hall in 1983. Interior of the bus garage was not inspected.

The two elements form a good example of inter-war classical design, using details sparingly but in a well-proportioned and expert manner, making the best of the fine sandstone. The spare Soanic quality of the principal elevations is exceptional for this date, comparable with listed public buildings in Newcastle and Bristol but few in other cities.