



SCHOONERS WHARF, ULVERSTON, CUMBRIA

Archaeological Building Investigation



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SUMMARY

Following a proposal to demolish a house at Schooners Wharf on Ulverston Canal, Ulverston, Cumbria (SD 2988 7819) prior to redevelopment a programme of archaeological recording was recommended by South Lakeland District Council. A project design for suitable work, comprising a RCHME Level II-type survey was prepared by Oxford Archaeology North (OA North) and the investigation was carried out in February of 2005. A limited amount of background information was also collected in order to place the results of the survey into context.

The house forms part of a complex of industrial buildings, the majority of which make up part of a paper mill built at the end of the nineteenth century, and the house is reputed to have been occupied by the mill manager. The examination of both primary and secondary historical sources revealed that the house was originally the office of an iron works established on the site in 1850. The house seems to have then been incorporated into the growing paper mills, which were later used for maintaining aircraft engines during World War II before again being used in the manufacture of metal goods including shells.

The building investigation identified four phases of alterations within the house (although there was a fifth phase only recognisable in the documentary sources), all of which could be connected to recorded periods of use. The house was much smaller when first built but was considerably expanded throughout the late nineteenth century and early twentieth century. It is not clear whether it was ever used as the mill manager's house, especially as Samuel Pollitt, the recorded owner, is known to have lived some distance to the north and a much larger house originally stood near the west entrance to the paper mills.

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Oxford Archaeology North would like to thank Neil Price Architecture Ltd, and Neil Price in particular, for commissioning and supporting this project.

Further thanks are due to the staff of the Cumbria Record Office in Barrow-in-Furness, Jo Mackintosh of the Cumbria Historic Environment Record (HER) in Kendal, and the members of Heritage First for their help and information.

Daniel Elsworth and Chris Ridings undertook the building investigation and Daniel Elsworth wrote the report. Jo Dawson examined the finds and wrote the finds report and collected the information from the HER. Alison Plummer managed the project and also edited the report, which was also edited by Alan Lupton.

1. INTRODUCTION

1.1 CIRCUMSTANCES OF THE PROJECT

- 1.1.1 A planning application (No SL/2004/1344) was submitted by Neil Price Architecture Ltd to demolish a house at Schooners Wharf, Ulverston, Cumbria (SD 2988 7819) and redevelop the site. As a result, a programme of archaeological recording was requested by South Lakeland District Council in accordance with the Town and Country Planning Act, 1990, and Policy C19 of the South Lakeland Local Plan.
- 1.1.2 Following consultation with Cumbria County Council Historic Environment Service (CCCHES) it was agreed that the programme of archaeological recording was to consist of a building investigation to Royal Commission on the Historic Monuments of England Level-II type standards (RCHME 1996).

2. METHODOLOGY

2.1 PROJECT DESIGN

- 2.1.1 A verbal project brief was provided by CCCHES, in response to which OA North provided a project design (*Appendix 1*). Following the acceptance of this by CCCHES and Neil Price Architecture Ltd work began in February 2005.

2.2 BACKGROUND RESEARCH

- 2.2.1 A limited amount of background research on the site was carried out in order to provide some historical context for the results of the building investigation. This comprised a rapid examination of primary sources, particularly maps held at the Cumbria County Record Office (Barrow-in-Furness). Secondary sources such as local histories, particularly those concerning industrial archaeology and the history of the canal were also consulted.
- 2.2.2 The Historic Environment Record (HER) for Cumbria, held by Cumbria County Council and based in Kendal was also consulted. This is a list of all known sites of archaeological interest held in the county, and is the primary source of information for a study of this kind. Copies of unpublished reports for similar work in undertaken throughout the county are also held, as are aerial photographs and other secondary sources.
- 2.2.3 Only four sites are recorded in the HER in close proximity to the house. These include a landing stage (SMR 16024) and a culvert (SMR 16025), as well as Schooners Wharf itself and associated buildings (SMR 19796) and the Furness Paper Mills (SMR 18280). None of these provided any additional information about the house itself, although they do emphasise its position on the canal and the industrial nature of the site.

2.3 BUILDING INVESTIGATION

- 2.3.1 **Descriptive record:** written records were made of all of the principal elements of the house, both internal and external, as well as any features of historical or architectural significance. These records are purely descriptive and compiled using OA North *pro-forma* record sheets.
- 2.3.2 **Site drawings:** as no existing drawings were available these were created on site using hand-surveying techniques. A ground floor plan and a single cross-section were produced. The resulting drawings were digitised using an industry standard CAD package to produce the final drawings (Figs 1-3).
- 2.3.3 **Photographic archive:** photographs were taken using an SLR camera on both monochrome and colour print 35mm film. In addition, pictures were taken using a digital camera. The archive comprises both general pictures of the entire building and principal elevations as well as specific architectural details.

2.3.4 **Health and safety:** the unstable nature of the building meant that it was not possible to examine the inside. Written records and photographs were therefore acquired by inspection through the windows. Similarly, it was not possible to add internal details to the plan or cross-section, although these were sketched on, where possible. It was not possible to create a first floor plan.

2.4 ARCHIVE

2.4.1 A full archive of the building investigation has been produced to a professional standard in accordance with current IFA and English Heritage guidelines (English Heritage 1991). The archive will be deposited with the Cumbria County Record Office in Barrow-in-Furness and a copy of the report will be deposited with the Cumbria Historic Environment Record in Kendal.

3. BACKGROUND

3.1 INTRODUCTION

- 3.1.1 A rapid desk-based assessment was carried out for the site in order to provide a historical context in which to place the results of the building investigation. This comprised an examination of both primary and secondary sources, and was intended to provide a more detailed understanding of the building and associated landscape.

3.2 LOCATION, GEOLOGY AND TOPOGRAPHY

- 3.2.1 Schooners Wharf is situated towards the north-west end of the Ulverston Canal, which runs from the south-east edge of the town at its north-west end to the sea at the south-east end (Fig 1). The wharf is situated on the south-west side of the canal and the house is on the edge of the New Basin (Fig 2). The landscape is typically low-lying, being less than 10m above sea level (Ordnance Survey 1990; 1992). The surrounding settlement is commercial and industrial in nature, and the landscape is largely reclaimed mosses, which formed part of a larger open saltmarsh, much of which still remains in the general area (Countryside Commission 1998, 69).

3.3 HISTORY AND ARCHAEOLOGY

- 3.3.1 **Introduction:** the house at Schooners Wharf is inherently tied to the development of the Ulverston Canal, and owes its existence to it. The background history of the site is therefore focused on the post-medieval period, as this is the most relevant.
- 3.3.2 Following the dissolution of Furness Abbey and Conishead Priory in the sixteenth century, Ulverston soon eclipsed Dalton as the principal market town in the area (Birkett 1949, 24). The town began to grow wealthy during the seventeenth century as a result of trade in raw materials such as iron ore and slate, helped by the sound business practices of local Quakers (*ibid*). During the eighteenth century Ulverston's prosperity grew even greater, due in part to the number of ships visiting with goods on a regular basis and the variety of local industries that had developed (Rollinson 1966, 46-7). This was the town's 'golden age' and Ulverston was famously described as '*the London of Furness*' by Father Thomas West (West 1802, 36) on account of its prosperity through trade (Robinson 1999). This was further enhanced by the expanding iron industry, which made use of landings at Ulverston (Marshall 1958, 85).
- 3.3.3 At the end of the eighteenth century it was proposed that a canal be built to increase further the town's capacity for trade (McKeever and Layfield 2004, 32), in a sense creating a large wharf, much closer to the town (Marshall and Davies-Shiel 1969, 184). In 1791 a meeting of interested parties was held and subscriptions to promote the scheme were raised (McKeever and Layfield 2004, 33). In 1792 surveys of the proposed route, from Hammerside Hill at the

coast to Weint End on the east edge of the town were compiled, and estimates were made of the expected total costs (*ibid*). By the end of the year a bill was drawn up for Parliament, which was passed in May 1793 (*op cit*, 34-5). Detailed specifications were then drawn up and the first sod was cut in August of the same year (*op cit*, 37-8). Despite problems during the construction the canal was completed in 1796 and opened that December (*op cit*, 42).

- 3.3.4 Initially, the canal was a success, although it was subject to the vagaries of the tide within only a few years and by 1805 ships were struggling to enter it (Close's additions in West 1805). Schemes were put in place to try to resolve this and problems were always overcome but the Ulverston Canal was never particularly profitable (Marshall and Davies-Shiel 1969, 184); shareholders had to wait until 1836 for their first dividend (McKeever and Layfield 2004, 45). Ironically, within 20 years of this the canal had been superseded by the construction of the Furness Railway (Marshall and Davies-Sheil 1969, 184). The railway had gradually been eroding the trade of Ulverston Canal for some time, by transporting goods to the growing port of Barrow-in-Furness and at the end of 1850 the Canal Company announced that it was to be dissolved (McKeever and Layfield 2004, 48). Within three years a new railway bridge was being constructed across the canal, although the terms of the sale meant that a new basin had to be constructed to allow vessels to continue to use the canal, albeit in a limited fashion (*op cit*, 49).
- 3.3.5 **Canal Side:** there are numerous records of industries that were present around along the canal side in the early part of the nineteenth century, although there are no maps until the 1850s showing these so they are otherwise difficult to place. Draft leases recording cinder ovens, boat houses, dwelling houses and a saw pit at a place called Nutt Hill exist from 1834 and 1835, and references within these to plots numbered 13, 15, 16 and 17 (BDKF/124/2/2 1834; BDKF/124/2/5 1835) would suggest that they were close to the development area (Plate 2). The canal side area is known to have been used as an iron ore depot in the 1840s by Davis and Co (McKeever and Layfield 2004, 57).
- 3.3.6 Ironically, it was in September of 1850 that Davis and Co went into negotiations with the Canal Company about leasing part of the canal side (BDKF/124/17/1 1850; BDKF/124/17/2-3 1850) with the intension of moving their iron works there (McKeever and Layfield 2004, 57 quoting MacFadzean 1989, 130). This was reported in the press only a few days later (Anon 1850) and evidently went ahead because in the following years they continued production from this site under the name Low Furness Iron and Steel Co (McKeever and Layfield 2004, 58). The fact that the canal company was dissolved only a few months later (see *Section 3.4.4*) was probably a huge blow, although whether it had any direct affect on the Low Furness Iron and Steel Co business is not known. Certainly, there were alterations made to their lease within five years of it being made (BDKF/124/13/6 1855) and the venture was not a success, the company having gone into liquidation by 1861 (BDKF/103/Bundle 2 1860; BDKF/103/Bundle 7 1861; McKeever and Layfield 2004, 58 quoting MacFadzean 1989, 130). The company director, James Davis, is thought to have lost over £40,000 as a result (Kelly 1998, 16).

- 3.3.7 With the closure of the Low Furness Iron and Steel Co iron works the site probably lay vacant for some time. It was not until the 1870s that it was taken up again, this time by the Furness Paper Mills, alternatively known as the Ulverston Paper Works (McKeever and Layfield 2004, 59). They were clearly in negotiation over the site by 1874 (BSUD/U/C Box 4/5/2 1874) and it would appear from a contemporary plan that they made use of part of the old iron and steel works (Plate 3), which are listed in an insurance document of 1880 as including machinery, engine houses and chemical stores (Z1875 1880). It seems that they had made few alterations by 1882 (BSUD/U/C Box 4/7 1882). These two plans are the first to depict the house, and it was evidently already present on the site by 1874 (Plate 3). It is not clear whom the paper mills were initially established by (McKeever and Layfield 2004, 60), although Samuel Pollitt and Myles Kennedy (a local iron master) are the named parties in documents of 1882 (BSUD/U/C Box 4/7 1882). Myles Kennedy died in March 1883 (BSUD/U/C Box 4/8 1889) and Samuel Pollitt seems to have taken full responsibility from this point.
- 3.3.8 The paper mills and house continued to alter throughout the nineteenth century (Plates 5-7) and in the early twentieth century there were evidently even greater changes made (Plates 8-9). This was probably the result of a catastrophic fire that badly damaged the mills on 5th November 1905 (McKeever and Layfield 2004, 61). This was evidently not a rare event, however, as the paper mills were also badly affected by fire on 6th November 1898 (Mackereth (ed) 1898, 297). It is perhaps not a coincidence that both fires occurred close to Bonfire Night! Despite the damage the mills remained in operation until the 1930s, after which time they were used by Armstrong Siddeley, an aeronautical company, during the World War II for engine repair and refurbishment (*op cit*, 62). In 1945 the site was taken over by CG Wade who manufactured metal goods (ironically returning it to its original use) including shells (*op cit*, 63). They vacated the site in 1955 (*ibid*) after which time it gradually declined into dereliction (Walker 2005, 1).

3.4 MAP REGRESSION

- 3.4.1 **Introduction:** a variety of maps were examined ranging from the earliest of the surrounding area, to more specific plans of the site itself, and more detailed general maps such as the Ordnance Survey.
- 3.4.2 **1786-1850:** the Ulverston Canal did not exist prior to 1793-6, and so it does not appear on the earliest maps of the area. The first of these to show any significant detail is Yate's map of 1786 (Harley 1968, 28). This depicts the area as moss, with no habitation or signs of settlement. The area is similarly depicted on two maps from 1792 and included as part of the commons of Ulverston (Z2090; Z2067), although the house's position, close to a sharp bend in what is now North Lonsdale Road, can be discerned. Following the completion of the canal in 1796 the site of the house is more easily identifiable, but it is still an empty plot of land, one of many laid out by the Canal Company as shown on a plan of 1812 (Ulverston Local Board 1891; Plate 1). A short arm of the canal, probably a slip for launching boats or small wharf is present just to the north-west, adjacent to two buildings.

- 3.4.3 This part of the canal is not shown on Wood's plan of 1832. The first edition Ordnance Survey map of 1850 shows a similar situation to that of 1812 (Plate 2), although by this date the route of the proposed railway viaduct across the canal is shown and the short wharf or slip appears to have been reduced somewhat in length.
- 3.4.4 **Site Plans 1874 – 1919:** a collection of detailed site plans on leases between the Furness Railway Company (who purchased the land from the Ulverston Canal Company in 1850 (McKeever and Layfield 2004, 48)) and the Paper Company were examined. The earliest of these (1874 (BSUD/U/C Box 4 5/2) and 1882 (BSUD/U/C Box 4 7/1); Plates 3 and 4) show what is probably the remains of the former Low Furness Iron and Steel Co iron works buildings to the south-east and the proposed or existing buildings of the paper mills shown in red. The house is shown as an L-shaped block, with a small outshut on the rear (south) end. Extending to the east is a linear structure of unknown function shown as dashed lines.
- 3.4.5 The next plan, dated to 1892 (BSUD/U/C Box 4/9; Plate 6) shows the house as having a similar form, but the linear structure to the east is no longer present. The paper mill buildings are described as 'Buildings belonging to the Furness Ry. Co.y' and there are further blocks in red depicting the position of proposed buildings, including one adjacent to the access road to the south. The buildings labelled as belonging to the railway company appear to be the same as those named on the previous plans, and it may be the case that these had been seized by the company as part of the rent agreement. The following three plans from 1898 (BSUD/U/C Box 4/10; Plate 7), c1906 (BSUD/U/C Box 4 11/2; Plate 8) and 1919 (BSUD/U/C Box 4 /32; Plate 9) show that the paper mills continued to expand at the end of the nineteenth and beginning of the twentieth century. During this time the house is also altered; an additional outshut is added to its south-east side and a smaller outshut added to the south-west. Bay windows also appear to have been added to the front (north) elevation. This general arrangement, without the bay windows, is also shown on the Ordnance Survey plan of 1890 (Plate 5).
- 3.4.6 **1933-1941:** during the 1930s and 1940s the house is depicted as a simple rectangular block (Ordnance Survey 1933; BTBR Bundle 5/BW/136/39 1939; BTBR Bundle 10/BW/183/40 1940; BTBR Bundle 11/BW/32/41 1941; Plate 10). It is possible that this is partially due to the general inaccuracy of some of these plans although this is the general form that the house now takes (Fig 3), which suggests that the majority of the alterations to it had been completed by 1933. The bay windows shown between 1898 and 1919 are not shown, however, but it is not clear if they were removed at this time.

3.5 CONCLUSIONS

- 3.5.1 The documentary sources show that the house has been extensively modified since its construction in 1850. It initially served as the Low Furness Iron and Steel Co offices and by 1874 it had been extended at the rear with the addition of a large outshut onto which a smaller outshut was also built. By 1898 this has been augmented by a further outshut on the south-east side and bay

windows to the front. By 1933 the south-eastern outhshut was evidently removed and replaced with a larger extension bringing it level with the south-west outhshut and making the house square in plan. The bay windows visible between 1898 and 1919 may have been removed at this time, but this is not certain.

- 3.5.2 Whether the house was used as the paper mill manager's house is not clear from the documentary sources. It is certainly claimed to have been used as such (McKeever and Layfield 2004) although Samuel Pollitt, the manager at the end of the nineteenth century lived at Oubas House, less than 1km to the north-west in 1882 (Mannex and Co 1882, 225). Similarly, one John Mather, Managing Director of the paper mills in c1910, is listed as living at Burnside House (Bulmer c1910, 388). It would certainly seem that the Low Furness Iron and Steel Co clerk lived nearby between 1851 and 1861 (CFHS 1997, 28; McKeever and Layfield 2004, 58) but whether or not he lived there is not clear. The fact that there was another larger house to the south of the paper mills from at least 1898 (Plates 7-9 and 12, but evidently proposed by 1892; Plate 6) would perhaps make it unlikely that the mill manager would live in the smaller of the two houses. It is, therefore, perhaps more likely that the house was only used by the paper mill manager during the early twentieth century, and that prior to that it was used for administrative purposes or to accommodate a more junior employee. The suggestion that it was the mill managers house may have arisen from White describing it as 'Paper Mill House' in 1930 (Plate 11), by which time it may well have been.

4. BUILDING INVESTIGATION RESULTS

4.1 INTRODUCTION

- 4.1.1 The house at Schooners Wharf comprises a small house facing north towards the canal (Fig 3). It has a single storey extension to the rear (south) side with two small outshuts, one either side of this (Fig 3).

4.2 FABRIC

- 4.2.1 The entire building is brick-built, although the majority of it sits on a stone foundation plinth comprising mixed slate, limestone and sandstone, some of which appears to be dressed and may be re-used, in rough courses. Internal walls also appeared to be mainly brick-built, apart from a short section of timber stud partition in the north-west corner of Room 1.
- 4.2.2 The bricks in the main building are mid-reddish orange in colour and typically 0.22m (8¾") long, by 0.11m (4¼") wide and 0.07m (2¾") thick. The south-eastern outshut is built of similar bricks, while the two-storey extension and south-western outshut are built of a dark red bricks which are typically 0.225m (9") long by 0.115m (4.5") wide and 0.08 (3¼") thick. The bricks making up the lower retaining wall along the north and west sides of the house, are marked 'Furness Brick Co Ld', and appear to be the same type as those in the rear extension and south-west outshut.

4.3 ARRANGEMENT

- 4.3.1 The house comprises a main block to the front (north) side made up of two reception rooms on the ground floor accessed via a short entry corridor from the front door and with a small lobby in the south-west corner allowing access to the staircase. The rear comprises a two-storey extension, accessed from the main part of the house and from the north end at ground floor, either side of which is a single-storey outshut. The roof is gabled and presumably originally finished with slate, although only felt and timber battens remained.

4.4 EXTERNAL DETAIL

- 4.4.1 *Front (north) elevation (Plate 13):* the build is brick in stretcher bond, the majority of which is covered by concrete render. On the ground floor there is a pair of canted bay windows, which have evidently been inserted or an original aperture widened. Both of these have dressed red sandstone sills with chamfered edges and modern fixed casement frames comprising a 24-light central panel flanked by 12-light panels. The brickwork making up the lower part of the bay windows appears to be re-used from the original wall, and it projects beyond the line of the stone plinth course. Above the east bay window the internal lintel has been replaced with an iron I-beam, jointed to the joists of the floor above with iron brackets, and this, plus the lack of evident

foundations in both windows, has caused them to tilt northwards resulting in large cracks along the joints. The eastern bay window also has a 'plinth' of concrete added at floor level to attempt to alleviate this.

- 4.4.2 Between the two bay windows is a central doorway. This too appears to be inserted or at least altered as there is the scar of a return or blocked aperture on its west side (Plate 16). Associated with this are a number of timber battens built into the wall, which presumably denote the position of fixtures for a former window or doorway and are cut by the western bay window. Above the doorway and bay windows is a mono-pitch timber-built canopy roof comprising battens attached to joists inserted into the wall. On the first floor there are two windows, both of which are inserted and have concrete lintels and sandstone sills. The eastern window has different brick added below the sill where it has been rebuilt (Plate 14), and the western window has been noticeably rebuilt around the east jamb and lintel and there is additional repointing to the east of it (Plate 15). A modern timber barge-board has been added along the roof line and the roof itself is only covered by felt and battens, the slate having presumably all been removed. There is a low retaining wall around the north elevation with the ground level lower between it and the house, comprising large blocks of limestone coping on brick. Two large flagstones form a 'causeway' to the front door, which is supported by an iron I-beam on brick pillars.
- 4.4.3 **West (gable) elevation (Plate 17):** this comprises the same brick build finish with a rough render on a rough stone plinth (Plate 19). Near the base of the wall, in the centre of the gable is a small aperture covered by an iron door, inside which is an iron tray with a handle, which presumably connects to the back of the fireplace and was used for removing the ash (Plate 22). There is a single window near the centre of the gable with a sliding sash casement, which probably originally comprised two six-light sections, and a concrete sill. At the south end of the gable is a tall doorway, the step of which utilises the stone plinth course, some distance above the external ground level. The top of the gable is finished by a chimney-stack. The south end of the gable is extended by a single-storey outshut, which butts the main part of the house. This is finished with a rough render, but appears to be built of the same type of brick as it.
- 4.4.4 **South (rear) elevation (Plate 18):** the rear of the main part of the house is obscured by a collection of outshuts and an extension, but part of it can still be seen. It is built of the same type of brick as the rest of the house and is mainly slate-hung, with some areas of rough render also present. The remains of two downpipes are present, one at either end of the elevation. The western outshut has two large windows, the westernmost of which appears to originally have been a doorway and is slightly narrower and has an uneven four-light casement and concrete sill. The larger window has an uneven six-light casement, and sandstone sill, and below the eaves iron brackets for guttering are attached to the wall. The two-storey extension in the centre has a window on the west side of the ground floor with an uneven six-light casement and a doorway on the east. Both have stone sills and lintels, and on the west corner at roof level there is a chimney-stack for a corner fireplace. To the east of this

is another small mono-pitch outshut, which appears to be contemporary with the extension. It has a small doorway on the west side with a stone lintel, and its eastern end is built onto the remains of an earlier building.

- 4.4.5 ***East (gable) elevation:*** the main part of the elevation comprises a gable, built of the same brick as the rest of the main part of the house, and with mortar scars and battens across it suggesting it was originally slate-hung. There is a chimney-stack at the top of the gable and on the south side of the first floor there is a window with a sliding sash casement of two and six-light sections. It has a stone sill and a flat arch built of brick. At the south end it is extended by the single-storey outshut and two-storey extension. The outshut has a single inserted aperture within it, and the extension has a four-light sliding sash window. A cast iron gutter and down pipe are attached across the wall of the extension and roof of the outshut, and connect to a drain built into a block of concrete. The remains of sandstone footings of an earlier building are evident beneath the outshut.

4.5 INTERNAL DETAIL

- 4.5.1 ***Room 1, main part of house:*** this is one of two large reception rooms accessed via a short passageway connecting to the front door. The north, east and west walls all appear to be of the same brick build as the main part of the house. The south wall is a timber-panelled stud partition on the west side, with a single doorway, and brick on the east, behind timber tongue and groove panelling which covers the stairs. The east elevation forms part of a lobby or passage from the front door, and there is a fireplace in the west elevation (Plate 20). This has evidently been altered, with additional brick having been added to make it narrower and the iron lintel has been covered in chicken wire, presumably to support a plaster wall finish. The floor comprises the remains of timber boards on joists, which are supported on horizontally-laid iron columns or pipes. There is a cellar below. The ceiling is finished with lathe-and-plaster attached to machine-cut joists.
- 4.5.2 ***Room 1a, main part of house:*** this is little more than a small lobby providing access to the staircase to the south of Room 1. The north elevation is formed by the rear of the stud partition wall in Room 1 and returns to the south at the east end where it meets the staircase, and there is a single Baltic timber mark on one of the studs (Plate 23). The staircase is positioned against the south wall of the main part of the house. There is a skirting board attached to the wall, above which is a handrail. The floor comprises timber boards and the ceiling is finished with plasterboard on timber joists.
- 4.5.3 ***Room 2, main part of house:*** this is the easternmost of the two front reception rooms. The walls are built of the same brickwork as the rest of the main part of the house, but a plaster finish survives throughout. There is a doorway, blocked with brick, into the front lobby in the west elevation and the remains of a skirting board attached. A chimney-breast and fireplace are present in the east elevation. The fireplace has been partially infilled and a modern hearth added (Plate 21). A timber surround and mantelpiece with two scrolled corbels, probably corresponding to this, is also present. The floor comprises

only joists, supported by iron I-beams and horizontally-laid iron columns or pipes. The ceiling is finished with lathe-and-plaster over machine-cut joists, supported by a single timber beam with a slight chamfer orientated east/west. An additional iron I-beam forms the lintel over the bay window in the north elevation.

- 4.5.4 **Room 3, south-west outshut and southern extension:** the space within the south-west outshut has been knocked through into the ground floor of the extension, with the resulting aperture supported by a timber-clad iron beam. Most of the elevations are finished with modern timber cladding. There is a doorway in the north elevation accessing the staircase lobby in the main part of the house, which is itself accessed via a short flight of steps and a small landing. The floor is stone or concrete and the ceiling at the west end comprises the underside of the mono-pitch roof of the outshut, which is constructed of a single purlin and rafters, with a small built-in attic space on the north side. At the east end it is formed by the underside of the first floor of the extension, and comprises machine-cut joists with the remains of a lathe-and-plaster finish.
- 4.5.5 **Room 4, south-east outshut:** this is a very small space formed by walls attached to the main part of the house. There is a doorway into Room 3 in the west elevation and the south wall is inserted, and partially blocks the inserted aperture in the east elevation. It has a concrete floor and a monopitch roof finished with felt and battens.
- 4.5.6 **Room 4a, south-east outshut:** the inserted southern wall in Room 4 has created a small room to the south of Room 4. This has a plinth of bull-nosed bricks on the inserted north elevation and fittings suggesting that it was a toilet. It has a concrete floor.
- 4.5.7 **First floor, main part of house:** this could neither be accessed nor properly viewed through the windows, but it was possible to ascertain some details. It appears to be divided east/west into two main rooms much like the ground floor. The chimney-breasts are evident in both the east and west gables, suggesting the presence of fireplaces. Two king-post trusses support the roof, with two purlins per pitch, and there are additional joists forming an attic.
- 4.5.8 **First floor, rear extension:** all that could be ascertained of this area was that the roof structure comprises a simple arrangement of purlins and rafters.

4.6 FINDS

- 4.6.1 A small collection of unstratified artefacts was recovered from the surface on land adjacent to the east side of the house, which had been disturbed by the excavation of test pits. The finds are listed in *Appendix 2*, and comprise industrial debris from the iron works, and domestic pottery fragments that probably date to the nineteenth century.

5. DISCUSSION

5.1 SCHOONERS WHARF

- 5.1.1 A number of phases of construction and alteration were visible within the remains of the house and when compared to the detailed background information available some of these can be quite accurately dated. In some cases phases of alteration are recorded in the documentary sources that could not be identified during the building investigation, but these are included in the phasing below.
- 5.1.2 **Phase 1:** the initial construction of the house created a rectangular structure comprising Rooms 1 and 2 orientated approximately east/west parallel to the canal. It was brick-built and may have been slate-hung, with a slate roof. It was built on a plinth course of stone, which included some pieces of dressed limestone and sandstone, which may have been re-used, although not necessarily from a structure on the same site. It is not clear which side the main entrance was but it may have been in the south-west corner, accessing a small lobby (Room 1a). The existence of a Baltic timber mark (Plate 23), while not an accurate means of dating, would suggest a date before the first half of the nineteenth century (Greene 1996) and such timber is recorded as being available in Ulverston in the 1820s (Twyman 1966, 35). There may have been a doorway and even windows in the front (north) elevation but if so these were altered later. There were two main reception rooms on the ground floor (Rooms 1 and 2), each with a large fireplace. This initial phase can be dated to exactly 1850, assuming this is the Low Furness Iron and Steel Co offices, as suggested by White (1930; Plate 11).
- 5.1.3 **Phase 2:** a substantial outshut was added to the west side of the rear of the house (Room 3). This is shown in the cartographic sources as having occurred by 1874 (Plate 3), and therefore must have taken place while the building was still being used as offices.
- 5.1.4 **Phase 3:** between 1898 and 1919 a smaller outshut was added to the east side of the rear of the house, as shown in cartographic sources (Plates 7-9). There was no evidence for this during the house investigation, and although the sandstone wall footing and stub of wall protruding below the south-east corner may have formed part of it a boundary wall is also depicted in this location (Plates 7-10). At the same period bay windows are shown in the front (north) elevation (Plates 7-9). It is not clear whether the bay windows belonging to this phase are the same as those recorded during the building recording, and, similarly, it is not clear whether the central doorway and first floor windows were added to the front (north) elevation at this time or not.
- 5.1.5 **Phase 4:** from 1933 onwards the house is depicted on plans as square in plan. The building investigation confirmed that a large two-storey extension was added to the east side of the south elevation (replacing the smaller one from Phase 3) along with a smaller outshut to the east making a square plan over all (Fig 3). At the same time a low outer boundary wall seems to have been added

across the front (north) and the east sides. This was built of bricks marked 'Furness Brick Co Ltd', which unfortunately cannot be used in dating these particular features as the company has been in existence since 1845 (Furness Brick Company n.d.), before Phase 1 was completed. The position of this boundary wall when compared to the bay windows would suggest that the windows were contemporary or later than the boundary walls, and this is conceivable as none are shown on the maps of this period (Plate 10).

- 5.1.6 **Phase 5:** further minor alterations were carried out in the later part of the twentieth century, many of which were merely cosmetic. These included modernisation of the fireplaces in the two main reception rooms (Rooms 1 and 2) and the addition of a timber canopy across the front (north) elevation. The current bay windows were also almost certainly added during this phase, although it is not clear whether they were utilising existing apertures or not (belonging to Phase 3). Similarly, the first floor windows in the front (north) elevations may also have been added during this phase.

6. IMPACT AND RECOMMENDATIONS

6.1 THE HOUSE

- 6.1.1 The house at Schooners Wharf has a surprisingly interesting history, and was certainly more than merely a house. Its initial use as the offices for the Low Furness Iron and Steel Co ironworks connects it to a period of industrial activity on the canal side that preceded the construction of the paper mills. The poor condition of the building and high level of recording that was possible despite this would suggest that there is no need for further investigation of the standing remains.
- 6.1.2 The discovery of artefacts, including iron slag, hematite and pottery indicate activity on the site relating to the nearby ironworks. It is also positioned close to the edge of the canal, an important historic monument in its own right. While there is potential for buried remains predating or contemporary with the house on this site it is considered unlikely that there will be anything of great archaeological significance.

6.2 RECOMMENDATIONS

- 6.2.1 It is therefore recommended that no further work be undertaken prior to the redevelopment of the site. Further recording of the adjacent buildings making up the old paper mills prior to any additional redevelopment is considered essential, however, as it they are likely to retain remains of the former ironworks within the surviving structures.

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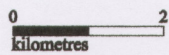


Figure 1: Location Map









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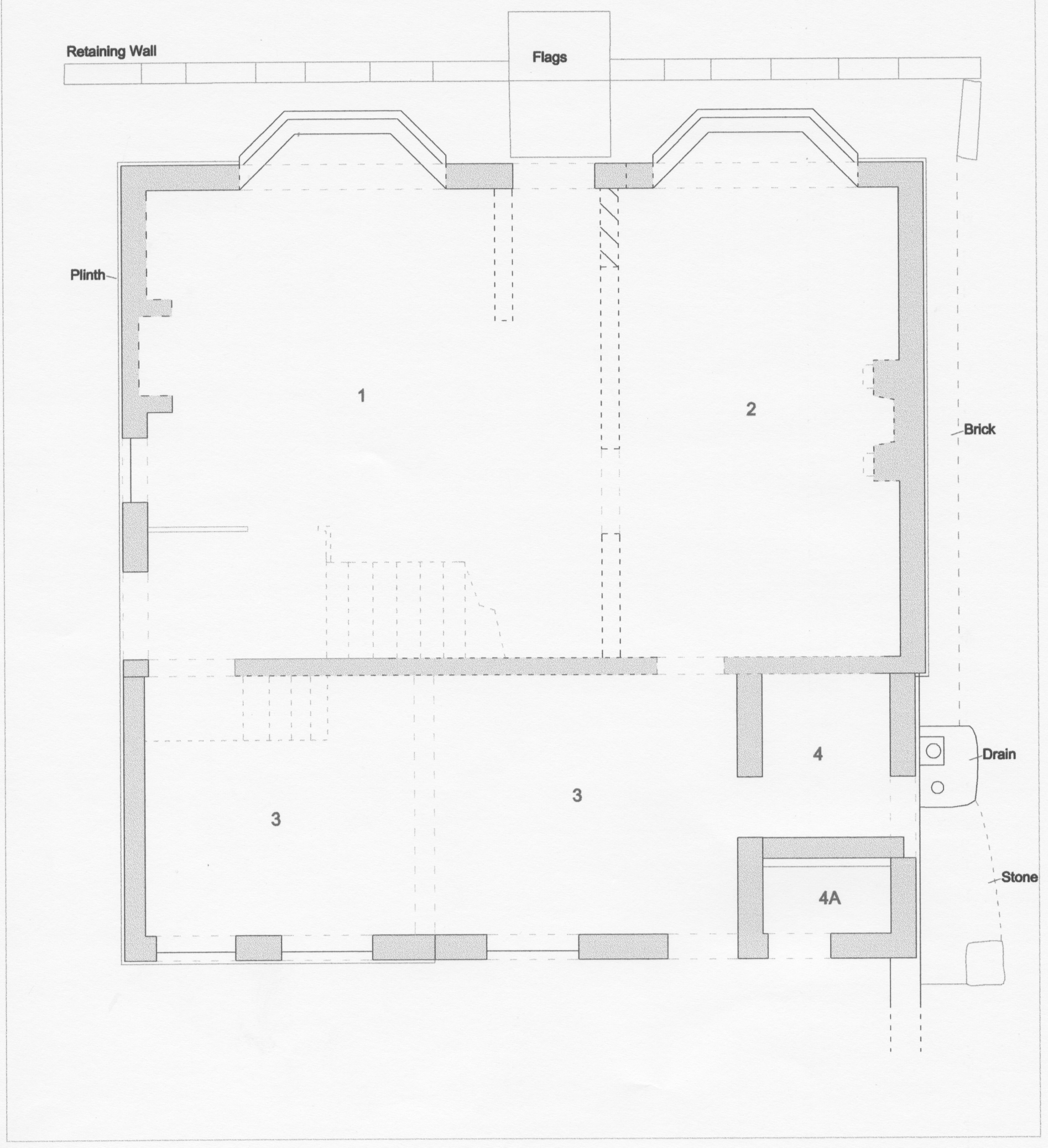
0 40m
Scale 1:2000 @ A4



Figure 2: Site plan

Key

-  principal material
-  blocking
-  beam over
-  uncertain/estimated
-  timber
-  room numbers



0 2.5
metres
Scale 1:50 @ A3

Figure 3: Ground floor plan

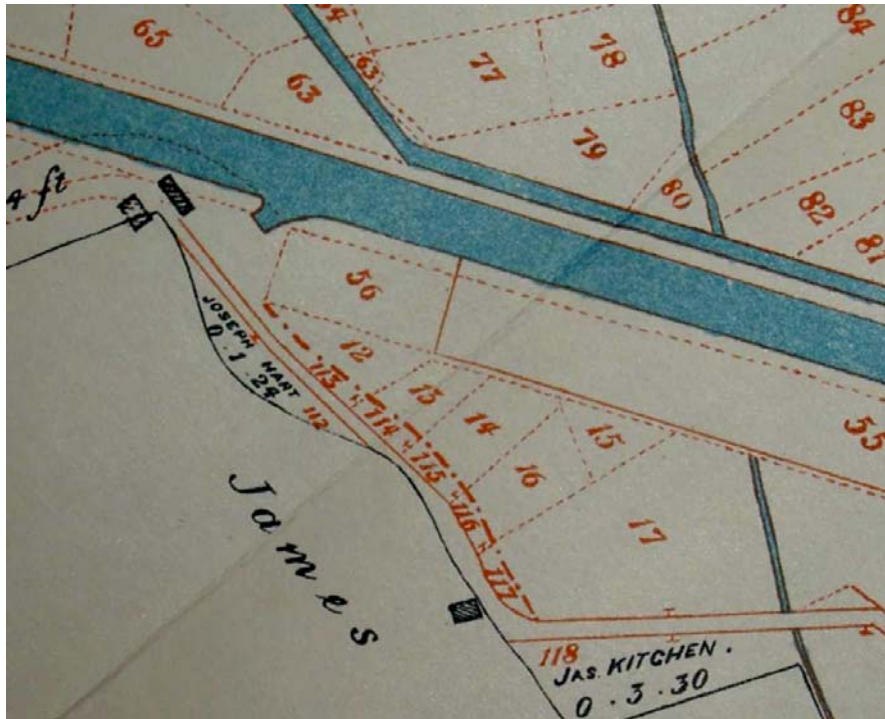


Plate 1: Part of the Enclosure Plan of 1812 (Ulverston Local Board 1891) showing the development area. The house is situated approximately in the middle of the plot numbered 55

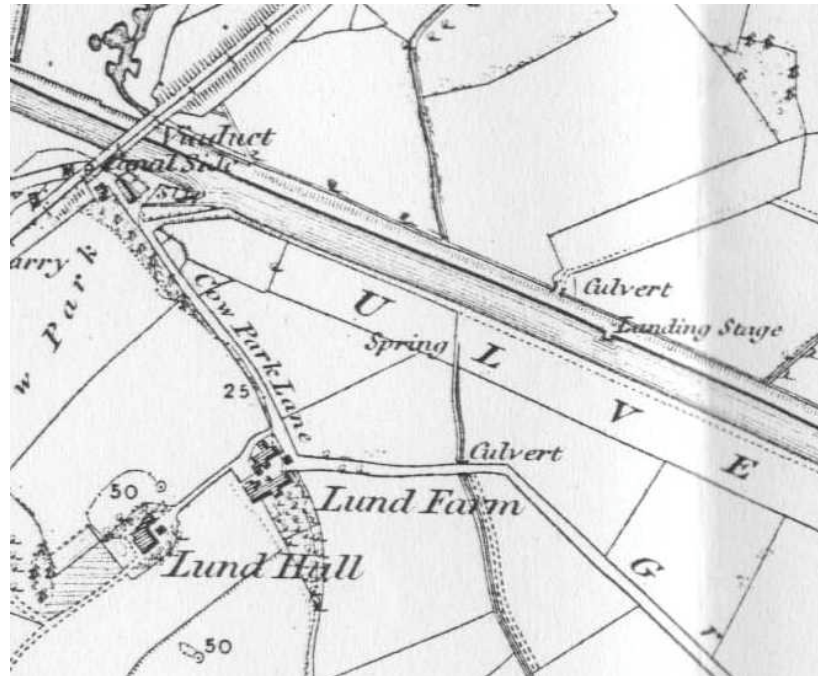


Plate 2: Part of the Ordnance Survey map of 1850 showing the site of development area (near the word 'spring')

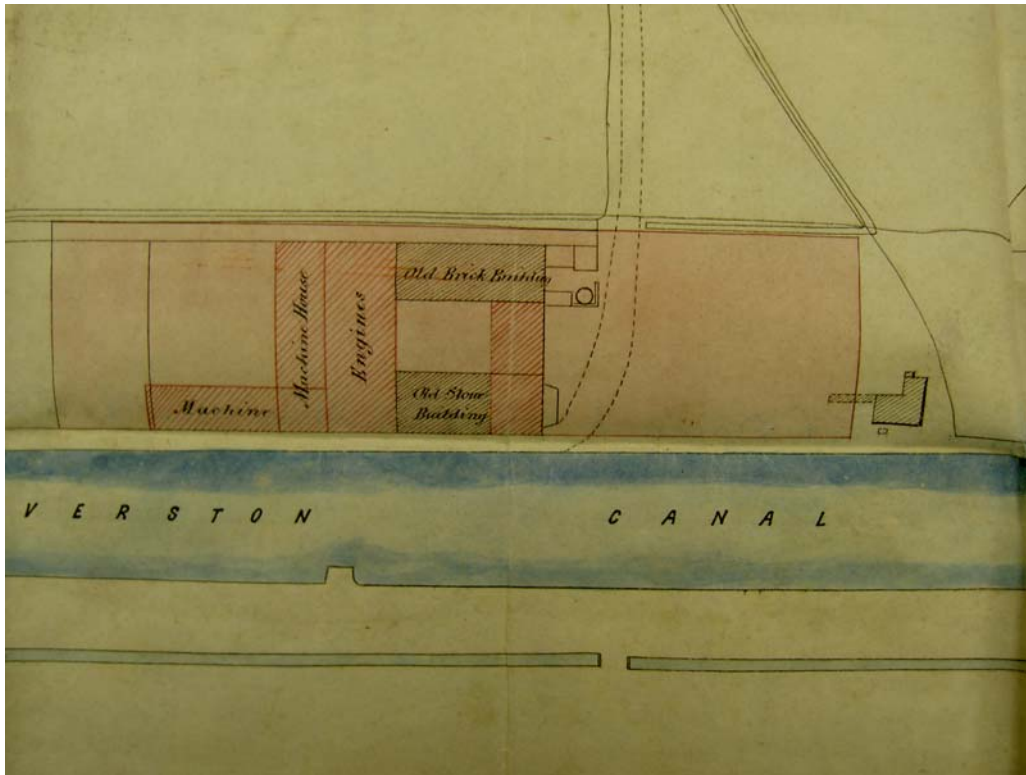


Plate 3: Plan of the house (right) and paper mills in 1874 (BSUD/U/C Box 4 5/2 1874)

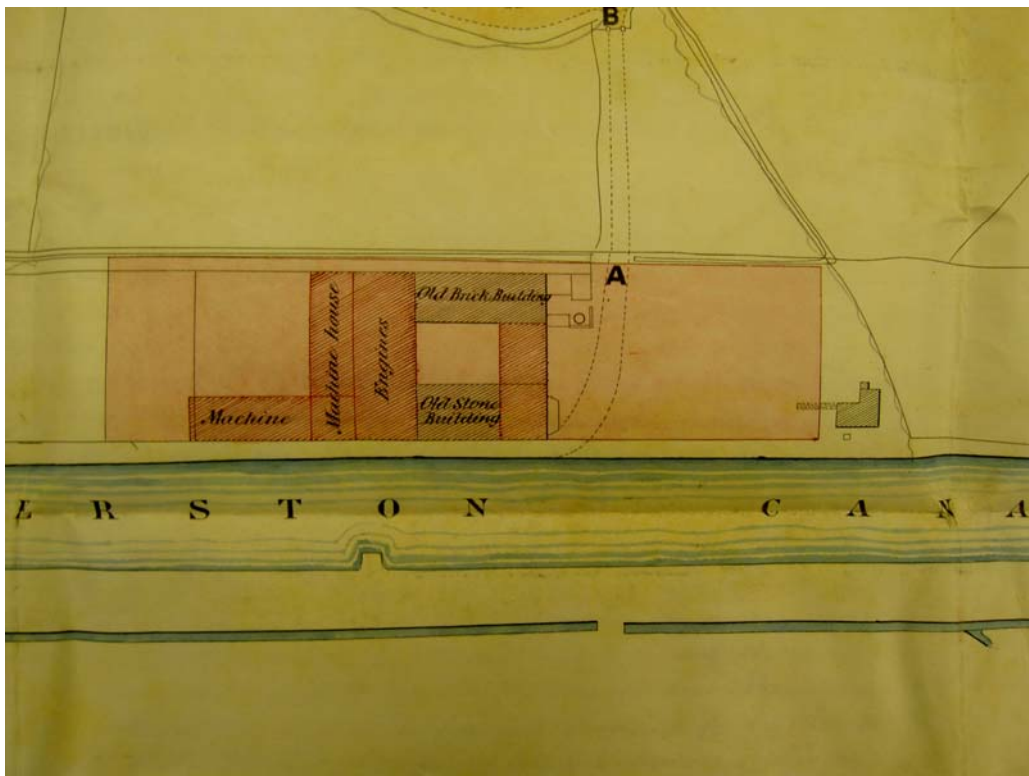


Plate 4: Plan of the house (right) and paper mills in 1882 (BSUD/U/C Box 4 7/1 1882)

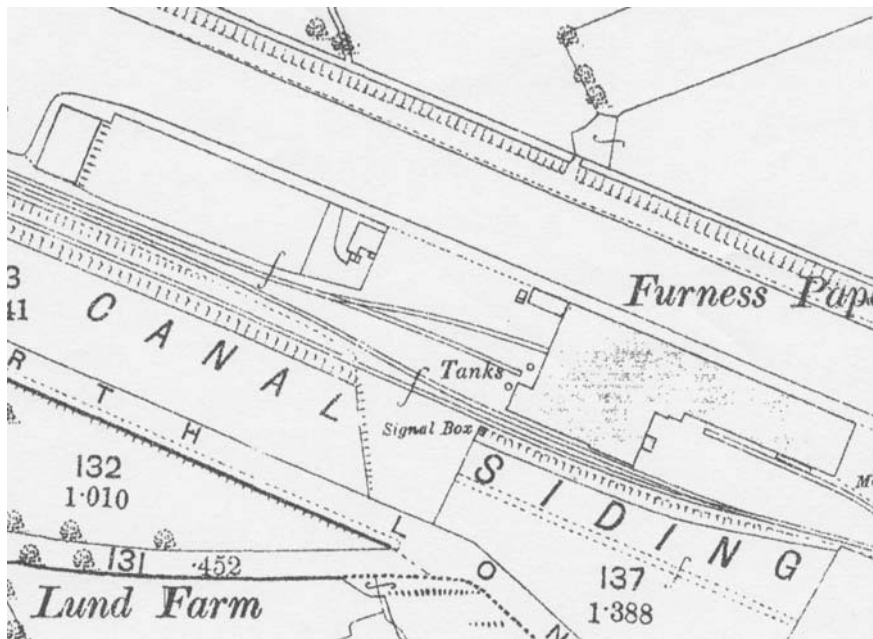


Plate 5: Plan of 1890 showing the house (centre) and paper mills (right)

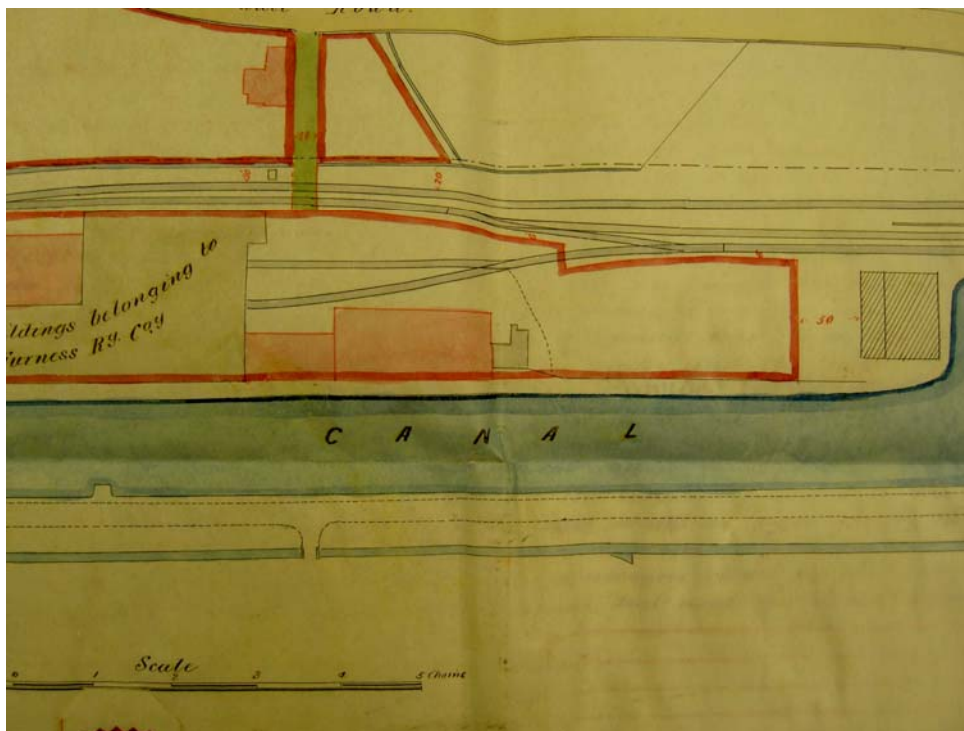


Plate 6: Plan of the house (centre), paper mills (left) and warehouse (right) in 1892 (BSUD/U/C Box 4/9 1892)

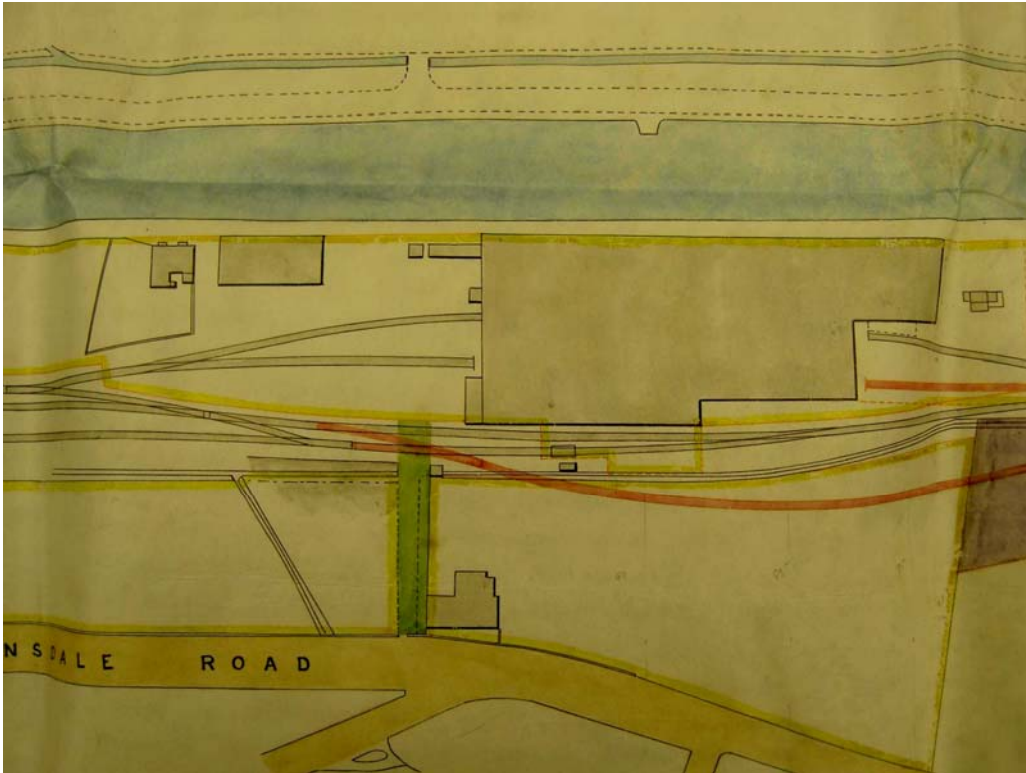


Plate 7: Plan of the house (left) and paper mills from 1898 (BSUD/U/C Box 4/10 1898)

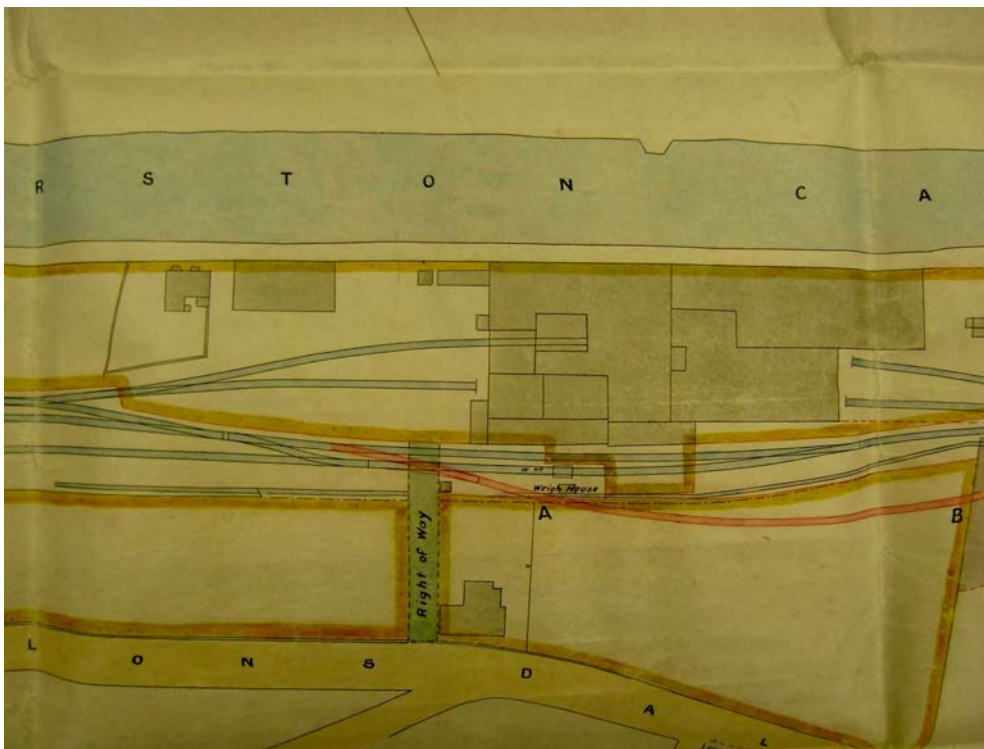


Plate 8: Plan of the house (left) and paper mills from c1906 (BSUD/U/C Box 4 11/2 1906-20)

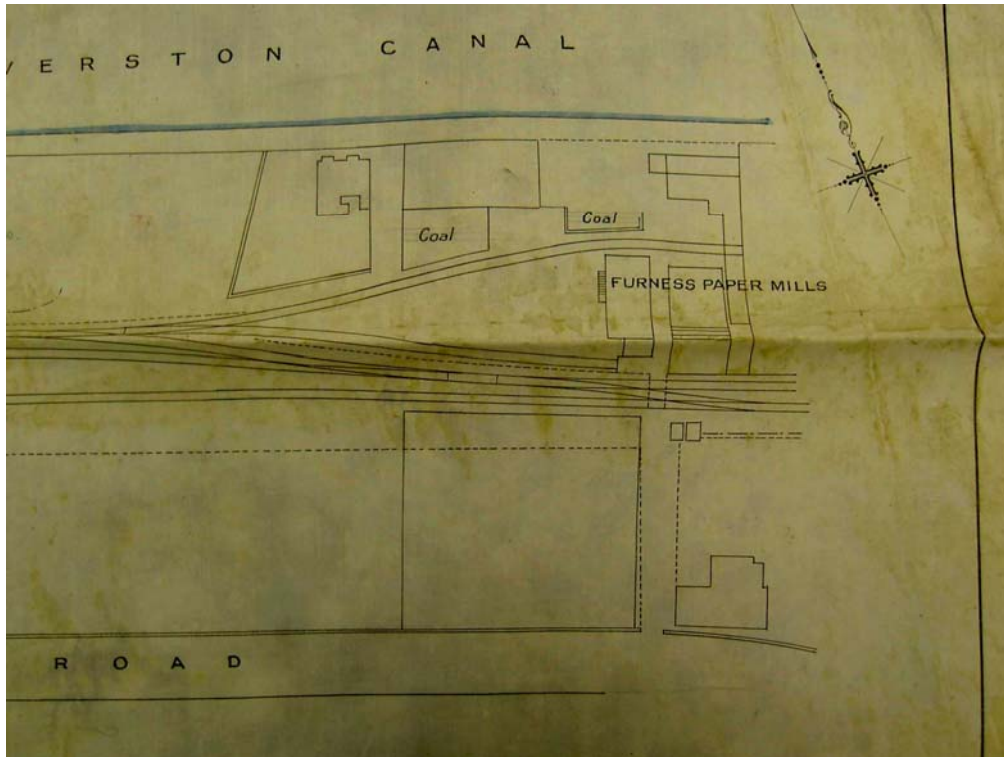


Plate 9: Plan of the house (centre left, top) and part of the paper mills from 1919 (BSUD/U/C Box 4/32 1919)

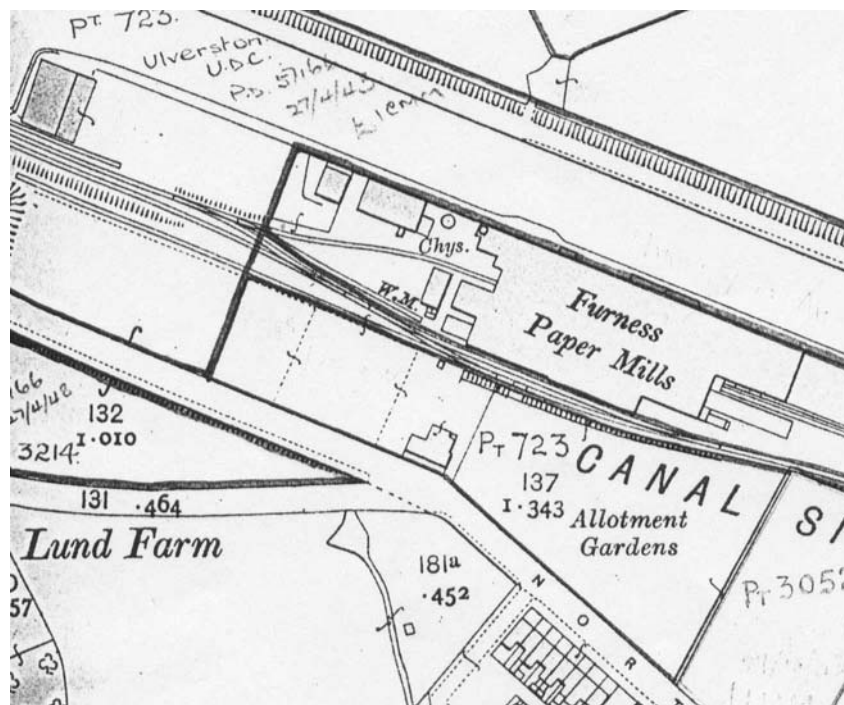


Plate 10: Plan of the house and paper mills in 1933 (Ordnance Survey 1933)

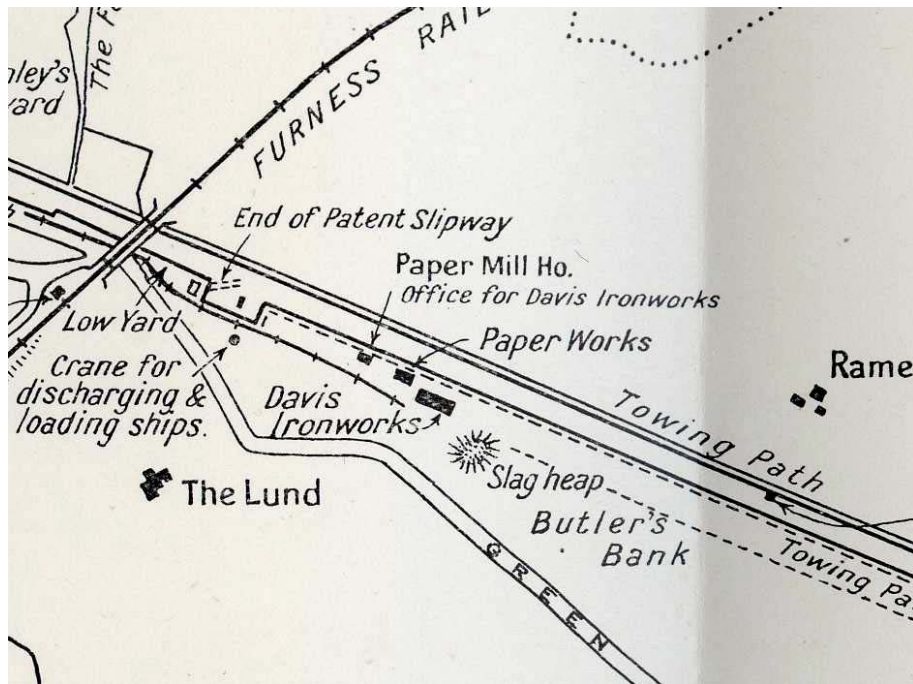


Plate 11: Part of a plan naming the house 'Paper Mill Ho. Office for Davis Ironworks' (from White 1930)

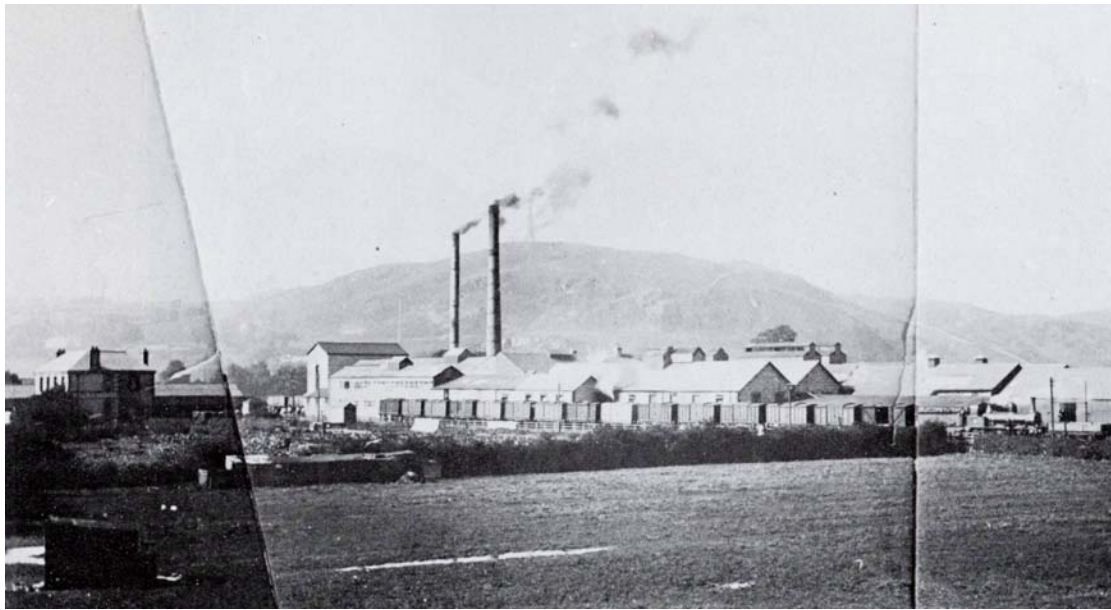


Plate 12: The paper mills c1890 (after Rushton and Snell 1993, 33)



Plate 13: Front (north) elevation



Plate 14: Inserted easternmost first floor window in front (north) elevation



Plate 15: Inserted westernmost first floor window in front (north) elevation



Plate 16: Altered or inserted front doorway in north elevation



Plate 17: West external elevation



Plate 18: South (rear) elevation



Plate 19: Detail of plinth at south-east corner of main building



Plate 20: Fireplace in Room 1



Plate 21: Fireplace in Room 2



Plate 22: Ash chute and pan in east elevation of main building



Plate 23: Baltic timber marks in the stud partition wall of Room 1A

8. ILLUSTRATIONS

8.1 LIST OF FIGURES

Figure 1: Site location

Figure 2: Site plan

Figure 3: Ground floor plan

8.2 LIST OF PLATES

Plate 1: Part of the Enclosure Plan of 1812 (Ulverston Local Board 1891) showing the development area. The house is situated approximately in the middle of the plot numbered 55

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Plate 13: Front (north) elevation

Plate 14: Inserted easternmost first floor window in front (north) elevation

Plate 15: Inserted westernmost first floor window in front (north) elevation

Plate 16: Altered or inserted front doorway in north elevation

Plate 17: West external elevation

Plate 18: South (rear) elevation

Plate 19: Detail of plinth at south-east corner of main part of house

Plate 20: Fireplace in Room 1

Plate 21: Fireplace in Room 2

Plate 22: Ash chute and pan in east elevation of main part of house

Plate 23: Baltic timber marks in the stud partition wall of Room 1A

APPENDIX 1: PROJECT DESIGN

**Oxford
Archaeology
North**

January 2005

SCHOONERS WHARF, ULVERSTON, CUMBRIA

**ARCHAEOLOGICAL,
BUILDING INVESTIGATION
PROJECT DESIGN**

Proposals

The following project design is offered in response to a request by Neil Price Architecture Ltd for a buildings investigation prior to a proposed residential development of Schooners Wharf, Ulverston, Cumbria.

1. INTRODUCTION

1.1 BACKGROUND

- 1.1.1 Neil Price Architecture Ltd (hereafter the client) has requested that Oxford Archaeology North (OA North) submit proposals to undertake an archaeological assessment of Schooners Wharf, in Ulverston, Cumbria (SD 305 780). 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. Following discussions with the Assistant Archaeologist for Cumbria County Council Archaeological Service (CCCAS) an archaeological programme of work comprising a building investigation specified.
- 1.1.2 The proposed development consists of the demolition of an existing building, and the erection of new residential units, as part of general redevelopment of the Schooners Wharf area.
- 1.1.3 Schooners Wharf is situated at the mid-point on the north side of Ulverston Canal, which was constructed in 1796. During the mid nineteenth century the canal was superseded by the railway, as a result of which a railway bridge was constructed across it. The railway bridge prevented tall-masted ships from reaching the basin at the north-east end of the canal, and so Schooners Wharf was constructed to allow them to disembark part-way along the canal.
- 1.1.4 The canal immediately encouraged industrial development along its banks including timber yards, ship yards, and depots for the shipping of slate and iron ore. During the nineteenth century it continued to be used for industrial processes including an iron works and bone mill. An iron foundry was established adjacent to what was to become Schooners Wharf. This site was later re-used by a large paper works with associated freight railway. The house acted as the paper works manager's residence.
- 1.1.5 The entire complex making up the paper works are, at present, disused and largely ruinous. The house, while still standing, is in a poor condition and has been empty and derelict for some time.

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.

- 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 verbal brief issued by CCCAS and following discussions with the Assistant Archaeologist.
- 2.2 ***Building Investigation:*** the objectives of the building investigation are to provide a drawn and textual record of the dwelling at Schooners Wharf prior to demolition, whilst offering an outline analysis of the historic development of the building. 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 building to RCHM(E) Level II-type survey
 - (ii) To relate the development of the building to its local setting.
- 2.3 ***Rapid Desk-Based Assessment:*** a brief examination of records relating to the site will be carried out. This will primarily consist of map regression analysis, although other primary documents concerning the site will be examined as appropriate, as well as secondary sources. The Cumbria Sites and Monuments Record (SMR) in Kendal will also be consulted.
- 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 house at Schooners Wharf to Royal Commission on Historic Monuments England (RCHM(E)) level II-type survey (as safety permits).
- 3.3 ***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 property to RCHM(E) level II-type survey. However, due to health and safety considerations, primarily the unstable nature of the structure, it is anticipated that the investigation will be limited to the exterior of the building, and will not include an internal inspection.

- 4.1.4 **Site Drawings:** architect's plans provided by or on behalf of the client will be annotated to produce the following:
- i) A ground floor plan in outline only providing details of the exterior of the building.
- 4.1.5 **Manual Survey Techniques:** hand measured survey techniques will be utilised to record the building. The drawing will be tied into existing plans of the site and 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 building and its surroundings and detailed coverage of architectural features. A number of photographs will be included in the report as plates.
- 4.1.12 **Interpretation and Analysis:** a visual inspection of the building will be undertaken utilising the OA North buildings proforma sheets. A detailed description will be maintained. The level of recording will be descriptive and will produce a systematic account of the development and use of the buildings but will not include an account of the evidence on which the analysis is based. As with the drawn record the written record will only examine the exterior of the building.

4.2 DESK-BASED ASSESSMENT

- 4.2.1 **Desk-Based Assessment:** the scope of the study will not extend beyond the provision of an historical background relating to the origins and development of the building 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.
- 4.2.2 **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, as appropriate, relevant 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 archives of Heritage First will be consulted, as will the Conservation Officer for South Lakeland District Council.

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 Cumbria SMR 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 CCCAS 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 house at Schooners Wharf is in a state of disrepair and is considered unsafe due to considerable deterioration of the fabric. Because of this only the exterior of the building will be examined.
- 7.3 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.
- 7.4 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 CCCAS in co-ordination with the Client. OA North will arrange a preliminary meeting, if required, and CCCAS will be informed of the commencement of the project in writing.

9. WORK PROGRAMME

- 9.1 The following programme is proposed:

9.2 ***Building Investigation:*** approximately one day would be required to complete all fieldwork elements of this part of the project.

9.3 ***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.

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 **Daniel Elsworth MA (Hons), AIFA** (Project Supervisor). Daniel has a great deal of experience in the recording and interpretation of historic buildings of all periods throughout the North West and has a particular interest in the history and archaeology of Ulverston.

APPENDIX 2: FINDS SUMMARY

All the finds recovered were unstratified, and are listed below:

Quantity	Category	Description	Date range
3	Industrial debris	Lumps of iron slag	Post-medieval
1	Industrial debris	Lump of haematite	Not closely dateable
1	Pottery	Brown-topped stoneware jar rim	Nineteenth - twentieth century
1	Pottery	Brown-glazed red earthenware vessel fragment	Late seventeenth - early twentieth century
1	Pottery	Factory-made slipware chamber pot (?) with white slip stripes and blue-stained stripe on a buff-coloured background	Late eighteenth - early twentieth century
1	Pottery	Very small fragment of thick-walled bone china	Nineteenth - twentieth century
2	Pottery	White earthenware fragments, undecorated	Nineteenth - twentieth century
1	Pottery	White earthenware moulded shell edge plate rim, with no painted decoration	Late eighteenth - nineteenth century
1	Pottery	White earthenware plate rim with blue painted shell edge but no moulded decoration	Late eighteenth - nineteenth century
6	Pottery	White earthenware plate fragments decorated with blue transfer-printed 'Willow' pattern, at least four from a single vessel (adjoining pairs)	Nineteenth - early twentieth century
1	Pottery	White earthenware fragment from figurine or similar (?) (glazed on exterior, but interior has a folded, unglazed surface)	Late eighteenth - early twentieth century