



57- 67 DALE STREET,

Liverpool

Merseyside

**Archaeological Fabric
Survey Report**



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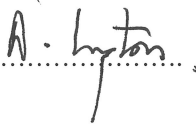
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SUMMARY

An investigation of a block of four buildings; 57/59 Dale Street (Eagle Star House), 61/63 Dale Street, 65/67 Dale Street (Pioneer Building) (Plate 1) and 10/12 Vernon Street which will be referred to as the Hale Street Warehouse (located off modern Hale Street), was undertaken by Oxford Archaeology North (OA North) at the request of Falconer Chester Hall. The work was required by a planning condition to provide a mitigative record of the buildings in advance of the complete demolition of 61/63 Dale Street and 10/12 Vernon Street together with the partial demolition of 57/59 Dale Street, as well as significant alteration to 65/67 Dale Street as part a larger redevelopment to create a new city centre hotel on the site. None of the buildings are listed, but the site is within the Castle Street Conservation Area and is within the Liverpool Maritime Mercantile World Heritage Site. Currently Eagle Star House, 61 Dale Street, The Pioneer Building and the warehouse on Hale Street, to the rear of the development, are all derelict. The Vernon Arms, 69 Dale Street, which represents the eastern limit of the block is still occupied and operating as a public house and as such will not be impacted upon by the development.

The building recording was undertaken to English Heritage Level 3 (2006) standard and entailed the production of all floor plans, an east/west cross section, and the eastern and southern elevations. The drawings were created within an industry-standard CAD package (Autocad 2004) and were then enhanced and annotated to show the form and location of all structural features of historic significance.

The buildings within this Dale Street block exhibit several major phases, not least of all because the buildings were constructed during disparate periods and, therefore, all tend to reflect the design and material type that was favoured at the time. Only the Hale Street Warehouse and the facade of Eagle Star House and the Pioneer Building can be deemed to have specific historic or architectural significance.

The Hale Street Warehouse, located on the north side of 61/63 Dale Street, is representative of a group of former courtyard structures, constructed to allow smaller businesses to operate in the side streets and alleys that backed onto Dale Street. The courtyard buildings were typically reserved for those still engaged in business, including manufacturing trades and craftsmen.

The construction of the Pioneer Building, despite being of relatively late date, has incorporated traditional materials, albeit in a fairly flamboyant mix of styles. The subsequent construction of 57/59 Dale Street and 61/63 Dale Street brought an increasingly more modern character to the block, highlighting the architectural and stylistic differences between this, and other, blocks to the east and west which are characterised by imposing sandstone edifices with a distinctly neo-classical flavour.

Phase One is characterised by the construction in 1874 of the Hale Street Warehouse, the oldest of all the structures investigated. Phase Two is characterised by the construction of the Pioneer Building in 1906, which has elements of an aspirational architecture that is evident elsewhere on Dale Street; however, it is lacking in the grandeur and wealth of investment which defines buildings such as the Queen Insurance Building and the Muskens Buildings. Phase Three is characterised by the construction of both Eagle Star House (57/59 Dale Street) and 61/63 Dale Street which were erected in the period between World War I and World War II. Phase Four is represented by post World War II interior cosmetic modifications to the interior of the Hale Street Warehouse, which was fitted out to accommodate managerial staff associated with the business operating out of 61/63 Dale

Street. At the same time, the ground floor of the Pioneer Building was subject to a refurbishment. Phase Five modifications were made to Eagle Star House (57/59 Dale Street), 61/63 Dale Street and the Pioneer Building undertaken intermittently in the 1980s and 1990s to bring the buildings up to date.

There is the potential for significant remains beneath the extant structures, that relate to either the existing buildings or predate them. It is recommended that initially a watching brief be maintained during ground works following demolition, and if significant remains are identified there should be a process of rapid excavation. This latter would provide a record of the remains, and would operate within the overarching construction programme.

ACKNOWLEDGEMENTS

Oxford Archaeology North (OA North) would like to thank Falconer Chester Hall and Philippa Parker, in particular, for her particular support in the course of the project and also to Hugh Hawthorne, of Hawthorne Consulting, for commissioning the project. We would also like to thank Anne-Marie Piedot and John Hinchliffe, of Liverpool City Council for providing planning advice.

Thanks go to the persons in the buildings surround Dale Street who allowed access to their premises to enable photography of the buildings: Bill Shafer and the staff of the Premier Inn, Vernon Street; the staff and members of the Performers Theatre School, 8 Vernon Street; Martin Leary; and the construction team at the Municipal Annexe and the staff of Andrew Louis Estate Agents in the Muskens Buildings, Stanley Street.

The building recording was undertaken by Graham Mottershead, Caroline Raynor and Chris Wild. The report was written by Caroline Raynor and the drawings were produced by Graham Mottershead and Anne Stewardson. Health and safety advice was provided by Murray Cook. The project was managed by Jamie Quartermaine, who also edited the report.

1. INTRODUCTION

1.1 CIRCUMSTANCES OF THE PROJECT

- 1.1.1 An investigation of four buildings; 57/59 Dale Street (Eagle Star House), 61/63 Dale Street, 65/67 Dale Street (Pioneer Building) (Plate 1) and 10/12 Vernon Street was undertaken by Oxford Archaeology North (OA North) at the request of Falconer Chester Hall. The work was required to provide a mitigative record of the buildings in advance of the complete demolition of 61/63 Dale Street and 10/12 Vernon Street and the partial demolition of 57/59 Dale Street, as well as significant alteration to 65/67 Dale Street as part a larger redevelopment to create a new city centre hotel on the site. None of the buildings are listed, but the site is within the Castle Street Conservation Area and is within the Liverpool Maritime Mercantile World Heritage Site (Fig 1). An assessment of significance of the structures, in the form of a PPS5 statement, has been compiled by Peter de Figueiredo which has served to inform the design of the new build.
- 1.1.2 An outline documentary study has been compiled for the site as part of the PPS5 statement (de Figueiredo 2010) which assessed the archaeological and historical significance of the site, and highlighted that the buildings have a broad range of fabric reflecting the development of the site from the late nineteenth century.
- 1.1.3 **Building Survey:** the planning condition (application no 09F/2531) stipulates: *No site works, development or demolitions shall be undertaken until the implementation of an appropriate programme of building recording and analysis has been agreed in writing with the local planning authority, to be carried out by a specialist acceptable to the local planning authority and in accordance with an agreed written brief and specification. The documentary record to be submitted to the local planning authority.*
- 1.1.4 Discussions with the planning authority indicated a requirement for an English Heritage level 3 (2006) survey of those elements of the structures that will be affected by the development, and required the production of plans, cross-sections and elevations, as well as an annotated photographic record, and an illustrated final report. The work was undertaken in accordance with a project design prepared by OA North (*Appendix 1*), and this report sets out the results of the investigation relating to these buildings in the form of a short document with accompanying photographs and plans.

1.2 LOCATION AND GEOLOGY

- 1.2.1 The site under investigation is located at NGR SJ 34420 90640, and occupies approximately 1523m² (Fig 1). The 57-67 Dale Street block is located on the north side of Dale Street, towards the eastern end of the World Heritage Site conservation area; 10/12 Hale Street is located to the rear of 61/63 Dale Street on Hale Street (Fig 2). The site is bounded to the north by Hale Street and a one way access to a multi-storey car park, to the east by Vernon Street, to the south by Dale Street and to the west by a narrow pedestrian footpath which is recognised as an element of Hale Street. The principal facades of 57-67 Dale Street face south and overlook Dale Street. The principal facade of 10/12 Hale Street faces north and overlooks the north-western limit of Hale Street.

- 1.2.2 Dale Street is located within the Commercial District of Liverpool City Centre and is an area characterised by numerous historic buildings, fifteen of which are listed because of their historic and architectural significance (de Figueiredo 2010).
- 1.2.3 The underlying geology of the site comprises Helsby Sandstone Formation Sandstone (British Geological Survey 1:625,000).

2. METHODOLOGY

2.1 PROJECT DESIGN

- 2.1.1 A project design submitted by OA North (*Appendix 1*) was used as the basis for this investigation, and was largely adhered to. In select areas there was no safe access and it was not possible to undertake any survey investigations. In particular, the basement of 57/69 Dale Street had considerable amounts of exposed asbestos, and the only access through to much of the basement was through a boiler house, which had a number of asbestos-clad pipes (ACT / 2010). Parts of the roof structure of the Hale Street Warehouse had become unstable as a result of severe water inundation, and no safe access was available
- 2.1.2 The work was consistent with the relevant standards and procedures of the Institute of Field Archaeologists, and generally accepted best practice. The planning condition (*Section 1.1.3*) and the project design recognises that although these structures are not listed, they represent a significant element of the development of the City's business district and reflect the changing nature and function of the area. Although the development will impact upon the adjacent structure of the Vernon Arms Public House, it will not be altered structurally by the proposed development and is not included within the scope of this report.

2.2 DESK-BASED RESEARCH

- 2.2.1 The aim of the historical research is not only to give consideration to the potential for archaeological remains on the development site, but also to put the site into its archaeological and historical context. A basic documentary study has been undertaken by Peter De Figueiredo, but this does not provide sufficient detail to inform the development of the buildings as required by the Level 3 survey requirements defined by English Heritage (2006); the present study has expanded on his earlier work. The principal sources of information consulted were historical and modern maps of the study area, although published and unpublished secondary sources were also reviewed. The study has focused on the proposed development area, although information from the immediate environs has been summarised in order to place the results of the assessment into context. The documentary study has informed both the building survey and the watching brief and has examined the development of the site prior to the construction of the present buildings and also the history of the present buildings through to the present.
- 2.2.2 **Documentary Material:** this work included consultation with the Liverpool Records Office; however, the documents of the record office have been deposited into store while the Liverpool City Library is refurbished and only limited access was available. While commonly consulted documents, such as historic mapping, was available; specialist documentation could not be readily accessed. In particular it was not possible to establish the construction dates of Eagle Star House or 61/63 Dale Street. The following records were consulted:
- relevant published sources, which included articles, and regional and local journals

- relevant unpublished documentary sources, including, reports compiled by heritage conservation professionals and student theses
- data held in local and national archaeological databases, specifically the Merseyside HER.
- cartographic, photographic and any pertinent drawings

2.3 BUILDING INVESTIGATION

2.3.1 **Descriptive Record:** written records to English Heritage Level 3 (2006), using OA North *pro forma* record sheets, were made of all principal building elements, both internal and external, as well as any features of historical or architectural significance. Particular attention was paid to the relationship between those areas of the buildings where their development, and any alterations, could be observed. These records are essentially descriptive, although interpretation is carried out on site as required.

2.3.2 **Site drawings:** the drawings produced were, for the most part, based upon existing architects survey data supplied by the client. The following drawings were produced for 57-67 Dale Street (Level 3) (Figs 2, 11 - 20):

- Site plan
- Basement plan
- Ground plan
- First floor plan
- Second floor plan
- Third floor plan
- Fourth floor plan
- Fifth / loft space plan
- East/west cross section
- North/south façade elevation
- East/west façade elevation

2.2.4 The drawings were created within an industry-standard CAD package (Autocad 2004) and were then enhanced and annotated to show the form and location of all structural features of historic significance. The additional detail was created by means of manual survey and the annotation of paper copies. The elevations were compiled by semi-oblique rectified photography in conjunction with drawings provided by the client. The cross-section was undertaken by manual survey in conjunction with the existing survey plans.

2.2.5 **Photographs:** photographs were taken in both monochrome print and high-resolution digital. The photographic equipment comprised medium-format film cameras both with fixed lenses and with rising fronts, and 35mm SLR and 35mm high resolution DSLR cameras respectively. The digital images were produced in both JPEG and RAW formats (in .CR2 format). The photographic archive consists

of general images of the building, both internal and external, and detailed internal and external scaled coverage of architectural and decorative features and/or structural detail.

2.3 ARCHIVE

- 2.3.1 A full professional archive has been compiled in accordance with current IFA and English Heritage guidelines (English Heritage 1991). The paper and digital archive will be deposited with the Merseyside Record Office on completion of the project, and a paper copy will be sent to Merseyside Archaeological Service.

3. HISTORICAL BACKGROUND

3.1 PRE-EIGHTEENTH CENTURY

- 3.1.1 Dale Street is recognised as being one of the earliest streets to develop in the town of *Liuerpul* during the medieval period and forms part of the original 'H-shaped' street plan which extended from the foreshore to the head of the pool (at Shaw's Brow). These streets, present at the time Liverpool was included in the 1207 King John Charter, included: Castle Street; Chapel Street; Dale Street; Juggler (or Jongler) Street; Old Hall (or Milne Street); More Street and Water Street (Belchem 2006, 72). Of these, Dale Street, Water Street and Chapel Street still exist under the same name today.
- 3.1.2 Dale Street allegedly takes its name from the dale or open fields to which it led. This dale was located at the east end of the street and was accessible via a stone bridge (stony bridge or Townsend Bridge) which, crossed the neck of the pool near the Gallows Field and the Great Heath (Horton 2002, 1), now the site of some of Liverpool's most superior neo-classical buildings, including St Georges Hall and the William Brown Library.
- 3.1.3 By the end of the Tudor Period (1485-1603), little had occurred to further the development or expansion of these streets; however, documentary evidence does suggest that by this time Dale Street had been subject to improvements. Historian John Leland asserts that Liverpool was a '*pavid towne*' with evidence for a paver from Warrington attending to half of Dale Street in one year and the other half in the following year (Belchem 2006, 72).
- 3.1.4 Dale Street is mentioned by James Wallace in respect to its part in the civil war siege; '*We are expressly told in the memoirs that the town was enclosed from the end of Dale Street and the length of the town from the west end of Water Street to the east end of Dale Street, the corner of Byrom Street is but nine-hundred yards...*' (Wallace 1795, 50).
- 3.1.5 Okill's Map of 1650 (Fig 3) indicates that the plot of land now occupied by 57-67 Dale Street was already partially occupied by a number of small buildings, all of which fronted onto Dale Street. It is unlikely that these structures were anything more significant than terraced, timber-framed dwellings. Okill's Map shows that the rear of these buildings faced onto open fields (the map does not provide any information relating to the owner of these plots). The fields nearest to the site were divided into three substantial plots; two square plots directly north of the site and one longer plot orientated north/south on its long axis, the western boundary of which is consistent with the line of the current Vernon Street.
- 3.1.6 At this time, the map suggests that virtually the entire area on the north side of Dale Street was then populated with dwellings, but the south-east side of Dale Street was more sparsely populated with a number of open plots, including those owned by the Earl of Derby and Mr Crosse Esquire.

3.2 EIGHTEENTH CENTURY DALE STREET

- 3.2.1 In 1724 author, businessman, poet and spy Daniel Defoe, visited Liverpool and included it in his book: *A Tour Through The Whole Island of Great Britain* (1724-6). Defoe criss-crossed the British Isles visiting centres of trade, industry and culture and, as a result, produced a lively documentary source detailing early eighteenth century Britain. His description of Liverpool was brief, and without direct reference to Dale Street, but he notes that;
- 3.2.2 *'In a word, there is no town in England, London excepted, that can equal Liverpoole for the fineness of the streets, and beauty of the buildings; many of the houses are all of free stone and completely finished; and all the rest (of the new part I mean) of brick, as handsomely built as London itself'* (Defoe 543, 1726)
- 3.2.3 John Eyes' Map of 1765 (Fig 4) demonstrates the comparatively rapid expansion of urban Liverpool, the majority of which was spurred on by the opening of Thomas Steer's Wet Dock at the mouth of the Pool in 1715. This was followed, in fairly rapid succession, by the expansion of the dock network. The creation of this advanced system of inland waterways, closed off from the river, not only provided work for a migrant population of masons, brick makers and labourers, but also encouraged more permanent settlement by merchants, ship builders, and ship owners.
- 3.2.4 By 1765 all the plots of land on the north and south sides of Dale Street were occupied, in so much as there were no more available frontages. The spaces behind the buildings continued to exist as open land, although presumably it was by then given over to storage and open-air work space rather than arable land. At this time Vernon Street appeared on the map, although it is clear that it had been re-aligned over the years and now no longer occupies its original course within the town layout. Located to the south-east of Vernon Street is an area marked as a large garden or possibly an orchard. To the west of the site, Hale Street is yet to appear and instead there were two alleys, known as *Bachelor's Lane* and *Glass House Wient*. Although neither of these small streets were likely to have been salubrious (the name Bachelor's Lane implies that the street may have been associated with prostitution), both have entries in the 1766 Gore's Directory (a popular street directory listing the names, professions and addresses of people living in the town). *Glass House Wient* was home to Isaac Johnson, a hosier and the Reverend John Johnson. The two men listed at *Bachelor's Lane* were John Coleman, a bread-baker and John Grimshaw, a butcher. The presence of their professions supports the idea that this area of Dale Street continued to be occupied predominantly by the working or labouring classes.
- 3.2.5 By 1766 Dale Street was a flourishing and traditional location and is the most populous street in the town at this time with sixty-nine persons being listed as living and/or having a business premises there. It is interesting to note that Castle Street and Water Street (also two of the oldest streets) are the next most populous, having fifty-two and forty-two persons listed respectively
- 3.2.6 At this time Dale Street was occupied by a mixed cross-section of the population; working class grocers, chair-makers, saddlers, mercers, cobblers and smiths rubbed shoulders with inn keepers, members of the clergy, surgeons and merchants. The more affluent north-eastern end of Dale Street was occupied by people in public office, including William Stringfellow, Overseer of the Poor, and the Alderman

Thomas Shaw who owned the successful potteries on Shaw's Brow (Gore 1766, 56). It should also be noted that John Gore, who was responsible for collecting and publishing the data in the eponymous directory, chose to establish his business premises on Dale Street, where he was listed as a bookseller and stationer.

- 3.2.7 It is possible to provide a rudimentary summary of the listed occupants of Dale Street, although it should be noted that it is unlikely that Gore's Directory provides a complete list of all those living on Dale Street, as it probably tends towards those who were deemed of greatest significance to the town's trade at the time.

OCCUPATION	NO OF PERSONS
Manufacturing	28
Labouring	3
Inn Keepers/Coffee Houses	6
Shopkeepers	16
Clergy	3
Merchants	8
Learned professions	2
Gentlemen	1
Persons in Public Office	2

- 3.2.8 Liverpool was an expanding port town and attracted a high percentage of its population through migration. This would have helped shape the distinctive occupational, social and cultural structure of the city (Belchem 2006, 175). The late eighteenth century Liverpool economy was dominated by people working in transport related jobs, particularly mariners, as well as an increasing number of people working in manufacturing and craft industries. These were related not only to dockside requirements but also included clothing, food and potteries. This demographic, as highlighted by the statistics relating to Dale Street (above), throws into stark relief the dearth of people working in professional trades (*ibid*).
- 3.2.9 The high frequency of public houses on Dale Street, and their significance as meeting places and places of departure, is described by Richard Brooke in 1853. '*In 1775 the principal Inns in Liverpool were the Golden Lion, kept by Mr James Wrigley; The Fleece (or Golden Fleece) kept by Mr Thomas Banner; The Cross Keys kept by Mr John King; The Angel (sometimes called the Angel and Crown or the New Angel) kept by John Wilson; a further pub named The Angel kept by Mr John Phithian; The Bull and Punchbowl kept by Mr John Randles; The Woolpack kept by Mrs Woods and The Red Lion kept by Mr Ralph Hoult*' (Brooke 1853, 529).
- 3.2.10 Public Houses on Dale Street became important meeting places as carters and carriers announced their days of arrival and departure from these venues and then assembled to procure goods and persons for transport to numerous destinations across the north, including Derbyshire, Lancashire, Cumberland and Manchester. This steady procession of people entering and leaving the town would also have acted as an encouragement for the establishment of many small businesses. The

wagons and carts were then mustered on the street until sufficient numbers had gathered before departing en masse as protection from the predations of the highway men who operated outside the towns and cities.

- 3.2.11 Brooke also notes that at this time *'Dale Street was very narrow; it was irregularly built and contained many inferior shops, taverns and small houses; several of the dwelling-houses were very old and dilapidated'* (*op cit*, 123). He also states that there were small shambles areas off Dale Street which dealt in the sale of butchered meat (*op cit*, 116) and mentions that to the north of Dale Street there were still fields and gardens (*op cit*, 151). This description conforms to the illustration of gardens and open green spaces shown on the Eyes Map of 1765.
- 3.2.12 In the year 1780, Samuel Curwen, a leading American merchant from Salem visited Liverpool on his way to tour part of Britain and Europe. He travelled from Warrington to Prescot and from there would have entered the town via the Great Heath and Dale Street. He was hugely impressed by the size, scale and intricacies of the docks; however, he saw little to love in the town itself stating *'Houses are by great majority in middling and lower style, few, very few, rise above that mark. Streets long narrow and crooked, and dirty in an eminent degree.'* (Seed 2008, 2).
- 3.2.13 Charles Eyes' map of 1785 (Fig 5) further illustrates the expansion of the town and the steadily increasing density of public and private buildings around Dale Street and the original seven medieval streets. By this time the H-shaped street plan has almost entirely been absorbed into the surrounding urban sprawl and was no longer quite so apparent. The site of 57-67 Dale Street was occupied and bounded to the west by Hale Street which by then had replaced Glass House Wient as the principal alley. Hale Street extended northwards towards Old Hall Street where it converged with Orange Street (now abolished). Vernon Street was present and follows its current alignment.
- 3.2.14 In 1786, the Corporation decided to review the town plan and adopt measures for the widening of some of the streets nearer to the Exchange. This may have been prompted by the rather organic network of streets and alleys around Dale Street, Water Street, but also by the earlier occurrence, in 1775, of riots in the area of the Exchange. These had proved difficult to control, partly due to the close confines of many of the buildings (Brooke 1853, 326; 385).
- 3.2.15 To further the widening and improving of streets around the Exchange, the Mayoralty petitioned to London to be allowed to make improvements to the town, which was approved and the Improvement Act 26.GeoIII. 12 passed (Brooke 1853, 385). Under the Act, Castle Street and parts of Water Street, Dale Street, Fenwick Street, Derby Square (former site of the Castle) and Preeson's Row were widened and improved.
- 3.2.16 In 1795 Wallace notes that *'this town has lately received many alterations and improvements...'* (Wallace 1795, 78) and goes on to say that *'A very few years since (1790), it was dirty, mean and the streets much too narrow for the health or convenience of the inhabitants... A plan has lately been determined and in part executed, to widen some of the principal streets. Castle-Street has been recently completed and Dale Street has been widened from the change eastward as a specimen of what is intended; this plan when executed will form a most elegant street about 650 yards in length terminated in part by the eastern front of the change which will then be seen almost immediately on entering the town'* (*ibid*).

3.2.17 In the same publication Wallace offers the opinion that *'The Golden Lion on Dale Street is the only Inn of any estimation for the accommodation of strangers...'* (*op cit*, 187), suggesting that by this stage, Dale Street was already beginning to establish itself as a more hospitable and upmarket area, separate from the areas of Mann Island, Nova Scotia and other areas more directly linked to the dockside activities and those who worked at the docks. This contrasts directly with the fact that for a number of years, Dale Street was mostly noted as being the site of the earliest alms houses in the city, although these were demolished in 1748 (*op cit*, 162). The 1795 Map (source unknown) shows that the site was fully occupied, however the property is drawn out as one large block and individual buildings have not been defined. Gage's 1807 Map of Liverpool (Fig 6), shows Dale Street narrowing towards the east side, with the area to the west of Cumberland Street already having benefited from the widening and renovations which took place in the last quarter of the Eighteenth century.

3.3 NINETEENTH CENTURY

- 3.3.1 *'It was not until the beginning of the nineteenth century, however that the old medieval core began to emerge as the town's dominant business district'* (Sharples and Stonard 2008, 8). The catalyst for a centrally-focused business district was the alterations to the exchange, with new accommodation being provided for business transactions in the new Exchange Buildings which now surround Exchange Flags to the rear of the Town Hall.
- 3.3.2 In 1820 a large swathe of the north side of Dale Street was taken down to further the widening of the street, with the frontage line being set back from the existing line of the road. Rebuilding was swift to recommence with development beginning at the western end around the Exchange and Town Hall (de Figueiredo 2010, 3).
- 3.3.3 Pigot's Directory of 1828-9 which deals with numerous counties including (but not limited to) Cheshire, Lancashire, Cumberland and Northumberland, makes mention of Dale Street and notes that *'Dale Street, Water Street and Tithebarn Street all exemplify the utility of, and services which the improvement act has and will ultimately produce.'* (Pigot 1828, 273)
- 3.3.4 The 1829 map, taken from *The Stranger in Liverpool* (Kaye, 1839), provides evidence of more detail on the site and indicates the presence of at least four buildings occupying the plot, one of which is likely to be the structure now known as the Vernon Arms Public House. A gap between 67 and 69 Dale Street is likely to be the early formation of Nixon's Place, a narrow lane and courtyard, which was probably left to provide dray access. This map was produced after the north side of Dale Street had been taken down and the frontages moved to widen to the road. The line of street in relation to the front of the Exchange and Town Hall has by this date clearly been altered.
- 3.3.5 In 1835, Nathaniel Parker Willis, a literary dilettante and foreign editor for the *New York Mirror* made his way to Liverpool via Scotland, Carlisle and Manchester. His arrival by coach would have meant that he disembarked on Dale Street which was the final destination for most coach parties. He was directed to a nearby inn (again it is likely that this inn was somewhere on Dale Street) and proceeded to describe the situation in which he found himself; *'There are good inns, I believe, at Liverpool; but the coach put me down at the dirtiest and worst specimen of a*

public-house that I have encountered in England... the gloomy coffee-room, the hurried and uncivil waiters, the atrocious cookery, the bad air, greasy tables, filthy carpet and unsocial company – and one of the most popular crowded inns of the first commercial town of England!’ (Seed 2008, 42).

- 3.3.6 ‘In the 1850s and 1860s, the Exchange and the area around it became a magnet for speculative office developments and the headquarters for financial institutions. Property prices in its vicinity rose to levels that attracted national attention and the surrounding streets were almost entirely re-built’ (Sharples and Stonard 2008, 10). The 1851 OS Map (Fig 7) shows that the site is now densely populated with buildings laid out in much the same format seen as that shown on the 1863 Dower map and in greater detail on the 1888 Goad Map. The boundaries of Vernon Street, Hale Street and Orange Street, as well as Nixon’s Place, are clearly defined by this date.
- 3.3.7 In 1856 all of the houses in the borough of Liverpool were renumbered on a uniform system. Baines, in his book *Liverpool in 1859*, notes that ‘*Taking the town hall as a starting point, the line of Dale Street, London Road and Kensington (a line running east and west) was made the division between the northern and southern parts of the borough. The numbers of the streets running east and west commenced at the river or west end.*’ (Baines 1859, 101). Baines adds that the alterations to the numbering system involved the painting or affixing of 40,538 new numbers. This added to the cost of preparing lists of alterations for the post office and other public bodies and costed a total of £875.5s.9d.
- 3.3.8 The 1863 Dower Map (Fig 8) of Liverpool shows that the building then known as the Saddle Inn, now the Vernon Arms and Nixon’s Place remained unchanged. A larger gap had appeared at the rear of 65/67 Dale Street suggesting that perhaps one of the court houses has been cleared prior to a new spate of development on the plot. The Gore’s Directory for 1867 provides a detailed list of everyone living or working on Dale Street between 57 and 69 Dale Street; it should be noted, however, that at this time Hale Street was obviously not sufficiently populous or significant to warrant an entry into the directory and was omitted entirely.
- 3.3.9 Persons listed as living at 57 Dale Street, in the building known as Graecian Chambers (on the site now occupied by the frontage of the Eagle Star House building), included: Duncan George, commissions agent; Bankes and McGowan, attorneys; Richard Holden, attorneys; Worship, Starling and Day, attorneys; John Drew Clifford, a solicitor and Miller and Co tea and coffee dealers. Graecian Chambers was clearly a building designed to accommodate educated professionals; however, the directory indicates that the rest of the block facing onto Dale Street was still occupied by people involved in general trades and manufacture These included at 59 Dale Street, James Cowan, Hatter; at 61 Dale Street, Kipling and Barrow, Hide Factors; at 63 Dale Street, Mr John Scragg, a wine and spirit merchant; at number 65, Samuel Millington, a butcher and at number 67, George Jordan, a musician (Gore 1867, 610).
- 3.3.10 The Gore’s Directory for 1868 shows that there had been relatively little in the way of change to the function of the Graecian Chambers Building, which is not surprising given that it was purpose-built to fulfil a demand for clerks offices. The premises at number 61 Dale Street, however, had by that date been subdivided to provide accommodation for a number of additional businesses including: Thomas Dodd Jnr, Glass Merchant; Arthur Miller, Hide and Leather Factor; The Crown

Life Assurance Company (with Arthur Miller acting as agent); Isaac Walker, a wool broker; William W. Emery, a corn and seed merchant and Abraham W. Emery, a wool stapler. The latter three occupations are a stark reminder that although Dale Street represented a functioning part of the commercial district, it was also still one of the main thoroughfares between the countryside and the docks and, as such, would still have seen the traffic of live animals and unprocessed raw materials as they moved to and from the ships.

- 3.3.11 By 1870, the Gore's Directory included a series of entries for Hale Street and Graecian Chambers was transferred from the Dale Street listing to the Hale Street listing. Graecian Chambers was by this date listed as being number 2 Hale Street and was still predominantly occupied by those engaged in professional trades, with the addition of Danson and Davies Architects into suite number 5.
- 3.3.12 Small properties adjoining Graecian Chambers seem to have comprised a cluster of small residences with workshops including Samuel Moulton, Master Rigger (listed at number 4 Hale Street); Robert Stanley, Warehouseman (number 6); William Astley, Copper Plate printer (number 8); Hugh Jones, Tailor (number 10) and George L. McDowie, a labourer living at number 12. These structures fall within the present day footprint of Eagle Star House which is now sited on 57/59 Dale Street.
- 3.3.13 Adjacent to this small group of residences is Avenue Chambers, which would today fall within the perimeter of the footprint for Eagle Star House at 57/59 Dale Street. This building complex appears to have been of a similar design to Graecian Chambers and also functioned as a purpose built office block. Listed at Avenue Chambers in 1870 were: Edward Roland and Co tea merchants, Frederick Fothergill, tea dealer; R Bellwood and Sons, estate agent; William Hunter, cotton broker; JB Pride, law stationer and Robert Rowlands, an iron merchant (Gore 1870, 727). Listed at numbers 14 – 24 Hale Street respectively are James Visnee, printer and bookbinder; Patrick Mooney, warehouseman; James Larkin, engineer and John Shackleton, the Master Bailiff.
- 3.3.14 In 1874 the Hale Street Warehouse was constructed in a small court environment, accessible from Dale Street via both Vernon Street at the eastern limit of the site and Batchelor's Lane, located to the west of the site and running parallel with Vernon Street. At this time, according to the listings in the Gore's Directory of 1874, the streets around the site, including Hale Street and Vernon Street are still populated by small businesses, engaged in production and trade. At this time 2 Hale Street undergoes a slight name change with the Graecian Chambers now being listed as Graecian Buildings.
- 3.3.15 By 1888, the whole site was still occupied by small-scale trade and industrial establishments, with Graecian Chambers (at this point the name has returned to that of Chambers rather than Buildings) and Avenue Chambers still providing office space (on the current site of 57 Dale Street, Eagle Star House) much like Vernon Chambers located over The Saddle Hotel at 69 Dale Street (now the Vernon Arms Public House). At this time the Saddle Hotel and Vernon Chambers were isolated from the rest of the block by the presence of a narrow alley which is marked as Nixon's Place on the 1888 Goad Map (de Figueiredo 2010, 4). Numbers 61/63 Dale Street are listed as being occupied by a printers and stationers office and number 65-67 Dale Street was a combination of shop premises and a hotel partly converted from courtyard dwellings at the rear (*ibid*). Much like the 1888 Goad

Map (included in the de Figueiredo report), the 1890 OS Map (Fig 9) shows the boundaries of each structure on the site, comprising 19 structures in all, including small dwellings, a public house, warehousing, a hotel and two bespoke office blocks (Avenue and Graecian Chambers).

3.4 TWENTIETH CENTURY

3.4.1 In 1900, Gore's Directory provides a comprehensive list of occupants for the site, although at this time, the buildings occupying the plot are still different to the ones present today. Number 57A Dale Street, in the building formerly known as Graecian Chambers, occupies the area of site which runs from the Dale Street frontage and along the side of the pedestrian alleyway that represents a continuation of Hale Street. This is now occupied by the warehouse element of the west-facing elevation of 57/59 Dale Street, Eagle Star House. In it were a variety of professional gentlemen listed in the table below.

Number	Name	Occupation
1	John Lathan	Artist
2	Edward Lee Jones	Estate Agent
3	J.T Hackett & Co	Manufacturing Chemists
4	Henry B McBride	Distiller and Brewers Agent
5	William Parslow	Architect
6a	George Day	Civil Engineer
10	William Armstrong	Superintendent of the London and Manchester Industrial Assurance Co Ltd
13	Robert Fodden	Oil Merchant
14	Elizabeth Brookfield	Keeper of J.A Wensley and Co Butter Merchants

Table of occupants for Graecian Chambers, 57A Dale Street

3.4.2 Number 57 Dale Street would have been a small shop frontage, but Gore does not assign a specific name to the building; it was occupied by Robert Skinner whose profession was listed as a tailor. The adjacent building was split into 59 and 59A Dale Street, with number 59 occupied by Joseph Duffy, an oyster dealer, and 59A listed as the premises of William H Carr, a jeweller and watch maker. Number 61 was occupied by WH Smith and Son, bookseller and newsagents and William H Lloyd, letterpress and lithographer, suggesting a continuity of function from that noted in 1888. Number's 63 and 69 are occupied by two victuallers listed as James C Spring and Henry Jones respectively. There is no listing for numbers 65 and 67.

3.4.3 In 1906, the Pioneer Building was constructed by Liverpool-based architects Woolfall and Eccles, and was commissioned by the Pioneer Assurance Company.

The company operated from 1891-1974 and occupied the building during this period, although they were not the sole occupants of the premises (de Figueiredo 2010, 7). This was followed by the demolition of the properties at the west side of the block, including 57/59 Dale Street, Graecian Chambers, Avenue Chambers and the small dwelling houses between. The plot between Dale Street and Hale Street was cleared and in the 1930s, Eagle Star House was constructed (the precise date for construction is unknown), with a footprint which extended across the full width, and almost the full length, of the plot.

- 3.4.4 The modern arrangement of buildings fronting onto Dale Street was completed with the addition of 61/63 Dale Street, probably in the late 1930s or 1940s (*ibid*) (Fig 10). This building is unnamed and is the least charismatic of the group with a flat, vertical face typifying the efficient, clean lines favoured by post Second World War architecture.
- 3.4.5 In 1966 the internal structure and function of the Pioneer Building was modified with the conversion of the ground floor and basement to offices and general alterations to the ground floor shop. In 1975 the main ground floor space was altered to accommodate a printers work shop and ancillary offices.
- 3.4.6 The Pioneer Building was purchased in 1980, on speculation, by the Royal London Mutual Assurance Society Ltd, who, in 1982, modified and repaired the Dale Street facade of the structure. This involved the cleaning of the brick and stone facade as well as the repairing, reconstruction and redecoration of the shop front and entrances and the decoration of all window frames and downpipes; at this time the framing above the shop front was reconstructed to form two recessed panels. The repairs and work cost £7436 and were carried out by Bucknall Austin Project Management. In 1985 the building was modified and refurbished with the addition of numerous partition wall on all floors to create retail and office space. In 1991 the ground floor frontage was once again replaced and at the same time a fire escape stair was added to the rear of the building. The former site of number 7 Vernon Street was demolished at this time and the cleared area was enclosed to provide storage space to the rear of the building. The remnants of the north-facing wall of 7 Vernon Street is still present today and forms the boundary between the site and the Hale Street Warehouse car park.
- 3.4.7 Number 61/63 Dale Street underwent a similar spate of remodelling and refurbishment as the demand for business premise changed, and in 1983 the front and rear elevations of the show room premises were modified with a new Dale Street shop frontage being added. At the same time a new boundary wall was constructed to the rear of the premises, enclosing the open land adjacent to the Hale Street Warehouse. In 1985 this area was laid out as a car park and east and west-facing gable walls of the Hale Street Warehouse were rendered, with the addition of a new outrider at the rear of the structure providing toilet facilities and a new stepped entrance to the north side of the property. At the same time, the character of the area was further altered with the construction of Number 2 Moorfields (still in existence to the west of the site), which effectively obliterated the original footprint of 6 Moorfields, 2, 4 and 3-11 Batchelor Street (Batchelor Street disappeared altogether at this stage) and 45-55 Dale Street. The existing Moorfields building which houses offices and provides access to Moorfields train station is located on the west side of the site, forming the modern western boundary of Hale Street. Further modifications were made to the east-facing elevation of the Hale

Street warehouse in 1986 with the addition of a lean-to car port structure, which has subsequently since been removed.

- 3.4.8 Eagle Star House was modified relatively recently with the total refit of the first-fifth floor in 1997 and the addition of two new entrances on the ground floor facade in 1998 when the building was split into a SPAR convenience store and office premises. More modern alterations to the existing structures, now occupying the block, are recorded in some detail in the City Council Planning Archive and it is from there that most of the information concerning the later alterations was obtained.

4. STANDING BUILDING ASSESSMENT

4.1 INTRODUCTION

4.1.1 The buildings subject to investigation comprised 57-67 Dale Street (Plate 1) and a small warehouse fronting onto Hale Street (Plate 2)). The site comprises one square city block (Fig 2) and is currently populated by five separate structures, none of which are subject to listing or preservation orders. Four of the structures will be directly impacted upon by the development, with the fifth, The Vernon Arms Public House, remaining unchanged. These buildings sit within an area that is heavily populated by Georgian and early-mid Victorian Architecture. Fifteen of the major buildings on Dale Street are listed (either Grade I, Grade II or Grade II*) and the site is located at the north-east side of the Castle Street/Dale Street/ old Hall Street Commercial Centre and Conservation area.

4.2 GENERAL LAYOUT OF THE BUILDINGS

- 4.2.1 The 57 – 67 Dale Street buildings are all orientated roughly north/south on their long axis and extend from the north side of Dale Street to Hale Street. The principal elevation of these structures is south-facing onto Dale Street (Plate 1), while the Hale Street warehouse is located at the northern limit of the site and is orientated east/west on its long axis with it's principal elevation facing north, overlooking Hale Street (Plate 2). The site is bounded to the south by the busy public thoroughfare of Dale Street; to the north and west by Hale Street, to the east by Vernon Street and to a limited extent by The Vernon Arms Public House (Figs 11-17).
- 4.2.2 To the rear (north) of the buildings on the north side of Hale Street is a modern (c 1990s) multi-storey NCP Car park, from which a number of the exterior photographs were taken. The block is surrounded on all sides by large 5/6 storey buildings, the majority of which are currently occupied by offices or in use as hotels.
- 4.2.3 To the east of the site is a large modern building, now operating as a Premier Inn Hotel. This structure butts a late nineteenth century redbrick warehouse which has been subject to extensive internal remodelling and is now occupied by The Performers Theatre School.
- 4.2.4 To the south of the site is the east/west orientated Dale Street which is historically significant and has a number of important buildings, including: The Municipal Buildings (1862-8) and Municipal Annexe (1882-3), which are Grade II* and Grade II listed respectively, and The Queen Insurance Building (1837-9) which is Grade II listed.
- 4.2.5 To the west of the site is a stepped, pedestrian footpath, part of Hale Street, and the site overlooks No 2 Moorfields, a modern (1980s) development currently occupied by Yorkshire Bank, Abbey National and Aviva.
- 4.2.6 **Hale Street Warehouse:** the Hale Street warehouse (Plate 2) is a small two-storey structure with a basement (Fig 11). It was constructed in 1874 and retains most of its original architectural features, having only been subject to significant levels of remodelling in the 1950s when it was annexed to the rear of 61/63 Dale Street. It is accessed from Hale Street or via the annexe to 61/63 Dale Street, but also has an

additional entrance on the east-facing elevation of a single storey 1980s outrigger extension on Hale Street.

- 4.2.7 **57 Dale Street:** 57 Dale Street (Plate 1; left hand side) is located at the western end of the block with the principal elevation overlooking Dale Street. The present building at 57 Dale Street is called Eagle Star House and was constructed in the 1930s to replace three separate properties (precise date unknown); 57 Dale Street a small premises affording both accommodation and a shop, 57a Dale Street known as Graecian Chambers and number 59 Dale Street, which was also a shop with accommodation. Eagle Star House was subsequently divided into two separate properties with the addition of a new frontage to create two entrances. The ground floor has, until lately, opened as a Spar convenience store, with the first – fifth floors being rented out as individual office suites.
- 4.2.8 **61/63 Dale Street:** 61/63 Dale Street (Plate 1; centre) is located at the centre of the proposed development and, as the last building to be constructed, butts the two adjoining buildings (Eagle Star House and the Pioneer Building), and was annexed to the rear (south-facing elevation) by knocking through to the Hale Street warehouse. This building was constructed in the 1940s, with the addition of a new ground and first floor frontage in the 1960s (de Figueiredo 2010, 7). This structure has been used variously as a commercial furniture showroom and offices.
- 4.2.9 **65/67 Dale Street:** 65/67 Dale Street (Plate 1; right hand side), is currently occupied by the Pioneer Building and is located at the eastern limit of the proposed development, with the principal elevation-facing onto Dale Street. The building was constructed *c* 1906 and wraps around the existing structure of the Vernon Arms Public House (constructed *c* 1820 with a renovation to the facade *c* 1900), presenting a substantial east-facing warehouse elevation overlooking Vernon Street. It previously housed the Pioneer Life Assurance Company, as well as a selection of merchants, import/export agents and professionals.

4.3 HALE STREET WAREHOUSE : EXTERNAL DETAILS

- 4.3.1 Located at the north side of the site, this structure is now overshadowed by the modern Premier Inn, and associated multi-storey car park and by the east-facing elevation of the cumbersome red brick edifice at 2 Moorfields, which was constructed in 1983 and resulted in a change to the character of the northern side of Dale Street. The warehouse foundations are elevated above the other buildings of the block, such that the Hale Street warehouse ground floor is approximately level with the first floor of 61/63 Dale Street. This building comprises two main elements; the original mid-late Victorian red brick and sandstone (constructed 1874) warehouse, which represents the majority of the structure, and a small extension (constructed in 1955) projecting on a north/south alignment from the north-facing elevation, which includes the principal point of access, a small vestibule area and a single toilet block (Plate 2).
- 4.3.2 All areas of this building were investigated, aside from the roof space, which was in places unsafe due to the removal of roof slates, resulting in severe rainwater ingress and rendering the roof and parts of the first floor unstable.
- 4.3.3 **Fabric:** the north-facing elevation of the Hale Street warehouse is constructed of red brick (two types were noted), arranged in an English bond, with queen closers, and with a cream/white sandy lime mortar. The building was constructed in 1874

(as confirmed by the structures ornamental date-stone) as one of a number of small business premises arranged around a former courtyard, but is now the only surviving element of this development. The facade is split into eight bays, four on the ground floor and four at first floor level; the east and west-facing elevations have been rendered and painted.

- 4.3.4 ***Principal Elevation (North-facing)***: the ground floor has four windows of which, three are arched, single-hung, single-glazed, sash-windows and separated by a pink sandstone muntin; surmounted by a segmental arch with a curved intrados and horizontal extrados. The intrados is mounted on a moulded red-brick impost above a pink sandstone sill. These are accompanied, at the western end of the facade, by a further rectangular single-hung, sash window. To continue the theme of the arched window, the fourth window is surmounted by an arched pink sandstone lintel.
- 4.3.5 The first floor windows have been altered, probably during the 1950s remodelling of the building, and all are framed by chamfered, yellow sandstone lintels with parallel incised bands and pink sandstone sills. The windows at the eastern and western limits of the facade have been replaced by two plain glass picture windows. As a result, the central sandstone muntin has been removed, reducing the elegance and continuity of the facade, but also affecting the structural integrity as each of the lintels has to some extent sagged in the middle. The central narrow sash window has a matching chamfered yellow sandstone lintel and pink sandstone sill.
- 4.3.6 The facade is divided horizontally by a band of yellow, sandstone drip-stones, located between the ground and first floor windows. This central area between the windows is further ornamented by three panels of architectural terracotta moulded in the style of two different flowers and a panel of dog-tooth decoration (sculptural leaves radiating from a raised centre). The horizontal emphasis is continued by a red terracotta string course, two courses wide.
- 4.3.7 One bay (second from the western end) has been subject to more embellishment than the other three, and features a distinctive projection at first floor level which is more heavily ornamented than the rest of the structure. It comprises a projection, one skin of bricks thick; it occupies the width of a single bay and is embellished by a keystone corbel at the apex of the arched ground floor window. The bay supports the projecting continuation of the yellow sandstone drip-stone, but this time embellished with a variation on the Venetian dentil motif. Above this, and central to the projecting element, is a pink sandstone date-stone carved with the date in bas-relief. The area of the projection above this mimics the first floor in all other architectural decoration; however, it was probably once surmounted by a sandstone pediment, but which is now conspicuously absent. The roof line is further embellished by corbelled brick work and a scalloped terracotta string course.
- 4.3.8 At ground floor level, the arrangement of the bays has been disrupted by the addition of single storey extension constructed from recycled brick and pink sandstone lintels. At basement level, three blocked arched windows are evident, although they are currently heavily obscured by foliage growing around the base of the building. Access to the basement from the exterior is via a set of stone steps descending to a pair of wooden double doors on the north-facing elevation.
- 4.3.9 The building has a gabled roof with a small loft space and a spacious, originally open-plan, basement which has subsequently been partitioned into two separate

spaces, one of which is now linked to the ground floor of 61/63 Dale Street via a goods elevator.

- 4.3.10 ***South-East-and West-facing elevations:*** the south-facing elevation of the structure is not visible externally as the building has been crudely annexed to the north-facing elevation of 61/63 Dale Street. The east and west-facing elevations of the building were rendered in 1985 (LCC L266233), which has had the effect of obscuring the original brick work and any scarring left by the removal of contemporary buildings which would originally have occupied the northern portion of the site. The chimney breast, extending from the first floor to the roof, is still visible on the east-facing elevation (Plate 3) and is ornamented by a simple, but elegant, twinned pair of yellow sandstone corbels. A loop-hole-style window is visible on the east-facing elevation of the building adjacent to the chimney breast, and would have provided some natural light at the stair head of the spiral staircase. The single hung, single glazed sash window visible on the south side of the chimney breast provides partial illumination. There is scarring evident over the render, which is all that remains of a lean-to car port that was added to the building in 1986 (LCC L266233). The west-facing elevation exhibits no features of note (Plate 4).
- 4.3.11 ***Exterior Landscaping:*** the Hale Street warehouse is at the south-western end of a small open plot (Plate 2), now tarmaced and used as a private car park, which is enclosed by a low modern red brick stretcher bond wall, surmounted by cast iron railings. Originally, this building would have been part of a small courtyard development complex which would have included other red brick dwellings, offices and small warehouse premises.

4.4 HALE STREET WAREHOUSE: INTERNAL DETAILS

- 4.4.1 ***Floor Arrangement:*** the building plan is rectangular with a modern rectangular extension projecting on a north/south orientation from the north-facing elevation. It is orientated east/west on its long axis (Fig 12) and the building was originally designed for small business use with space for both the storage of goods and a suite of offices rooms, which would have been used to record transactions. The few exterior embellishments indicate that a moderate amount of money was put into its construction, but the original features, evident in the interior, highlight the generally functional and utilitarian design of the building.
- 4.4.2 The basement is not completely subterranean and would originally have been illuminated by three half-height windows arrayed along the north-facing elevation, aligned with the bay arrangement (Fig 12). This element of the structure is not illustrated by a plate as the lower portion of the building was obscured by shrubbery. The basement was originally constructed as one large open-plan space; however, since the building was annexed to the adjacent 61/63 Dale Street, it has been unevenly divided into two separate rooms using timber-framed partition walls. Room (*I*), the larger of the two rooms, is linked to the annexe of 61/63 Dale Street via a goods lift on the southern wall. Room (*Ia*), the smaller of the two, has access to the exterior courtyard via a set of double doors on the north wall and access to 61/63 Dale Street via the rear stairwell on the south wall.
- 4.4.3 The ground floor (Fig 13) is divided into three rooms (**2-5**), two of which **2-4** are within the original structure and one (**5**) is in the modern extension. The ground

floor accommodates a large open plan office space (2), a spiral staircase which provides access to the first floor and attic (3), a main staircase, providing access to the first floor office suites only (4), and a relatively modern extension (5) housing a cloakroom and toilet facility at the north side of room (2). The principal open space (2) is accessed via an extension projecting from the north-facing elevation; a single flight of concrete stairs leads to a single timber-panelled door.

- 4.4.4 The first floor (Fig 14) comprised a further five rooms (6-10), all of which were later additions to what originally would have been a large open plan space. The hallway (6), leads to three offices and a boardroom (7-10). Again, the annexed 61/63 Dale Street can be accessed via both a doorway and the double door goods lift on the southern wall of room (10). The first floor is accessed via spiral staircase 3 in the south-east corner of the building and by main staircase 4 on the west side of the building.
- 4.4.5 Additional storage space would have been available in the roof space, however as this area of the building can only be accessed via the narrow spiral staircase, it is unlikely that it would have been used for anything other than document storage. This area was not examined or recorded during the building investigation as damage to the roof and severe water ingress over a prolonged period of time has made both the roof and the ceiling of the first floor unstable.
- 4.4.6 **Basement (1 and 1a):** the basement (Plates 5 and 6; Fig 12) is accessed from the exterior via a large double doorway, closed by a barred cast iron gate, and in 61/63 Dale Street via a pedestrian door from stairwell 25 at ground floor level. The basement measured 8.73m by 3.42m, and would originally have been illuminated during the day by three arched windows, in the northern façade, all of which are now bricked up. At night the basement would originally have been illuminated by gas-light, and evidence of the gas lighting system was observed on the pillars. The original floor has been obscured by a poured concrete slab in both rooms, and was presumably to facilitate the transportation of goods on trolleys between the warehouse entrance and 61/63 Dale Street.
- 4.4.7 The walls are all unplastered hand-made red brick, partly obscured by layers of white wash. Scars, and remnants of timber framework, suggest that at some point the basement walls were panelled. The roof is supported by three squared brick pillars surmounted by stylised chamfered sandstone capitols (not of any classical order), aligned in an east/west configuration. The eastern walls elevations is noted to be thicker to the south of the row of pillars and, as such, can either be an indication that the building was extended at some stage or be a remnant of a former building to the east of the warehouse. However, the eastern external elevation was obscured by a thick render and it was not possible to establish the reason for the differential wall thickness. The pillars supported two substantial, riveted steel girders orientated north/south (Plate 6) and mounted on steel brackets, and, in turn, these supported timber beams that spanned the length of the room.
- 4.4.8 The partitioning of the basement is a modern occurrence and clearly occurred at sometime in the last twenty years, probably to create a pedestrian access between the rear stairs of 61/63 Dale Street (1a), with the larger portion of the room (1) being given over to storage. Both doorways in room 1a are modern additions created to link the warehouse with 61/63 Dale Street.

- 4.4.9 **Ground Floor (2), (3), (4) and (5) (Fig 13):** within the confines of the original building are spaces (2, 3 and 4). Room 2 is a large open plan space (Plate 7) which was probably used as an office, as the room has been fitted out to enable occupation rather than storage. It is illuminated by four bays of windows on the north-facing elevation and all of the walls are constructed of red brick and have been half timbered and papered (c 1950s); the floor similarly comprises varnished wooden boards that were probably contemporary with the 1950s refurbishment. The focal point of the room is a central row of three iron columns, orientated east/west, corresponding with the location of the brick pillars in the basement. Unlike the basement pillars, which are simply functional, these columns are a dominant part of the room and have been imbued with graceful lines and some elements of decoration. The shaft of the columns are split into two halves by a thickened collar which detracts from their verticality. The lower portion of the columns are plain and mounted upon a stylised base with apophyge, scotia and torus although none of these are proportioned according to the classical tradition. The upper half of each column is fluted and capped with a plain annulet, necking, echinus and abacus, which form part of a bracket to support the timber roof beams.
- 4.4.10 The west-facing wall is fitted with stylised 1950s lighting fixtures and a large, late nineteenth century steel door which would have originally led to a fire-proof strong room. This door is now locked and the key was not available; however, further exploration demonstrated that the door has remained *in situ* while the adjoining strong room has been demolished and the aperture bricked up and subsequently rendered over. The southern wall of the room is characterised by the presence of two doorways, one of which is a two-way goods lift with concertina steel door. Both doorways (Plate 8) lead to the modern annexed structure 61/63 Dale Street (31) and were created by knocking through the original wall when 61/63 Dale Street was constructed.
- 4.4.11 **Spiral Staircase (3):** at the south-eastern side of the main room is spiral staircase (3), which is contemporary with the original 1874 construction. It is constructed of cast iron wedge-shaped treads with a cut-away grid pattern, around a central unembellished newel. Originally, it would have been clearly visible within the room, providing a clear view from the ground floor to the attic; however, following the refit of the warehouse in the 1950s, the staircase was boxed-in behind a hexagonal Formica partition wall. This staircase links rooms 2, 10 and roof space 11.
- 4.4.12 **Main Staircase (4):** at the south-western corner of the main room 2, is a second larger flight of stairs (4), probably intended for use by clients and management rather than by clerks (Plate 9). The stairs are of the 'double L'-type with a half-space landing between the first and second flights. It is embellished with a gently-curved balustrade comprising hexagonal newel posts, and a decorative newel drop. The balusters have been obscured behind Formica panels and so are not clearly visible, especially around the area of the stair head. Originally, the stairs would have led directly from the open-plan space of room 2; however the 1950s remodelling, which saw fit to enclose spiral staircase 3, also enclosed this set of stairs. A possibly earlier episode of refurbishment included the infilling of the only window in the stairwell (on the south-facing elevation) which may have been at the time of annexation to 61/63 Dale Street in the 1930s/1940s.

- 4.4.13 *Modern Extension to rear (5)*: the extension to the rear is a modern addition, added less than twenty years before the building became derelict and was constructed to house a cloakroom and a single cubicle toilet. All of the fixtures and fittings within this structure are modern; however, the structure itself appears to have been constructed using recycled elements of an earlier building. A lack of defining architectural elements means that it is not possible to attribute the recycled elements to any one original structure, but the handmade red brick and pink sandstone lintels and mullions suggest that the building was probably contemporary with the construction of the Hale Street Warehouse, and it may be significant that the construction of this extension approximately coincides with the demolition of buildings on Batchelor Street and Vernon Street.
- 4.4.14 *First Floor (6), (7), (8), (9) and (10) (Fig 14)*: the first floor of the Hale Street warehouse has been subdivided into two small offices (7) and (9), a boardroom (8) and one larger office (10). A small linear hallway (6) (5.11m x 1.04m) located at the top of stairwell (4) on the western side of the building (Plate 9) provides direct access to directors office 7, boardroom 8 and office 10, and a small partitioned area at the south end of the hall contains a single toilet. The hallway was formerly lit by a single-hung, single-glazed sash window on the southern wall; however, this has been blocked by the addition of 61/63 Dale Street. The infilling of the window is extremely crude and clearly visible from the inside of the hallway. Directly above the stairs (4), is a hatchway to the roof space, which was not investigated.
- 4.4.15 *Directors Office (7)*: located at the north end of hallway 6 is a small rectangular room (Plate 10) orientated north/south on its long axis, which measured 4.82m by 3.45m. The whole room has been subject to remodelling, probably in the 1950s, and there are no original elements left. The walls have been panelled to three-quarter height in a faux walnut veneer and a 1950s-style ceramic-tile fire surround has been installed around the original fire place. The wooden floor has been carpeted and the ceiling has been obscured by an early, tiled suspended ceiling; similarly, the original sash window on the north-facing elevation has been replaced with a modern substitute.
- 4.4.16 *Boardroom (8)*: accessed via the Directors room (7) and from the main hallway (6); it has the words 'Boardroom' written across the main access in stencilled lettering and is the only clue as to the function of the room. The room is illuminated by a single narrow sash window and a paired arrangement of larger arched sash windows on the north-facing elevation. The original frames are present; however, the glass has been replaced with a curious mix of floral-patterned and bevelled privacy glass, more commonly seen in bathrooms. The partition walls to the south, east and west are constructed of lath and plaster in a timber frame, similar to the others on this floor. A single timber beam supporting the ceiling is visible, running north/south.
- 4.4.17 *Offices (9) and (10)*: office 9 is located on the north-eastern side of the structure. Adjoining doors on the western and southern wall link this room to the boardroom and larger office 10, respectively. This room is illuminated by a large picture window on the north-facing elevation, which would originally have been a sash window but has been replaced, possibly to afford some level of symmetry with the window in room 7. A 1950s-style ceramic-tile fire surround has been installed on the eastern wall and obscures the original fireplace. The room has been fitted with a polystyrene tile suspended ceiling (which partially truncated the height of the

window on the north wall), carpets and with three-quarter height faux walnut panelling. The panelled effect has also been applied to the window. This room is bounded to the west and south by partition walls constructed of lath and plaster.

- 4.4.18 The larger, open plan office space (**10**), is rectangular and orientated east/west on its long axis. It has also been subject to remodelling, although this principally concerns the addition and annexation of 61/63 Dale Street in the 1940s. It was accessed via doors on the western side (via corridor **6**), northern side (via office **9**) and southern side (via 61/63 Dale Street by both pedestrian door and two-way goods elevator). The room represents most clearly the amendments and the full extent of the interface between the original structure and the 61/63 Dale Street block. Located in the south-east corner of the room is the continuation of spiral staircase **3**, which has also been blocked-in with partition walls that partially obscure the original east-facing sash window (Plate 11). The partition wall has, in places, truncated the original plaster crown moulding around the eastern perimeter of the room. There is no suspended ceiling in this room (presumably because of the presence of both the goods lift and spiral staircase) and the structural elements, including the beams and lath and plaster, are visible.
- 4.4.19 An additional window and two additional doors have been added to the south-facing wall of room **10**. The window (Plate 12) is a long, narrow aperture recessed into the remodelled wall at the point where the new building butts the existing wall. The window overlooks the central courtyard area between 61/63 Dale Street and the Pioneer Building and it is glazed with glass brick in a 10 by 2 arrangement to create a level of privacy. This new window exists within the space of an original window. However, the south-facing exterior wall seen from 67 Dale Street demonstrates that this modern window is actually located within the partial infill of an original sash window, although this is not evident from the interior. The majority of the original window has been bricked-in and the insert window also has its own concrete lintel, which is located beneath the original sandstone lintel (only visible from the exterior as viewed from 61/63 Dale Street). A new knock-through doorway, and two-way goods lift with concertina door, provides access from the first floor of Hale Street to the second floor level of 61/63 Dale Street.
- 4.4.20 **Roof Space (11):** a small roof space was accessible via a hatch in hallway **6**, and more directly by the spiral staircase (**3**), in the south-east corner of room **10**. Due to the unstable nature of the roof structure this area was not investigated.
- 4.4.21 **Summary:** despite two phases of alteration to the Hale Street Warehouse, and some inelegant modifications to the principal north-facing elevation (addition of an extension, and the blocking of windows), the original structure, the ground plan and the facade are clearly evident. This is in addition to numerous elements of original fabric, notably chimney breasts in certain rooms, plaster coving, the spiral staircase and the strong room door. The original characteristics of the building have been altered on both floors in order to accommodate the addition of 61/63 Dale Street against the south-facing elevation and this has radically altered the dynamic of the structure, reducing natural light and creating new accesses on all floors. This distortion of the structure was exacerbated by the fact that the ground floor of the warehouse is level with the first floor of the 61/63 Dale Street building. The addition of the moern extension (**5**) has altered the proportions of the north-facing elevation and the annexation to 61/63 Dale Street obscures all of the original exterior fabric of the south-facing elevation. The disparate scales of the two

buildings, and their contrasting styles, to an extent rob the Hale Street Warehouse of its historic courtyard context.

4.5 57 DALE STREET, EAGLE STAR HOUSE: EXTERNAL DESCRIPTION

- 4.5.1 Eagle Star House (57 Dale St) is located at the south-western limit of the site and the visible exterior elements are the south-facing elevation, overlooking Dale Street and the west-facing elevation, which borders the pedestrian element of Hale Street, the north-facing elevation, which overlooks the open plot to the west of the Hale Street Warehouse, and to a limited extent the east-facing elevation which overlooks the rear of 61/63 Dale Street.
- 4.5.2 ***Principal Elevation (south-facing) (Fig 19; Plate 13):*** the south-facing elevation overlooks the main Dale Street thoroughfare and is fairly characteristic of a 1930s construction, although the exact date of construction is unknown. The elevation is six-storeys high and divided vertically by three bays from the ground floor to the sixth floor. The windows are fitted with segmented steel frames, with the windows in the central bay being slightly larger than those on either side giving emphasis to the central line of the building. It should also be noted that the three windows in the first bay are decorated with leaded lights, and distinguishes them from the other bays; which provide the illusions of increased status through decoration. This elevation is clad in Portland stone with a selection of classical architectural mouldings, including rustication to the ground floor, vestigial pilaster strips, a small projecting balcony at second floor level and a flat cornice set on consoles (de Figueiredo 2010, 8). The ground floor exterior has been subsequently altered to divide the building into a ground floor retail space, with the provision of a separate smaller access leading directly to the office suites above.
- 4.5.3 ***West-facing elevation (overlooking Hale Street pedestrian alley):*** the west-facing aspect of the structure (Plate 14) is typical of many 1930s warehouses with an office premises characterising the principal elevation and a large warehouse making up the bulk of the remaining structure. The facade is divided into nine bays, of which the central three are recessed. Each bay is characterised by single glazed Crittal-style steel-framed windows. This elevation is faced with white glazed brick, but the walls set back from the facade are faced with a pale brown brick, emphasising the importance of the visual facade in this orientation. Similarly, the southernmost bay continues the same style as the principal elevation, with the continuing presence of leaded lights, allowing the illusion of high cost materials and detail having been attributed to all elevations, as visible from Dale Street.
- 4.5.4 ***North-facing elevation (overlooking Hale Street Warehouse):*** the north-facing elevation was executed in a similar style as the west-facing elevation, although the brickwork is a pale brown, rather than the white glazed brick. Crittal-style windows prevail in all three bays; however, the easternmost bay projects further northward and accommodates the rear stairwell. Consequently, the height of the windows in this area is off-set so as provide adequate illumination and not be truncated by the presence of the half-space landing on each floor.
- 4.5.5 ***East-facing elevation (overlooks former courtyard area, only visible from 61/63 Dale Street):*** the east-facing elevation is defined by the unimposing, and unembellished pale brown brick construction and narrow, elongated Crittal-style

windows. This elevation was not designed to be seen from street level and this is reflected in its undecorated functional character.

4.6 57 DALE STREET, EAGLE STAR HOUSE : INTERNAL DESCRIPTION

- 4.6.1 **Basement:** this area of Eagle Star House was not investigated due to the presence of asbestos; as such, no room numbers have been applied to the plan of this area.
- 4.6.2 **Ground Floor (Spar Retail Space and access to office suite (rooms 11-13) (Fig 12):** the majority of the ground floor space has been recently converted (c 1998) to accommodate a new retail space which was leased to Spar as a convenience store (Plate 15 and 16). As such, the majority of the fixtures and fittings are utilitarian, with the space being designed for the delivery, storage and purveyance of goods. The main space (room 11), is the former shop floor, with partition walls forming a storeroom (11A), a purpose-built mezzanine floor loading bay and delivery area (11B), and small rooms making up staff quarters, including access corridor, office, kitchen and toilet (11C-F). The staff quarters (11D) are entirely without windows and were illuminated by artificial light. Room 12 is the ground floor access to the main rear stairwell (Plate 17), with 13 being the ground floor front stairwell and foyer (Plate 18). The shop floor (Plate 15) is a long rectangular room measuring 28.84m by 8.13m (max) and orientated north/south on its long axis; it was accessed by a door on the south-facing elevation which leads directly to Dale Street. The room is illuminated by seven large steel frame Crittal-style windows (Plate 16) on the west-facing elevation and one large window set into the south-facing elevation. This room contains few features of note, with modern suspended ceilings, strip lighting, poly-vinyl flooring and modern fire doors. The smaller complex of rooms (11B-F) to the north-east contain similar modern fixtures and fittings.
- 4.6.3 **Rear Stairwell (12):** the rear stairwell (Plate 17) provides a linking access to the office suites on the first floor and continues to the sixth floor. The stairwell comprises unembellished concrete stairs with a half-space landing between each half-turn stair flight, and has a plain steel balustrade (Plate 18). The stairs are illuminated by Crittal-style steel-framed windows, each of which has four panes and four hopper windows.
- 4.6.4 **Front Hallway and Stairwell (13):** accessed independently from the ground floor retail premises is a narrow corridor leading to the principal stairwell (Plate 18) in the building. Previously, this stairwell would have served all areas of the building, but the alterations necessary to create an independent ground floor retail space have altered this and it now only provides access to the office suites on floors 1-5 and the basement. The quarterturn staircase is at the south end of a long corridor on each floor. Originally, the stairwell would have been illuminated by a picture window adjacent to the quarter-space landing on each floor, but since the building was divided into private office suites, these windows have been covered with a partition wall during the last phase of refurbishment. At the north end of the stairwell is a personnel lift (14) (Plate 24). The central feature of the stairwell is the steel balustrade with brass hand rail and turns at each landing level. The handrail is picked out in brass rather than steel and this feature is original to the building and is characteristic of its 1930s design.
- 4.6.5 **First Floor (Rooms 15, 15A-F) (Fig 13):** the first to fifth floors have been modified to form separate office suites, which may have been operated by different

private companies. The renovation has rendered each floor more or less uniform, with an equal division of space and fixtures and fittings, which are generic to all floors.

- 4.6.6 All of the rooms are arranged around stairwell **13** and personnel lift **14** which form the principal points of access; additional access to this floor could be gained via an emergency stairwell (**12**), at the north side of the building. The space on this floor, although originally open plan (Plates 19 and 20), was subdivided into an open plan space (**15**), four offices (**15B, D-F**) and a small ante-room leading to the emergency exit at the rear of the building. The open plan space (**15**) is the largest of the rooms, measuring 27.93m long by 8.3m wide (max) and orientated north/south on its long axis. Within this space is a small glass partitioned office (**15B**). Offices **15C-F** are all located on the south-side of the building and are all unremarkable in characteristic and design. The majority of fixtures and fittings are representative of the refurbishment work which took place c 1998 and include suspended ceilings with recessed strip lighting, timber frame or glass partition walls and vinyl tile flooring.
- 4.6.7 **Second Floor (Rooms 16, 16A-E) (Fig 14):** as with the previous floor, this area of the building was completely open plan (Plate 21) and has been modified to create a self-contained office suite, which was accessible via staircases **12** and **13** and by personnel lift **14**. Again, this floor comprises a larger open plan office (**16**), measuring 27.93m by 8.3m, and fitted with suspended ceilings, modern doors and light fittings at the north side of the building, while the south side is populated by smaller offices (**16A-E**) created using timber frames and plaster board partition walling, with suspended ceilings (Plate 22). Office **16E** has been clad in faux teak panelling from floor to ceiling (Plate 23), part of which obscures the single picture window overlooking the staircase (**13**) and the third floor hallway (NB these windows were not exposed for photography and no attempt was made to fully reveal them due to the perceived presence of asbestos in much of the wall panelling). There are no fixtures or fittings of note or historic character within these rooms, barring the staircase.
- 4.6.8 **Third Floor (Rooms 17, 17A-C) (Fig 15):** again, this floor (Plates 25 and 26) was previously one large open plan room; however, recent modifications have entailed converting the space into a self-contained office suite. This floor differs from the lower two floors in that only two open plan office spaces (**17**) and (**17C**) have been created within the wider floor plan; the third floor also houses the male and female toilets which were shared between all of the otherwise independent office suites. Office spaces **17** and **17C** were once subdivided with smaller cell-like partitions, but these were removed, along with the suspended ceiling, prior to the building investigation. The only evidence for these structures existence is a series scars visible on the floor and ceilings (Plate 26). There are no fixtures or fittings of historic character within these rooms barring the staircase, which is seemingly original.
- 4.6.9 **Fourth Floor (Rooms 18 and 18A) (Fig 16):** as with previous floors there is little of note or historic character which has not already been described as part of the exterior elevation of the structure. The fourth floor has been divided into two large open plan rooms and, again, there is evidence of scarring on the walls, ceiling and floor in room **18** which suggests that, prior to the building investigation, pre-existing partitions and suspended ceilings were stripped out (Plate 27). Original

skylights define the eastern side of the ceiling in this room (Plate 28) The key structural components of the building are more clearly visible in room **18A** with an emphasis being placed on highlighting the internal curved face of an external corner moulding (Plate 30) in the south-west corner of the room and also the vertical steel supports embedded within the concrete, which has been revealed in the north-west corner of the room (Plate 31). All windows on the south-facing elevation are leaded to give the illusion of age and the effect continues to the first bay of the west-facing elevation, and reflects an effort to provide more expensive decorative windows on the exposed southern facade.

- 4.6.10 In the south-facing wall of Room **18A**, above the stairwell (**13**), is a now blocked window, which would originally have illuminated the stairwell, and is comparable to windows in similar positions on floors below. These windows were covered over during the 1990s modernisation to provide a higher level of privacy to these offices that face onto the central, communal stairwell.
- 4.6.11 **Fifth Floor (Rooms 19 –24) (Fig 17):** the fifth floor of the building was latterly given over to utilities, toilet facilities and access to the telecoms unit which was mounted on the roof in 2001; it is markedly narrower than the preceding floors. As this is the uppermost floor, stairwell **13** terminates here and is illuminated by a rectangular skylight above the stairhead. A long corridor orientated north/south along the eastern perimeter of the floor provides access to a small rectangular storeroom with a Belfast sink (**20**), a block of gents toilets (**21**), the access to the telecoms room (**22**) (not investigated), and a further two blocks of toilets (**23**) and (**24**), before joining with the northern stairwell (**12**). A fire door in the southern wall of this floor provides access out onto the flat roof and from here access to the roof of 61/63 Dale Street (Plate 32).
- 4.6.12 **Summary:** despite two phases of alteration to 57 Dale Street, and some basic modifications to the doors of the principal south-facing elevation, the original structure is evident along with some elements of the original external fabric, although the interior is lacking any clear 1930s fixtures or fittings aside from the presence of the front staircase with geometric balustrade and brass handrail. The original internal characteristics of the building have been altered on all floors so as to accommodate the division of office and retail space. The addition of numerous partition offices and the artificially reduced height of the ceilings has led to previously open-plan floor designs being turned into cell-like boxes that were modified with cheap and basic construction fabric, very characteristic of many late 1980s/1990s offices. The white ceramic brick of the west-facing elevation, along with the nine bays of steel frame Crittal-style windows, are the defining characteristics of the structure and, while they are comparatively modern within the Dale Street setting, they do provide a relict reminder of the office/warehouse structures that formerly characterised this area of the city.

4.7 61/63 DALE STREET: EXTERNAL DETAILS

- 4.7.1 The single c 1940s block currently occupying the plots of 61 and 63 Dale Street is located at the centre of the development site (Plates 33-4) and is flanked by the Eagle Star Building to the west, the Pioneer Building to the east and the Hale Street Warehouse to the north.

- 4.7.2 **Principal (South-facing) Elevation (Fig 19, Plate 33):** this structure is unnamed and is the least charismatic of the group with a flat, vertical face typifying the efficient, clean lines favoured in post-war architecture. This efficiency of design, combined with the modern fabric, gives it a somewhat incongruous appearance within the context of the other buildings on Dale Street.
- 4.7.3 In his report de Figueiredo succinctly describes this building as ‘five storeys with a steel frame and concrete floors, clad in Portland stone and grey granite to the front elevation’ (de Figueiredo 2010, 9). He also notes that ‘the elevation is strongly horizontal with bands of flush fitted steel windows and is more functionalist in design than the adjoining Eagle Star House’ (*ibid*). As with the Eagle Star House and the Pioneer Building, the ground and first floors of 61/63 Dale Street have been modified as a way of making the lower part of the building more suitable for retail (in this case a furniture showroom rather than a convenience store), with the addition of large, floor to ceiling, plate glass windows and doors encompassed by a polished grey granite surround. It is ostensibly this granite surround which has altered the visible character of the facade, in part contributing to its incongruous appearance. The first floor is characterised by a linear band of plate glass windows with no visible mullions between each window. The second to fifth floor windows are arranged in three bays of differing widths, with the central bay longer than those to the left or right. The frames are undecorated and there are no other architectural features of note above the first floor.
- 4.7.4 **East and West-facing elevations:** the east and west-facing elevations of 61/63 Dale Street are not visible as this structure abuts Eagle Star House to the west and the Pioneer Building to the east.
- 4.7.5 **North-facing elevation:** the north-facing elevation of 61/63 Dale Street is, for the most part, obscured by the annexed Hale Street Warehouse (Plate 34). The basement, ground floor and first floor of Hale Street Warehouse correspond to the ground floor, first floor and second floor of 61/63 Dale Street respectively. The red brick, north-facing facade of 61/63 Dale Street is visible above the gable-roof line of the Hale Street Warehouse but is simply a plain wall with the bricks arranged in an English Garden Wall bond (a ratio of three courses of stretchers to one course of headers) without windows or any other architectural features of note (Plate 34).
- 4.7.6 **Exterior Landscaping:** there is no specific exterior landscaping relating to 61/63 Dale Street as it stands between two buildings and fronts directly onto the pavement of Dale Street. The main doors of the building on the south-facing elevation open almost directly onto the pavement at the north side of Dale Street (Plate 33).

4.8 61/63 DALE STREET: INTERNAL DETAILS

- 4.8.1 **Overview:** the interior of 61/63 Dale Street now comprises 34 main rooms distributed over five storeys (ground, first to fourth floors, and the fifth floor/roof; Figs 12-17), plus a large open-plan basement (28; Fig 11; Fig 18). These storeys are fairly uniform in design and were originally built as large open-plan spaces, but have since been sub-divided using timber-frame and glass partitions. All floors are linked via two flights of stairs at the south-west (26) and north sides (25) of the structure, plus a goods lift (29), which also links at ground to second floor levels with the Hale Street Warehouse (rooms 1, 2 and 10; Section 4.4.2).

- 4.8.2 **Basement (Rooms 28, 28A and 28B):** the basement (Fig 11: Plate 35) is a large open-plan room orientated north/south, and measures 36.72m by 10.8m. It is accessed by stairwells **25** and **26**, by personnel lift **27**, and goods lift **29**. Both stairwells have plain concrete steps with steel balustrades. The level of the basement is one floor below that of the basement in the adjoining Hale Street Warehouse, to the north, which can be accessed via a door adjacent to the first half-turn landing in stairwell **25**. Basement **28** has clearly been used as a storage room, and is unembellished with bare concrete floors and walls. A small office room (**28A**) and machine room (**28B**) are located in the north-east corner of the basement.
- 4.8.3 **Ground Floor (Rooms 30 and 30A) (Fig 12):** the ground floor is a large open-plan show room, principally illuminated by the large plate glass façade on the south-facing elevation (Fig 12; Plate 36). This main space (room **30**) measures 36.9m by 11.49m and is orientated north/south. Like the basement, it is largely unembellished, although there is evidence of some modifications. The height of the ceiling has been reduced by the later addition of a metal-frame and poly-styrene tile ceiling with recessed strip lighting. This has been put in place to obscure the east/west orientated concrete beams which support the floor above. The floor slab is a poured concrete slab, originally covered by a type of wooden parquet flooring, itself covered by carpet tiles. A small office space (**30A**), created using timber partition walling at the north-west corner of the ground floor, measured 8.37m by 3.45m and was furnished with fitted storage cupboards, a built-in safe, and shelves along the east wall. Stairwells **25** and **26**, at the north and west sides of the building, respectively, continue from the basement and provide access to the upper floors (Plate 37). Access via the open-sided goods lift (**29**) leads into the basement room **I**, of the annexed Hale Street Warehouse (Section 4.4), which is level with the ground floor of 61/63 Dale Street.
- 4.8.4 **First Floor (Rooms 31 and 31A-D) (Fig 13):** the first floor is characterised by a large open-plan showroom-type space, with a U-shaped arrangement of small offices, constructed using partition walling, located at the south side of the building (Fig 13; Plate 38). Access to this floor can be gained from stairwells **25** and **26**, via personnel elevator **27**, to the immediate north of stairwell **26**, and from the ground floor of the Hale Street Warehouse through both a door at the south-east side of room **2**, or the open-sided goods lift (**29**). The main first-floor room, **31**, is orientated north/south, and measures 26.96m by 11.38m. The walls and ceiling are plain, and seven concrete beams orientated east/west are visible on the ceiling. The floor is a poured concrete slab obscured by poly-vinyl tiles. Recessed into the ceiling along the eastern side of room **31** are five small rectangular skylights, which provide some natural illumination. The small suite of offices at the south end of the floor (rooms **31A-D**), have an average size of 4.1m by 6.5m. All of these offices have glass-panelled partitions, which overlook room **31**. Each office is fitted with c 1950s furniture, carpet tiles, suspended ceilings, and an early type of Hitachi air conditioning system (Plate 39). There are no architectural features of note on this floor.
- 4.8.5 **Second Floor (Rooms 32, 33 and 33A) (Fig 14):** the second floor comprises two large rooms (**32**, to the north, and **33**, to the south; Fig 14) with a third, smaller office (**33A**) constructed using partition walling in the south-west corner of the floor. Room **32** measures 9.15m by 18.17m and is separated from room **33** by an east/west-orientated partition wall with two doorways. The eastern doorway, and the majority of the wall, have now been obscured by the addition of a 7m square

photographic studio area (Plate 40) constructed in room 32. This modification appears to post-date the building's use as a formal office space and was probably installed not long before the building became derelict. The installation of this studio has caused two bays of windows in the east-facing elevation to be obscured behind timber partitions. At the same time, four windows within two bays on the east-facing wall of the room were boarded up. The windows were still obstructed at the time of the survey. One bay containing two windows was left exposed, and the windows are Crittal-style steel-framed windows subdivided into 12 panes with the central four panes forming part of a hopper window. All the windows are glazed with bevelled privacy glass. The southern office, 33, measures 20.73m north/south by 9.7m. It is illuminated by a single skylight placed between the confluence of the concrete beams and by three bays of windows (see exterior description) in the south-facing elevation (Plate 41). The smaller office, 33A, measures 4m by 6m. Access arrangements matched those of the first floor.

- 4.8.6 **Third Floor (Rooms 34 and 34A-H) (Fig 15):** the third floor contains the largest complex of individual rooms, all of which have been created from one large space by the installation of timber-framed glass partition walls (Fig 15). The third floor includes seven spaces which would have been used as offices (rooms 34 and 34A-D to the north and rooms 34G-H to the south), a linking corridor (34E) and a large communal kitchen (34F) located at the centre of the complex. All of the offices are unembellished with bare walls and ceilings (exposed concrete and structural beams), with carpet tiles on the floors (Plate 42). The northern complex of offices is illuminated from two sources: skylights and windows. Five east/west-orientated skylights are recessed into the ceiling, constructed from glass bricks and with their undersides protected by a metal grid. The partition walls for the offices and kitchen do not respect the locations of the skylights and, consequently, half skylights appear in certain rooms. The east- and north-facing elevations are of four and a half and single bays, respectively, with each bay containing two steel-framed windows with central hoppers (Plate 43). All of the windows are glazed with bevelled privacy glass (presumably because they overlook the central courtyard area and the west-facing elevation of 67 Dale Street, The Pioneer Building).
- 4.8.7 **Fourth Floor, Northern Component (Rooms 25 and 35) (Fig 16):** the fourth floor is split into two halves and does not extend across the full span of the structure of 61/63 Dale Street (Fig 16). The northern component is small and is limited to the machine room, 35, which houses the lifting gear for the goods lift (Plate 44); room 29 on the underlying floors), accessed via northern stairwell 25. Room 35 is small and square, and contains the motor, lifting gear and a small storage unit and power supply. The room is illuminated by a steel-framed window located on its east-facing elevation.
- 4.8.8 **Fourth Floor, Southern Component (Rooms 36, 36A-E and 37) (Fig 16):** the southern component of the fourth floor can be accessed via a door leading across the roof space from stairwell 25 (Fig 16; Plate 45), and also via stairwell 26 and personnel lift 27. This side of the fourth floor is characterised by what appear to have been storage facilities (36A), maintenance offices (36B and 36C) and two large blocks of toilets (36D and 36E). All rooms on this floor are linked by north/south-orientated corridor 36. Room 37, on the west side of corridor 36, is a shaft with ladder access to the fifth floor of the building. This area of the building houses a single room for the lifting gear of personnel lift 27.

- 4.8.9 ***Fifth Floor (Room 38) (Fig 17):*** the fifth floor is characterised by a single room, 38, (Fig 17), accessed via a fixed ladder on the north wall of fourth-floor room 37. This room houses the water tank and, on a raised concrete platform, the lifting gear for personnel lift 27 (Plate 46). This room was photographed but only a cursory examination was made, as it was observed that the pipes were lagged with exposed asbestos material.
- 4.8.10 ***Summary:*** 61/63 Dale Street is nominally devoid of any architectural features of merit. The extant remains of this derelict structure are represented by two clear phases which can be categorised simply as the original construction (including the annexation of the Hale Street Warehouse), and then modifications which took place in the 1980s to refurbish and regenerate the structure. The basic concrete structure has received no significant modification, and the extant features are all characteristic of a basic concrete and steel post-War structure, which was designed to be functional and easy to maintain. The addition of the polished granite to the south-facing façade has done little to improve the principal elevation and, if anything, has detracted from the basic utilitarian lines of the structure.

4.9 65-67 DALE STREET, THE PIONEER BUILDING: EXTERIOR DESCRIPTION

- 4.9.1 ***Introduction:*** 67 Dale Street, known as the Pioneer Building, is located at the eastern side of the site and wraps around the outside of the Vernon Arms Public House. Abutting the structure to the west is 61/63 Dale Street. The principal elevation of the Pioneer Building faces southwards over Dale Street, and it shares the same roughly north/south orientation as its neighbours of the Dale Street block. 67 Dale Street was constructed in 1906 and is a red brick structure with two core elements; the fairly ornate business premises facing onto Dale Street, and the more utilitarian warehouse structure, with its principal elevation overlooking Vernon Street to the east.
- 4.9.2 ***Principal Elevation (South-facing):*** the principal, south-facing, elevation of the five-storey Pioneer Building is clad in sandstone and red brick (Fig 19; Plate 47), behind which is a steel frame overlaid with concrete slab. ‘The front elevation is designed in a free Arts and Crafts style with English Baroque and Tudor motifs in a lively composition’ (de Figueiredo 2010, 10). The verticality of the structure is emphasised by the central placement of a large free-standing broken pediment, which tops the central bay. This is flanked by chimney stacks and narrow-mullioned and transomed windows (*Op Cit*). The ground-floor facade is characterised by red marble cladding arranged in the form of three flat arches, with the central section surmounted by a segmental arch and corbelled keystone which bears the number of the building in large gold letters. The marble cladding surrounds three bays, which have been filled with modern glazed screens. The columns dividing the bays are decorated with marble medallions.
- 4.9.3 The spaces between the bays below the third floor are also embellished, with sandstone carved in bas-relief to form a band of six diamond motifs surrounded by stylised foliage. Within this central area the name of the building is carved in relief. This bas relief-style ornamentation is continued on the area of sandstone around the broken pediment and below the fifth floor windows. There, the ornamentation is more elaborate, and includes an arrangement of bas-relief wreaths, stylised festoons, and medallions. The areas around the windows are characterised by

sandstone mullions, dripstones and sills, and the division of the bays is highlighted by the contrast between the red brickwork and the yellow sandstone.

- 4.9.4 **East-facing Elevation:** the east-facing elevation of the Pioneer Building has the appearance of being separate from the structure, as it wraps around the northern and western sides of the Vernon Arms Public House (Plate 48; Fig 20)). Although the Vernon Arms (formerly the Saddle Inn) and Vernon Chambers have survived on this spot largely unchanged since the 1820s, the construction of the Pioneer Building subsumed the former alley and courtyard known as Nixon's Place, which had previously divided the public house from the rest of the block (*Section 3.3.4*).
- 4.9.5 The east-facing elevation represents the secondary function of the structure, that of a warehouse or place of general storage. It can be divided into two separate sections; the southern portion which projects above the two-storey Vernon Arms, and the northern section which runs parallel to the Vernon Arms and fronts directly onto Vernon Street. The northerly, Vernon Street, facade is a fairly plain red brick structure with flat arches over the five principal ground-floor bays, picked out in contrasting Staffordshire blue brick (Plate 48). The columns of each bay at ground-floor level are similarly contrasted using the blue brick. The sash windows in each bay are paired single-hung sash windows, with horned mullions and sandstone lintels. Above each pair of windows is a denticulated string course constructed using bricks arranged in a rowlock pattern. A double door at the northern end of the elevation provides access into the structure from Dale Street. The northernmost end of this elevation has undergone substantial modification, with alterations to both the brickwork in the facade and the windows within this bay. The removal of some of the original brickwork, as well as a reduction in the window height, can be attributed to the refit of the building and the addition of plumbing, as this northern bay now accommodates the toilet block for each floor of office suites. Abutting the northern limit of the eastern facade is a narrow vertical column of brickwork, which is all that remains of the previously adjoining structure, Number 7 Vernon Street, the plot of which has now been largely incorporated into that of the Pioneer Building.
- 4.9.6 The more southerly part of the east-facing elevation, behind the Vernon Arms, is constructed of three major bays, of which one is red brick arranged in English Garden Wall bond (with a ratio of three rows of stretchers to one row of headers) and lacks windows or any form of significant architectural embellishment. The two recessed bays, located to the north are characterised by white ceramic glazed brick (arranged in the same bond with the same ratio of stretchers and header courses). These two bays each contain two storeys of paired four-pane single-hung single-glazed sash windows with timber frames and horned mullions. The sandstone sills are picked out with dark-coloured sandstone, which stands in contrast to the white ceramic bricks (Plate 49).
- 4.9.7 **North-Facing Elevation (overlooking Hale Street):** the north-facing elevation of the Pioneer Building (Plate 50) is represented by the gable end of the building at the former union of Nixon's Place and 7 Vernon Street. The north-facing elevation is largely plain and is constructed of machine-made red brick arranged in English Garden Wall bond. This elevation shows clearly that the warehouse section of the building has a pronounced hipped gabled roof surmounted by two plain chimney breasts. Three relatively modern windows have been inserted into the north-facing elevation at the level of the fourth and fifth floors, and correspond with a modified

rear stairwell and added toilet facilities. Additionally, two blocked doorways and the remnants of one blocked window are clearly visible, along with scars of a now-demolished external structure, probably a former fire escape. The lower portion of the structure has been coated with a buff-coloured render, and a large extraction or ventilation pipe has been added to the western limit of the north-facing elevation, corresponding to the location of kitchen facilities at the north-west corner of the building.

- 4.9.8 **West-Facing Elevation:** the west-facing elevation proper (Plate 51) is obscured from the road and can only be seen from inside the north wing of the Pioneer Building, or from the fourth floor east-facing elevation of 61/63 Dale Street. This part of the structure is identical in design, style and material to the southern element of the east-facing elevation.
- 4.9.9 **Exterior Landscaping:** there is no exterior landscaping of note associated with this structure as it is surrounded by busy public thoroughfares on all sides. The only area which might be described in this way is a small open plot, previously occupied by the structure listed as 7 Vernon Street. This plot is located adjacent to the northern wing of the Pioneer Building and part of the red brick wall is still extant and now forms the boundary between the rear of the Pioneer Building and the car park area associated with the Hale Street Warehouse. This area was associated with the Pioneer Building towards the end of its use-life and was used for storage. It is now an overgrown and untended plot with a fenced-off entrance.

4.10 67 DALE STREET, THE PIONEER BUILDING: INTERNAL DESCRIPTION

- 4.10.1 **Overview:** the interior of 67 Dale Street has been divided into numerous independent office suites, all of which are linked by stairwell **42**, which wraps around lift **41**, at the south-east end of the building, and by two flights of stairs at the north-west end of the building (Figs 11-12). The ground floor and basement are linked via stairwell **39**, whilst the first to fourth floors are linked by rear stairwell **52**, at the north end of the building (Fig 13). The basement, previously used as a cafe, has been remodelled and subdivided using partition walling and suspended ceilings to create a somewhat claustrophobic and labyrinthine series of rooms which have been filled with metal shelving, presumably to provide large-scale document storage for the businesses operating on the floors above. The modifications undertaken within this building are largely cosmetic and it was observed that behind the suspended ceilings, partition walls and plasterboard, a large amount of the original ornamental fabric of the structure survives, including the original cast-iron columns with ornamental capitols, rolled-crown moulding and arabesque moulding.
- 4.10.2 Along with cosmetic alterations, at some point during the structure's use-life, modifications have been made to the northern bay on the Vernon Street elevation. This is related to the installation of toilet facilities for each floor of modified office suites, where installation of a large amount of additional plumbing has meant some unsightly alterations to the interior and exterior detail of the building, as well as the introduction of different windows to provide a basic level of privacy.
- 4.10.3 **Basement (Rooms 39, 39A-B, 40-45, and 45A-G) (Fig 11):** access to the basement via the northern stairwell (**39**, **39A** and **39B**) was not fully investigated, due to the perilous state of the ceiling and broken glass skylights in this area. This stairwell

contained a double L staircase, constructed using timber fliers and winders and with plain wooden newel posts at basement, half-pace landing, and stair head levels (Plate 52). At the north-east limit of the basement was a single quarter-turn flight of concrete steps leading to room **44**. This was a small square room with a band of hopper windows at ceiling height, which illuminated a concrete and timber machine base, water tank and pump (Plate 53).

- 4.10.4 The basement has undergone relatively recent modification to convert the two largest spaces, **45** and **45A**, into large document storage areas (Fig 11). Room **45** is the largest in the basement complex and is an irregular L-shape. The original ceiling level has been reduced by the (needless) addition of a suspended ceiling comprising a metal frame and polystyrene tiles. Similarly, the iron columns have been boxed-in using plasterboard to create functional-looking box columns. Removal of elements of the suspended ceiling revealed surviving decoration surmounting the column capitols and, on the ceiling between each one, regular square panels of plaster edged with a stylised ogee and roll moulding and borders of plaster fruit and flowers (probably based on a cornucopia theme) (Plate 54). Room **45A** has undergone similar treatment, with the suspended ceiling obscuring the detailed plaster moulding on the ceiling and around the tops of the columns. Additionally, this room was still filled with closely-spaced metal shelving units which, coupled with the partial collapse of the suspended ceiling, made it very difficult to survey. It should be noted that, unlike the off-the-peg mouldings and plaster cartouches hanging in the ground floor foyer, **46** (Section 4.10.7), these decorative details in the basement are actually contemporary with the construction of the Pioneer Building, rather than with its refit. Original plaster moulding was also evident behind the suspended ceiling in stairwell **40** (connecting rooms **45A** and **45**, via corridor **45B**, with ground floor room **46**), which otherwise comprised a set of modern concrete stairs with plain steel balustrade.
- 4.10.5 A smaller network of rooms at the southern end of the basement (**45C-G** and **45I**) was also found to have been similarly converted for storage purposes. Room **45H** contained a large number of circuit breakers and other utility-related equipment; however, the ceramic tiles on the wall (white ceramic with a border of yellow lilies against a green background) indicated that this was not the original function of the room. A quarter-turn flight of plain concrete stairs, **42** (wrapped around the central lift shaft **41**), led from these rooms to the ground floor foyer.
- 4.10.6 **Ground Floor (Rooms 46, 46A-D, 47 and 47A-C) (Fig 12):** the ground floor can be accessed by two principal entrances (Fig 12). The main entrance is located in the south-facing elevation and leads from Dale Street, via double glass doors, into the refurbished split-level foyer. The rear entrance is located at the north side of the Vernon Street facade (Plate 55) and opens into the modified corridor with wheel chair access (room **47A**).
- 4.10.7 The large, open-plan, foyer (room **46**), which measures 9.53m by 8.64m (Plate 56) and suite of reception rooms, has been heavily remodelled and there is very little evidence of any of the original layout or plaster mouldings. Although the foyer area, with its wood-panelled walls, large reception desk and heavy wooden doors, appears to be in keeping with the original Edwardian construction period of 1906, it is in fact a fairly modern (1950s) refurbishment, with off-the-peg plaster moulding and walnut panelling, none of which is complimented by the 1990s glass doors. Directly east of the foyer is small meetings room **46A**, with a view to the ground

floor of Dale Street and access to the first to fourth floors and basement via stairwell **42** and lift **41**.

- 4.10.8 To the north of the foyer area is a small suite of ground-floor reception rooms and offices (**46B-D**) which includes a walnut-panelled office with fireplace, toilet facilities and a small kitchen/break room. This part of the ground floor was originally characterised by a wide central staircase, which led down into the basement cafe. Only a fragment of the staircase, with its elegant, ornate iron balustrade, remains, and it now continues on into the basement in the form of modern stair **40** (*Section 4.10.4*). This area is bisected by a narrow corridor leading from foyer **46** to large open-plan room **47**, which has been partitioned down the southern wall to create three smaller office spaces with timber frames and glass panels. The partition walls are only half height, and do not reach the existing level of the ceiling. The addition of these structures has had no major impact on the original structure and architectural features within room **47**. This room is characterised by the presence of three rows of columns, which are integral to the original structure. Again, there is evidence (truncation of original crown moulding) that these columns have been boxed-in and, like those in the basement, were originally cylindrical with moulded plaster capitols in Corinthian style. Lacking a false ceiling, the crown moulding is clearly visible and is in the same style as that identified in the basement and stairwells, following the Cornucopia theme of garlands of flowers and fruit in linear bands which define the areas between the structural beams and columns (Plate 57) Unlike the basement, the central areas between the moulding is decorated with brace or keel moulding to create a geometric pattern. The western limit of this room has been modified with the addition of skylights from a small flat roof level with the first floor. The northern limit of the room has been bisected by a partition wall (this has caused truncation of the original ceiling moulding). The addition of the partition wall has created a long narrow corridor, **47A**, which contains an access ramp for wheel chairs and accompanying stairs, leading to the double-door exit onto Vernon Street.
- 4.10.9 The northern end of the building is occupied by rooms **47B-C**, both of which are functional in design with little in the way of embellishment. Room **47B** is on the same level as the majority of the ground floor, and has been partitioned in a similar way to the southern end of the basement, in order to create windowless document storage space with a high ceiling. Ground-floor toilets **47C** are accessed via a straight flight of narrow stairs and contain relatively modern (*c* late 1950s) fixtures and fittings, including a narrow row of hopper windows at the top of the east-facing wall which overlook Vernon Street.
- 4.10.10 **First Floor (Rooms 48, 48A-H, 49-54 and 54A-D) (Fig 13):** the first floor has been radically altered and is now almost entirely characterised by the presence of modern fixtures and fittings, including carpet tiles on the floor, suspended ceilings, and the timber, glass and plasterboard partitions used to parcel the space into small cell-like offices (Plate 58). This configuration is most apparent at the northern end of the first floor, where a series of partitioned offices, **48A-H**, radiate from larger central room **48**. These rooms are all unfurnished and without any permanent or characteristic features of note. A rectangular office space was accessible via room **48H**, however, entrance was prevented by the presence of a locked strong room door. No key was provided so this room was not inspected during the course of the investigation. At the northern end of this office suite is a modern staircase addition, **49**, which links the first floor with the ones above, but does not continue to the

ground floor. A smaller straight flight of narrow stairs leads from the office suite to the two rooms at the northern limit of the building, including staff kitchen **51** and toilet block **50**. A further set of stairs, **52**, lead to the second floor and also to the rear fire escape.

- 4.10.11 Accessed via wide corridor **53**, is a second office suite that occupies the southern end of the first floor, with rooms **54** and **54A-D** also partitioned into a small cluster of offices with generic furnishings, suspended ceilings and carpet-tile flooring. These rooms can also be accessed more directly from the ground floor via personnel lift **41** and stairwell **42**.
- 4.10.12 **Second Floor (Rooms 55-7, 57A-D, 58-60, and 60A-B) (Fig 14):** as with the first floor, this area of the building has once again been parcelled into small cell-like offices within what would have originally been a much larger, open-plan space with five main rooms. As before, the partitions are constructed of glass set into timber frames (Plate 59), which extend to the height of the modern suspended ceilings. The east/west-orientated structural beams are evident behind the suspended ceilings at the north end of the building. Original plaster moulding is evident in all three rooms (rooms 60 and 60A-B) at the southern end of the building. Again, the original decoration is characterised by a fruit and flowers Cornucopia design (Plate 60), but this time it is edged with a dentil band detail. Such decoration is absent from the northern rooms, and suggests that, when the building was originally constructed, the superior offices, or most significant employees, were always sited on the south-facing side of the building overlooking Dale Street. The decoration is partly obscured by the suspended ceiling, which very clearly obstructs the full height of the windows in the south-facing elevation and give a disproportional appearance to the rooms.
- 4.10.13 **Third Floor (Rooms 61-3, 63A-G, 64-9, 69A-C) (Fig 15):** as with the previous floors, this once open-plan area has been divided into a series of small cell-like offices (Plate 61), with those at the northern end of the building arranged around a larger central space. The décor is characterised by carpet tiles and suspended ceilings, as well as modern doors and light fittings. Located at the northern end of the building and accessed via staircase **52**, neither of small rooms **61** and **62** contain any architectural features of note and all fixtures and fittings, aside from the windows, are modern. Principal room **63** is characterised by a central row of columns, which are original to the building's construction, but, as on other floors, have been boxed-in, obscuring their original form. A north/south-orientated corridor, **66**, leads from the northern office suite, via WC and kitchen facilities (**64**, **65** and **67** respectively), to the southern suite. As with the second floor, the originally large open-plan office which overlooked the south side of the building has been subdivided into smaller office cubicles (**69** and **69A-C**). As on the second floor, the ceilings of these southern rooms were originally ornamented with roll moulding and fruit and floral border in bas-relief (Plate 62); however these have again been partially obscured by the presence of a suspended ceiling. These rooms have been severely affected by water ingress from a hole in the roof above.
- 4.10.14 **Fourth Floor (Rooms 70, 70A-B, 71, 71A-G, 72-75 and 75A-B) (Fig 16):** as with previous floors, the fourth floor has been subject to subdivision of space using timber and glass partition walls to generate numerous cell-like offices out of what would have originally been four larger office spaces. Those at the northern end of the building are again arranged around a principal room (**70**). The partitioning is

clumsy, but does generally respect the window bays, although the suspended ceiling truncates the vertical aspect of the single-hung paired sash windows. Corridor **72** links the two office suites and is illuminated by four bays of paired single-hung sash dormer windows on the east-facing wall (Plate 63). These windows provide an aspect over the roof of the Vernon Arms Public House. Again, the southern complex of offices were originally decorated to a much higher standard than the northern complex, with plaster moulding still being visible in places. This set of rooms is located behind the broken pediment and the view from the windows is obscured by two sandstone balustrades (Plate 64). Again, this area of the building has suffered severe damage from long-term water ingress, and there are several large holes in the ceiling which provide a limited view of the original lath and plaster and, on occasion, the roof beams above.

- 4.10.15 The personnel lift, **41**, and stairwell, **42**, terminate on the fourth floor with the stair head and landing being defined by a wrought-iron gate on the north side of the metal lift cage (Plate 65). The lift has an open housing from ground floor to fourth floor, and the lift housing and workings are visible during the ascent. The lifting gear and associated mechanisms are located in the roof space, which is accessed via a small ceiling hatch above the fourth-floor landing. Due to the unstable nature of the fourth-floor ceiling and roof, as well as a lack of proper access (ladder), this area was not included in the investigation
- 4.10.16 **Summary:** the Pioneer Building is the largest and most grandiose of the four buildings investigated during the course of this project. The embellished 1906 facade and the ground floor and basement with plaster mouldings and embellished columns all provide hints of the money and time which originally went into the design of this building. However, these are now only remnants of the earlier splendour which has been swept away in the face of an all-encompassing spate of modernisation and regeneration designed to make this building desirable to modern businesses. The addition of suspended ceilings, new stairwells and claustrophobic shelving arrangements in the basement mean it is almost possible to completely view the evidence of the earlier structure, as it is so well obscured. Similarly, all above ground floors, particularly the first to fourth floors, have undergone a radical facelift, which has stripped the building of much of its potentially charming Edwardian interior. Instead, each floor is now a homogenised maze of cell-like offices without character or a sense of place within the older structure. As with the basement and ground floor, there is sporadic evidence of earlier splendour and attention to detail, but this is few and far between. The retention of the original windows throughout much of the building are key to the remaining characterisation, as is the presence of the white ceramic brick and the flat arches and pilasters picked out using Staffordshire blue brick on the eastern elevation.

5. DISCUSSION

5.1 INTRODUCTION

- 5.1.1 The construction of the buildings within this Dale Street block has several major phases, not least of all because the buildings were constructed during disparate periods and therefore all tend to reflect the design and material type that was favoured at the time. Only the Hale Street Warehouse, the facade of Eagle Star House and the facades of the Pioneer Building can be deemed to have specific historic or architectural significance. Despite this, none of these structures are architecturally comparable to the design or historic significance exhibited by other buildings on Dale Street and, as such, they have not been subject to any listing, despite being sited within a World Heritage Site.
- 5.1.2 The Hale Street Warehouse is probably the most interesting of the group, despite being the smallest and having been subject to considerable alteration by its annexation to a much more modern structure. The warehouse is representative of a group of former courtyard structures, typically constructed to allow smaller businesses to operate in the side streets and alleys that backed onto Dale Street. This structure is representative of an economic and social divide in the type of work operations and people living in the area. The buildings fronting onto Dale Street were constructed, owned and operated by those engaged in major financial or investment operations associated with the docks and international trade and manufacture, evident from the very grandiose nature of the facades. The majority of the building facades overlooking Dale Street have been subject to a large amount of care and attention to detail including neoclassical elements and, in some cases, detailed mosaic work. The courts, however, were reserved for those still engaged in smaller business, including manufacturing trades and craftsmen.
- 5.1.3 The warehouse has lost key elements that contribute to its historic characterisation. The rest of the courtyard development, and similar contemporary structures, including Graecian and Avenue Chambers, as well as buildings of a similar period on Vernon Street, Batchelor Street and Orange Street, have already been demolished and replaced with 1990s constructions, including a Premier Inn and NCP Multi-Storey car park. Given its isolated survival, it has been left without historic characterisation, but it has also made it a unique structure within the area as one of the few surviving small warehouses.
- 5.1.4 The construction of the Pioneer Buildings, adjacent to the Vernon Arms Public House (formerly the Saddle Inn and Vernon Chambers), despite being a relatively late construction, has incorporated traditional materials, if in a slightly flamboyant mix of styles. The warehouse element is sympathetic to other warehouse components of businesses on Dale Street and is well proportioned with equally-spaced bays and basic utilitarian windows.
- 5.1.5 The subsequent construction of 57 Dale Street and 61/63 Dale Street brought an increasingly more modern character to the block and increased the architectural and stylistic void between this, and other, blocks to the east and west which are characterised by imposing sandstone edifices with a distinctly neo-classical flavour. The construction of 57 Dale Street does, in some elements, respect earlier facets of the Pioneer Building (for example the use of white ceramic glazed bricks on the west-facing elevation); however, as a whole the starker appearance and minimal lines

of the Portland stone cladding, particularly on 61/63 Dale street, are too stark in contrast.

5.2 DISCUSSION

- 5.2.1 **Phase One (1874) (Fig 21):** Phase One is characterised by the construction of the Hale Street Warehouse, the oldest of all the structures investigated (elements of the Vernon Arms Public House date back to 1820, but that structure did not fall within the remit of this investigation). The warehouse was constructed in 1874 as part of a courtyard development.
- 5.2.2 **Phase Two (1906):** Phase Two is characterised by the construction of the Pioneer Building in 1906, and was the last building to be constructed on the block prior to World War I. This structure has elements of an aspirational architecture that is evident elsewhere on Dale Street; however, it is lacking in the grandeur and wealth of investment which defines buildings such as the Queen Insurance Building and the Muskens Buildings at the western-end of Dale Street.
- 5.2.3 **Phase Three (1930s):** Phase Three is characterised by the construction of both Eagle Star House (57 Dale Street) and 61/63 Dale Street which were constructed in the period between World War I and World War II. At the time this report was issued it had not been possible to provide a definite construction date for either Eagle Star House or 61/63 Dale Street, hence the time span given within phase three, despite ongoing research and a visit to the city council archives. This phase also includes the annexation and modification of the Hale Street Warehouse and the installation of a goods elevator, as well as the infilling of the basement windows and the addition of a new window on the south-facing elevation of the Hale Street Warehouse.
- 5.2.4 **Phase Four (1950s):** Phase Four is represented by interior cosmetic modifications to the interior of the Hale Street Warehouse, which was fitted out to accommodate managerial staff associated with the business operating out of 61/63 Dale Street. At the same time the ground floor of the Pioneer Building was subject to a refurbishment.
- 5.2.5 **Phase Five (1980s/1990s):** Phase Five modifications were made to Eagle Star House (57 Dale Street), 61/63 Dale Street and the Pioneer Building to bring the buildings up to date and ensure that they were capable of fulfilling modern business requirements. Within Eagle Star House these modifications comprised alterations to the ground floor facade, the retail space and the partitioning of the first to fifth floors to create separate office accommodation. Within 61/63 Dale Street, there were similar alterations with changes made to the ground floor facade and the partitioning off of the second, third and fourth floor offices to accommodate new business. This phase of works in the Pioneer Building is represented by the addition of a new ground floor facade and the addition of bespoke plaster moulding and new reception rooms. The first to fifth floors were also remodelled as separate office suites with partition walls, and suspended ceilings. Within Phase Five a small brick extension was added to the north-facing elevation of the Hale Street Warehouse.

5.3 IMPACT

- 5.3.1 The proposed development will see the wholesale removal of 61/63 Dale Street and the Hale Street Warehouse with the excavation down through basement level of both plots in order to form part of the footprint of the proposed development.
- 5.3.2 The Eagle Star House (57 Dale Street) will be partially retained, with the whole principal elevation and the first three bays of west-facing elevation being retained and incorporated into the new structure. Similarly, the principal elevation of the Pioneer Building will be retained and incorporated into the new development leaving scope for a new facade only on the site of 61/63 Dale Street.

5.4 RECOMMENDATIONS

- 5.4.1 The significant elements of the buildings facing onto Dale Street, notably the facades, will be retained, and the other elements have been recorded by the present survey and so will not require further recording. It is recognised that the earliest building of the group, the Hale Street Warehouse, will be wholly demolished as part of the development and is potentially the most significant identified architectural loss as a result of the demolition. While elements of this could potentially be examined during the demolition process, it is considered that this would not provide any significant new insights to the structure.
- 5.4.2 There is the potential for significant remains beneath the extant structures, that relate to either the existing buildings or predate them. It is recommended that initially a watching brief be maintained during ground works following demolition, and if significant remains are identified there should be a process of rapid excavation. This latter process would provide a record of the remains, and would operate within the overarching construction programme.

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6.3 WEBSITES

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<http://www.historicaldirectories.org/hd/>

<http://www.britishlistedbuildings.co.uk/england/merseyside/liverpool>

<http://www.maps.google.co.uk>

APPENDIX 1: PROJECT DESIGN

1. Introduction

- 1.1.1 **Background:** a proposed development of 57-67 Dale Street, Liverpool, for the construction of a hotel and a multi storey car park behind, will entail the demolition of much of the fabric of 57-67 Dale Street, although the first whole bays, and elevations, of Eagle Star House (57-59 Dale Street) and Pioneer Building (67 Dale Street) will be retained. None of the buildings are listed, but the site is within the Castle Street Conservation Area and is within the Liverpool Maritime Mercantile World Heritage Site. An assessment of significance of the structures, in the form of a PPS5 statement, has been compiled by Peter de Figueiredo which has served to inform the design of the new build.
- 1.1.2 An outline documentary study has been compiled for the site as part of the PPS5 statement (de Figueiredo 2010) which assessed the archaeological and historical significance of the site. It is evident that the buildings have a broad range of fabric reflecting the development of the site from the late nineteenth century; however, it is evident that there are considerable amounts of recent fabric, and that the historic fabric is extensively obscured by later surfaces, making it difficult to analyse the development of the structures.
- 1.1.3 **Building Survey:** the planning condition (application no 09F/2531) stipulates: *No site works, development or demolitions shall be undertaken until the implementation of an appropriate programme of building recording and analysis has been agreed in writing with the local planning authority, to be carried out by a specialist acceptable to the local planning authority and in accordance with an agreed written brief and specification. The documentary record to be submitted to the local planning authority.*
- 1.1.4 Discussions with the planning authority have indicated a requirement for an English Heritage level 3 (2006) survey of those elements of the structure that will be affected by the development. This will require the production of plans, cross sections and elevations, as well as an annotated photographic record, and an illustrated final report. The present project design outlines the requirements for a programme of building recording to satisfy the planning condition.
- 1.1.5 **Watching Brief:** the planning condition (application no 09F/2531) stipulates: *the developer shall, until the completion of the development afford access at all reasonable times to any archaeologist nominated by the local planning authority and shall allow the observation of the excavations and the recording of items of interest and finds.*
- 1.1.6 Following demolition there is a requirement to maintain an archaeological watching brief during any intrusive ground works, and to record any archaeological remains revealed. The present project design outlines the requirements for a watching brief during this phase of the work.

1.2 HISTORICAL BACKGROUND

- 1.2.1 The site is currently occupied by five buildings of which four will be directly impacted by the development. These buildings include:
- 57 – 59 Dale Street (c 1920's) now Eagle Star House
 - 61 – 63 Dale Street (c 1950's)
 - 67 Dale Street, The Pioneer Buildings constructed c1860?
 - Hale Street (no number given), two storey red brick house with moulded brick panels and sandstone lintels constructed 1874.
 - Vernon Arms Public House (formerly known as Vernon Chambers). The public house will be retained and is not included in the development plan although its context will be affected by the development.
- 1.2.2 Dale Street was one of the earliest streets (probably dating from the 13th century) constructed in Liverpool and formed part of the medieval “H-shaped” street plan, including Water Street, Chapel Street, Tithebarn Street, Castle Street, Jongler Street and Old Hall Street. These eight streets formed

the core of the Medieval town prior to the construction of the Old Dock. With the construction of the Old Dock in 1715 it was only a matter of time before Liverpool's commercial district underwent a dramatic expansion with this area (close to the Town Hall and Exchange) providing the ideal site for Banks, Insurance and Shipping Line offices as well as warehouses and offices for the new Mercantile elite (De Figueiredo 4, 2010). Dale Street was close to the original custom house and also allowed quick access to the north shore and the newly developed docks via Water Street or via Castle Street to South John Street.

- 1.2.3 In 1786 the Corporation obtained its first Improvement Act which gave it powers to widen older streets. At this time the west side of Castle Street was rebuilt along its present line and at the same time parts of Dale Street and Water Street were also widened (Sharples 11, 2004). A further act of 1826 made important civic improvements possible including the redesign of Derby Square, Lord Street, South and North John Street and parts of Dale Street (Sharples 15, 2004). The alterations made in 1826 paved the way for many of the elements of the Dale Street still visible today as a series of increasingly grand Victorian Structures were built within the business district.
- 1.2.4 **57 – 59 Dale Street:** originally 57 Dale Street was occupied by a building known as Grecian Chambers which appears to have served as a mixed use office block for a number of small businesses. These include in 1871, R. Holden and Cleaver a firm of solicitors (Fulton 58, 1871). *The Kalendar of the Royal Institute of British Architects* (1984) notes that in 1875 Grecian Chambers was occupied by the architect William Parslow. Parslow shared his premises with J.D Worship, a solicitor (Green 219, 1875). This plot is now occupied by the Eagle Star House and is a six storey building including a large basement and additional utilities rooms on a flat roof. The south facing elevation faces onto Dale Street and is an undecorated elevation clad in Portland Stone and probably dates to the 1930's (De Figueiredo 8, 2010). The largest elevation of this building is the west facing elevation which overlooks the pedestrian alley leading to Hale Street. This elevation also reflects the functional nature of this structure with a combination of white glazed brick and traditional brown brick.
- 1.2.5 **61-63 Dale Street:** this building is the most modern of all the structures included within the development and probably dates to the 1940's. The building is a five storey structure including a large basement. It is constructed with a steel frame and concrete floors and is clad in Portland Stone and granite. The elevation is strongly horizontal and is functional in design
- 1.2.6 **65-67 Pioneer Buildings:** the Pioneer Buildings were built in 1906 and were designed by Liverpool architects Woolfall and Eccles for the Pioneer Assurance Company. John Woolfall and his partner, Thomas Edgar Eccles, had their practise at 60 Castle Street and so were well placed to undertake the design of the building (Brodie 103, 2001). The building is five storeys with a steel frame and concrete floors and is clad in sandstone and red brick. The front elevation is designed in a free Arts and Crafts style, mixing both English Baroque and Tudor motifs (De Figueiredo 10, 2010). The main features of the building's south facing elevation are narrow mullioned and transomed windows grouped in two pairs on either side of a triple window in the centre beneath a central broken pediment which crowns the fifth floor. The ground floor frontage has been altered and filled with modern large modern windows (De Figueiredo 10, 2010). The secondary frontage of the structure is east facing on the west side of Vernon Street. This frontage is notably less grand and is a simple red brick elevation interspersed with regular sash window bays. This frontage encompasses the east facing elevation of the ground floor of the Vernon Arms Public House.

2. OBJECTIVES

- 2.1 **Fabric Survey:** the principal objective of the archaeological survey is to provide an understanding of the historical development of the site, and to identify significant architectural elements within the surviving fabric. The present survey does not include the Vernon Arms Public House, which will not be directly affected by the development.
- 2.2 The project aims are based on the English Heritage guidelines (2006) for undertaking Level 3 surveys and will have the following requirements:
- demonstrate the buildings' plan, form, fabric, function, age and developmental sequence from the historical and archaeological evidence available;
 - identify key architectural features within the surviving fabric;

- the production of appropriate drawings, which would include plans highlighting historic fabric for all floors - the basement, the ground, first and second floors. Also there would need to be a general site plan of the buildings.
- the production of a cross section through the north/south axis of the building.
- the production of elevation drawings of the principal facades.
- undertake a comprehensive and detailed photographic survey of the surviving fabric, which would include general views, external oblique views, photographs of the principal rooms, external and internal detail pertinent to the buildings design.
- the production of a final report and project archive, which would include an account of the buildings overall form, its past and present usage and its development, and a full bibliography

2.3 **Watching Brief:** the following programme has been designed to provide a suitable level of archaeological observation, recording, and response during ground works linked to the proposed development. In the event that a monument of importance is discovered then an agreement will need to be agreed between the Merseyside Archaeologist (or planning authority) and the client as to the level and means of preservation. The required stages to achieve the recording works are as follows:

- to record accurately any surviving archaeological features or deposits by means of detailed observation and recording. To record the presence of buried features by appropriate recovery techniques, where applicable.
- in the event of discovering significant features a programme of rapid excavation will record the features within a wider context to allow an appropriate understanding of the remains.
- a full written report will assess the significance of the data generated by the entire programme of work, in a local and regional context, and will be suitable for deposition as a permanent archive of the work undertaken.

3. METHODOLOGY

3.1 Historical Background

3.1.1 An historical background is an essential prerequisite of the proposed survey, and although a basic documentary study has been undertaken by Peter De Figueiredo, this does not provide sufficient detail to inform the development of the buildings as required by the Level 3 survey requirements defined by English Heritage (2006). It is therefore proposed to undertake a desk-top assessment to examine primary and secondary sources such as maps, photographs and descriptive records. The documentary study will inform both the building survey and the watching brief and will examine the development of the site prior to the construction of the present buildings and also the history of the present buildings through to the present.

3.1.2 **Documentary Material:** this work will include consultation of the Liverpool Records Office if possible; however, the documents of the record office have been deposited into store while the Liverpool City Library is refurbished and it is not known what access will be afforded. Subject to availability the records to be consulted will include;

- relevant published sources. To include articles, and regional and local journals
- relevant unpublished documentary sources. To include, where appropriate, reports compiled by heritage conservation professionals and student theses
- data held in local and national archaeological databases, specifically the Merseyside HER.
- cartographic, photographic and any pertinent drawings
- consultation with the land owner, to draw upon any records within his possession
- contact will be made with the Eagle Star historian to identify any records relating to 57-59 Dale Street.

3.2 Fabric Survey

- 3.2.1 A detailed commercial survey has been undertaken of the building by Survey Systems Ltd, and on examination this would appear to be adequate, to serve as the basis for archaeological enhancement, to satisfy the English Heritage Level 3 requirements. This has provided plans at all levels, and elevation drawings of the façades but it has not produced any cross sections; it is anticipated, therefore, that a single cross section through the building will need to be compiled by instrument survey. Beyond that single drawing, any requirement for the acquisition of supplementary survey detail will be undertaken by the manual enhancement survey of existing drawings.
- 3.2.2 Manual survey is typically applied to furnish additional architectural detail to existing drawings and is appropriate for the editing of plans and cross sections. Paper plots of existing drawings will be produced from the digital copy for enhancement in the field. Detail from the completed field drawings will be digitised to allow the correction of the digital copy.
- 3.2.3 The drawings will be manipulated in AutoCAD software. The advantage of a CAD system is that it allows for efficient manipulation and editing of drawings. The adoption of a layering system has significant benefits during the analysis stage as it allows for the display of information such as feature types, fabric and phasing as necessary to the requirements of the analysis, without the necessity to produce further drawings. Finished drawings can be plotted at the required scale or sheet sizes. The survey will result in the production of the following drawings:
- Site Plan
 - Basement Plan
 - Ground Plan
 - First Floor Plan
 - Second Floor Plan
 - Third Floor Plan
 - Fourth Floor Plan
 - Fifth / Loft Space Plan
 - East/West Cross Section
 - North/south façade elevation
 - East/west façade elevation
- 3.2.4 New survey of the east/west cross section will be by means of a reflectorless total station, which is capable of measuring distances to a point of detail by reflection from the wall surface, and does not need a prism. The instrument to be used will be a Leica TCR805 reflectorless total station, which emits a visible laser beam that can be visually guided around points of detail. The digital survey data will be captured within a pen computer running TheoLT software, which allows the survey to be directly inserted into AutoCAD software for the production of final drawings. Additional survey will be carried out if necessary using a hand held Leica Disto laser measure.
- 3.2.5 **Photography:** in conjunction with the archaeological survey a photographic archive will be generated, which will record significant features as well as general views. This photographic archive will be maintained using high-quality digital cameras with 10 mega pixel resolution. The use of a digital camera provides very effective manipulation of photographic images, and these will be used in the report. The use of photography in this way considerably enhances the usability of a database and greatly assists the analysis of the monument. In addition photographs will be taken on black and white film for archival purposes. The photography will provide the following views:
- (i) the general external appearance and wider setting of the buildings;
 - (ii) oblique views of all the external elevations, perpendicular views only if necessary and appropriate;
 - (iii) the overall appearance of the principal rooms and circulation areas, right angle views of internal elevations only if necessary and appropriate;
 - (iv) any external or internal scaled detail, structural or architectural, which is relevant to the design, development and use of the buildings, and which does not show adequately on general photographs;

- (v) any internal scaled detailed views of features of especial architectural interest, ephemera, fixtures and fittings, or fabric detail relevant to phasing the buildings which does not show adequately on general photographs.

3.2.4 **Description:** a detailed description of the buildings will be carried out to English Heritage Level 3 guidelines, utilising *pro-forma* sheets. This provides for a comprehensive analytical account for buildings of special importance and the following methodology will be followed.

3.2.5 The written account will provide the understanding required in order to place the building in its historical, architectural and cultural context. The descriptive record will include the following accounts:

- A general description of the buildings, which will include details of the plan, form and function. Allied to this, a detailed description of the materials used and development sequence and phasing, including any alterations, repair and rebuilding;
- An account of the wider context within which the buildings are situated. For example, its relationship to places and buildings within the local area, as well as its historical relationship to the area;
- An appropriate description of each individual room/discrete space and component.

3.3 WATCHING BRIEF

3.3.1 **Methodology:** a programme of field observation will be maintained during all ground works to identify and accurately record the location, extent, and character of any surviving archaeological features within the ground works for the proposed development. This work will comprise the observation of the process of excavation for these works, the systematic examination of any subsoil horizons exposed during the course of works, and the accurate recording of all archaeological features and horizons, and any artefacts, identified during observation.

3.3.2 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 coordinates where appropriate). All archaeological information collected in the course of fieldwork will be recorded in standardised form, and will include accurate national grid references. Features will be planned accurately at appropriate scales. A photographic record will be undertaken simultaneously. The recording techniques and procedures employed by OA North for such detailed recording represent current best practice. All features and structures will be accurately planned using a survey grade differential GPS (Leica 1200) which is accurate to +/- 0.02m.

3.3.3 In the event that a significant find or structure is identified it will be fully recorded beyond the anticipated maximum depth of the development ground works if necessary and also beyond the extent of the footprint of the development in order to provide an appropriate context for the remains. This may necessitate stopping works in the area of the find to enable the implementation of this recording. It may prove necessary to call in additional archaeological support if a find of particular importance is identified. This would only be called into effect in agreement with the Client and the Merseyside Archaeologist (or planning authority) and will require a variation to costing. In normal circumstances, field recording will also include a continual process of analysis, evaluation, and interpretation of the data, in order to establish the necessity for any further more detailed recording that may prove essential.

3.3.4 **Finds Processing:** finds recovery and sampling programmes will be in accordance with best practice (current IfA guidelines for finds work). All typologically significant and closely datable finds will be contextually recorded. All artefacts and ecofacts will be handled and stored according to standard practice (following current Institute for Archaeologists' guidelines) in order to minimise deterioration. Finds storage during fieldwork and any post-excavation assessment and analysis (if appropriate) will follow professional guidelines (UKIC). All finds will be washed, marked and packaged as appropriate. Small finds will be individually packaged, in a manner appropriate to the find type.

3.3.5 The artefact assemblage will be examined by OA North finds specialists, and the potential for further examination will be assessed. A summary report on the significance, character and date range of the assemblage will be generated.

3.4 REPORT PRODUCTION

3.4.1 **Final Report:** a written synthetic report will be submitted within five weeks of completion of the final stage of works. The final report will present a well-ordered synthesis of the programme of investigation, including both the results of the building survey and the watching brief. The report will include a full index of archaeological features identified in the course of the project, with an assessment of the overall stratigraphy, together with appropriate illustrations, including detailed plans and sections indicating the locations of archaeological features. Any finds recovered from the excavations will be assessed with reference to other local material and any particular or unusual features of the assemblage will be highlighted.

3.4.2 The report will also include a complete bibliography of sources from which data has been derived. This report will identify areas of defined archaeology. An assessment and statement of the actual and potential archaeological significance of the site within the broader context of regional and national archaeological priorities will be made. The report will include the following:

- ◆ a site location plan related to the national grid;
- ◆ the dates on which the fieldwork was undertaken and by whom;
- ◆ a concise, non-technical summary of the results;
- ◆ table of contents;
- ◆ acknowledgements;
- ◆ the precise location, address and NGR of the site;
- ◆ project background and historical context;
- ◆ a description of the methodologies employed, work undertaken and results obtained;
- ◆ an appropriate description of the results of the investigation, including the physical characteristics and condition of each site component;
- ◆ an appraisal of the quality and reliability of the data;
- ◆ an overall interpretation of the generated data and preliminary conclusions reached;
- ◆ recommendations for further work;
- ◆ plans, elevations, section drawings and photographs at an appropriate scale;
- ◆ the report will also include a complete bibliography of sources from which data has been derived;
- ◆ appendix/gazetteer of raw data for each site component generated during the investigation, illustrated as appropriate;
- ◆ a copy of the project brief will be included in the appendices;
- ◆ a copy of this project design in the appendices, and indications of any agreed departure from that design;
- ◆ a summary of the project archive;
- ◆ copies of any appropriate photographs and drawings in the archive.

3.4.3 Prior to the dissemination of the final report, plans, elevations and/or data will be made available to the client during the course of the works. Four bound copies will be submitted (including two for the client and one for the Merseyside Historic Environment Record and two copies of the final version in pdf format will be submitted on CD. CAD files in AutoCAD.DWG format will be included on the discs.

3.5 Archive

3.5.1 The results of all archaeological work carried out during fieldwork will form the basis for a full archive to professional standards, in accordance with current English Heritage guidelines

(Management of Research Projects in the Historic Environment (MoRPHE) 2006). 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 all features, finds, or palaeoenvironmental data recovered during fieldwork to the appropriate level. OA North conforms to best practice in the preparation of project archives for long-term storage. This archive will be provided in the English Heritage Centre for Archaeology format and a synthesis will be submitted to the Merseyside Historic Environment Record (the index to the archive and a copy of the report). OA North practice is to deposit appropriate elements of the original record archive of projects (paper, magnetic and plastic media) with the appropriate County Record Office, and a full copy of the record archive (microform or microfiche) together with the material archive (artefacts, ecofacts, and samples) with National Museums Liverpool (NML). The actual details of the arrangements for the deposition/loan and long term storage of this material will be agreed with the landowner and NML. The archive will be compiled in accordance with the National Museums Liverpool (NML) 'Guidelines for the Transfer of Archaeological Archives to National Museums Liverpool V3' (revised 2010) and followed as part of the archaeological Contractor's Project Design preparation. The document is available from the 'Archive Curator':

Dr L. Stewart, Curator of Archaeology and the Historic Environment,

Tel: 0151 478 4443

E-mail: liz.stewart@liverpoolmuseums.org.uk

Address: Urban History Division, NML, DTO, Albert Dock, Liverpool L3 4AX.

3.6 Other Matters

- 3.6.1 **Monitoring:** OA North will ensure that any significant results are brought to the attention of the Client and the Merseyside Archaeological Officer / Planning Officer as soon as is practically possible.
- 3.6.2 **Health and Safety:** full regard will, of course, be given to all constraints (services) during the survey, as well as to all Health and Safety considerations. The OA North Health and Safety Statement conforms to all the provisions of the SCAUM (Standing Conference of Unit Managers) Health and Safety manual. Risk assessments are undertaken as a matter of course for all projects. The Unit Safety Policy Statement will be provided to the Client, if required.
- 3.6.3 The buildings have sustained considerable water inundation and there are aspects of them that are unsafe. There are indications of unsound floors and there are considerable amounts of mould across the floors and walls which have released spores into the air. A comprehensive risk assessment will be undertaken by the OA North health and safety officer, who will advise on the appropriate action to ensure safe access to the building. It has been anticipated that, because of the risk of inhalation of fungal spores, that there will be a requirement for a decontamination unit, but the use of this will be subject to the risk assessment. Areas with unsafe floors will be marked off with barrier tape and will not be accessed. In some instances this may entail localised omissions within the survey data.
- 3.6.4 **Insurance:** the insurance in respect of claims for personal injury to or the death of any person under a contract of service with OA North and arising out of an in the course of such person's employment shall comply with the employers' liability (Compulsory Insurance) Act 1969 and any statutory orders made there under. For all other claims to cover the liability of OA North, in respect of personal injury or damage to property by negligence of OA North or any of its employees, there applies the insurance cover of £5m for any one occurrence or series of occurrences arising out of one event.
- 3.6.5 **Working Hours:** normal OA North working hours are between 9.00 am and 5.00 PM, Monday to Friday, though adjustments to hours may be made to maximise daylight working time in winter and to meet travel requirements. It is not normal practice for OA North staff to be asked to work weekends or bank holidays and should the client require such time to be worked during the course of a project a contract variation to cover additional costs will be necessary.
- 3.6.6 **Confidentiality:** all internal reports to the client are designed as documents for the specific use of the Client, for the particular purpose as defined in the project brief and project design, and should be treated as such. They are not suitable for publication as academic documents or otherwise without amendment or revision.
- 3.6.7 **Staffing Resources:** the management of the project will be undertaken by **Jamie Quartermaine BA Hons** (OA North Senior Project Manager), to whom all correspondence should be addressed. Jamie

has considerable experience of building surveys, having recorded many of the castles and abbeys in the region. The building survey will be undertaken by **Chris Wild** BSc MIFA.

- 3.6.8 The watching brief will be undertaken by **Caroline Raynor BA Hons AIFA** (OA North project officer). Caroline has a great deal of experience in the archaeology of Merseyside.

4 TIMETABLE

- 4.1 OA North can execute a project at very short notice, upon receipt of formal instruction. It is envisaged that the specified archaeological field work will require a two-week period to complete, although it is accepted that this may not necessarily be a continuous programme. The project brief divides the work programme into six main tasks, and the time required for each element may be broken down as follows:

- *Annotation of survey drawings*: two days on site
- *Written description*: three days on site, undertaken simultaneously with drawing annotation
- *Photographic record*: two days on site, undertaken simultaneously with drawing annotation and written description
- *Report production*: fifteen days in office to produce report

- 4.2 The on-site work, comprising the annotation of architect's drawings, written description, and photographic record, could be completed within an 8 day period.

- 4.3 Once the fieldwork element has been completed, a final report can be compiled. A 25 day period should be allowed to compile the illustrations, including the annotated drawings, historic map regression, and relevant photographs.

- 4.4 The timetable for the watching brief is determined by the programme of the main contractor.

ILLUSTRATIONS

FIGURES

Figure 1: Location Map

Figure 2: The development areas location within the World Heritage Site, and its relationship to the original 'H' street pattern

Figure 3: Okill's Reconstructed map of Liverpool of 1650

Figure 4: Eyes' map of 1765

Figure 5: Eyes' map of Liverpool, 1785

Figure 6: Gage's map of Liverpool, 1807

Figure 7: Ordnance Survey first edition 6" to 1 mile, 1851

Figure 8: Dower's map of 1863

Figure 9: Ordnance Survey 25" to 1 mile, 1890

Figure 10: Ordnance Survey 25" to 1 mile, 1927

Figure 11: Dale Street: Basement

Figure 12: Dale Street: Ground floor

Figure 13: Dale Street: First floor

Figure 14: Dale Street: Second floor

Figure 15: Dale Street: Third Floor

Figure 16: Dale Street: Fourth floor

Figure 17: Dale Street: Fifth floor

Figure 18: Cross section through 57-67 Dale Street

Figure 19: South-facing elevation of the Dale Street building facade

Figure 20: East-facing elevation of the Vernon Street building facade

Figure 21: Phased development of the Dale Street buildings

PLATES

Plate 1: South-facing elevation of 57-67 Dale Street, also showing 69 Dale Street, The Vernon Arms Public House

Plate 2: North-facing elevation of Hale Street Warehouse and surrounding courtyard

Plate 3: East facing rendered elevation of Hale Street Warehouse

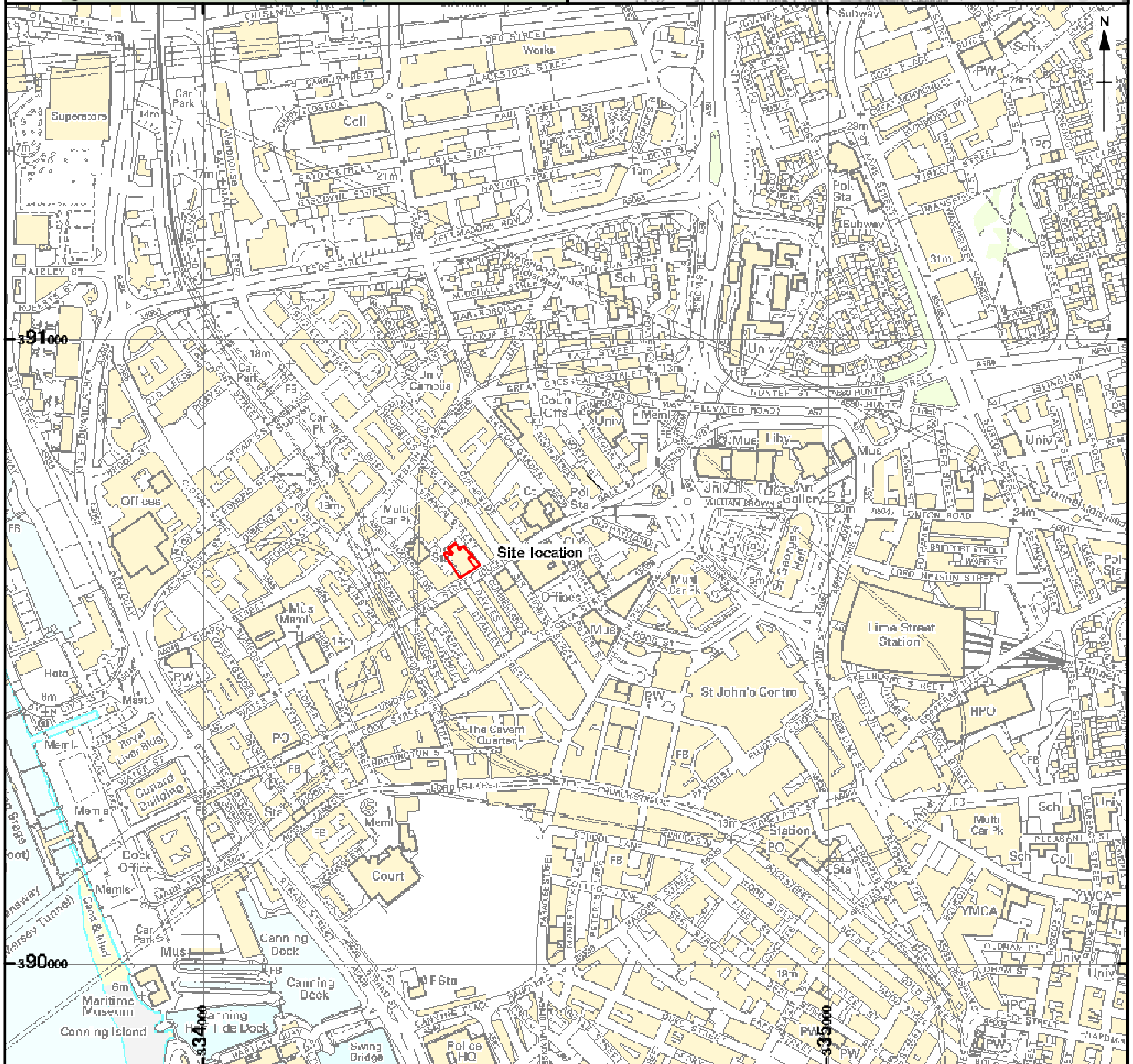
Plate 4: West-facing rendered elevation of Hale Street Warehouse showing the relationship with 57 Dale Street and 61/63 Dale Street

Plate 5: Basement *I* showing the central column arrangement

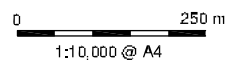
Plate 6: Basement *I* column and riveted steel joist detail

- Plate 7: Ground floor open plan office **2** showing the column arrangement and strong room set into the east wall
- Plate 8: Additional door and lift access to the annexed 61/63 Dale Street
- Plate 9: Stairwell **4** and first floor corridor **6** showing newel posts
- Plate 10: Directors office **7** showing $\frac{3}{4}$ height panelling and fireplace
- Plate 11: Access to spiral staircase from first floor room **10**
- Plate 12: Modern glass brick window recessed into southern wall of Hale Street Warehouse in room **10**
- Plate 13: South-facing elevation of 57 Dale Street
- Plate 14: North-(pale brown brick) and west-facing (white glazed brick) elevations of 57 Dale Street
- Plate 15: Spar retail outlet, ground floor
- Plate 16: Crittal-style steel-framed windows on west-facing elevation of Spar retail outlet
- Plate 17: Stairwell **12** at rear of 57 Dale Street
- Plate 18: Stairwell **12** at rear of 57 Dale Street
- Plate 19: First floor open office space **15**
- Plate 20: Detail showing differences between window styles in south-and west-facing elevation 57 Dale Street
- Plate 21: Second floor open office space **16** and **16A**
- Plate 22: Second floor office space **16D**
- Plate 23: Second floor office space **16E** showing panelled walls and suspended ceiling
- Plate 24: Stairwell **13** and lift **14**
- Plate 25: Third floor stripped-out open plan office with floor scars showing locations of demolished partition walls **17**
- Plate 26: Third floor open office **17C** showing suspended ceiling obscuring full height of original windows, plus column arrangement in south and west facing side of structure
- Plate 27: Fourth floor stripped-out open plan office **18**
- Plate 28: Fourth floor glass brick skylight detail in ceiling of office **18** along eastern wall
- Plate 29: Detail of cross beams in ceiling
- Plate 30: Detail of column in south-west corner of office **18A**
- Plate 31: Structural detail revealed in north-west corner of **18A**
- Plate 32: Roof of Eagle Star Building (57 Dale Street)
- Plate 33: South-facing elevation of 61/63 Dale Street (centre)
- Plate 34: Central area of 61 Dale Street showing relationship between 61/63 Dale Street and adjoining 67 Dale Street
- Plate 35: Basement of 61 Dale Street

- Plate 36: Ground floor of 61 Dale Street
- Plate 37: Principal stairwell **26** (west side of building) 61 Dale Street
- Plate 38: U-shaped office arrangement opening onto open plan first floor
- Plate 39: Original Air-conditioning system on the first floor
- Plate 40: Photographic studio area in Room **32**
- Plate 41: Room **33** showing east/west orientated beams and windows in the south-facing elevation
- Plate 42: Typical example of modern partitioned office on the third floor of 61/63 Dale Street
- Plate 43: Third floor windows in the east-facing elevation of 61/63 Dale Street
- Plate 44: Fourth floor lifting gear in Room **35**
- Plate 45: View across the roof to the access door, fourth floor
- Plate 46: Fifth floor lifting gear
- Plate 47: Principal elevation of 67 Dale Street (the Pioneer Building)
- Plate 48: East-facing elevation of 67 Dale Street
- Plate 49: Southern element of the south-facing elevation of 67 Dale Street
- Plate 50: North-facing elevation of 67 Dale Street
- Plate 51: West-facing elevation of 67 Dale Street
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- Plate 53: Waterpump and tank
- Plate 54: Detail showing the top of the original column and moulded plaster detail
- Plate 55: Vernon Street entrance to 67 Dale Street
- Plate 56: Foyer and main entrance at the south side of 67 Dale Street showing off-the-peg plaster mouldings
- Plate 57: Original plaster moulding detail between the beams in Room **47**
- Plate 58: First floor partitioned office layout
- Plate 59: Second floor partitioned office layout
- Plate 60: Original plaster moulding detail behind the suspended ceiling in Room **60**
- Plate 61: Detail of office arrangement on the third floor
- Plate 62: Ornamental plaster moulding, ceiling detail
- Plate 63: Windows in the east-facing elevation, fourth floor
- Plate 64: Central arched window beneath broken pediment on the fourth floor, showing truncation by the suspended ceiling
- Plate 65: Ornamental gate at the termination of the fourth floor stairwell, north of lift



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Figure 1: Site location

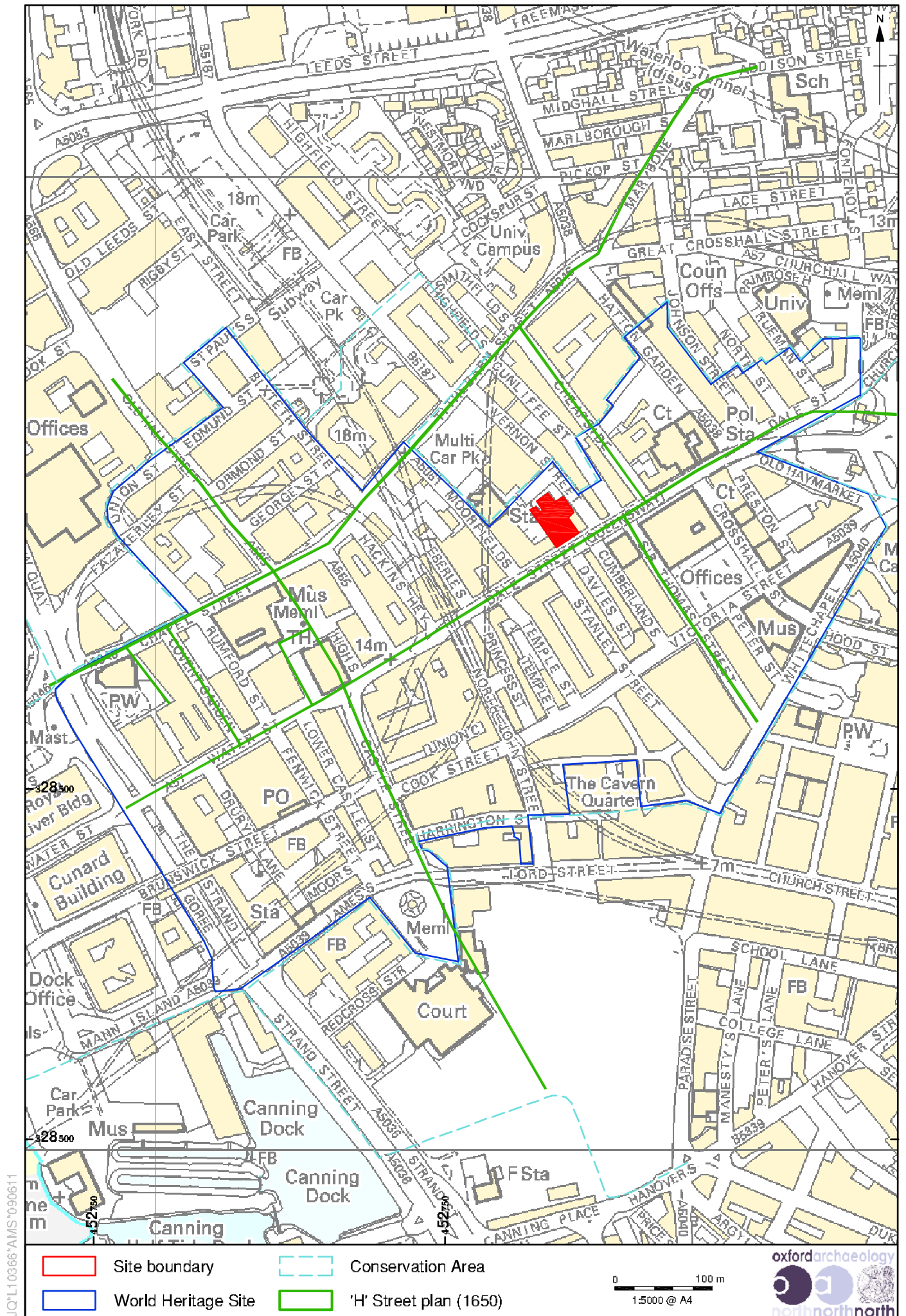


Figure 2: The development area's location within the World Heritage Site, and its relationship to the original 'H' Street plan of Liverpool



JQ/L1/0366*AMS*200511

 Site boundary

0 100 m
1:5000 @ A4

oxfordarchaeology


 northnorthnorth

Figure 3: Okill's Reconstructed map of Liverpool of 1650



JQ/L10366*AMS*200511

Figure 4: Eyes' Map of 1765



JQ/L10366*AMS*200511

Site boundary

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1:5000 @ A4

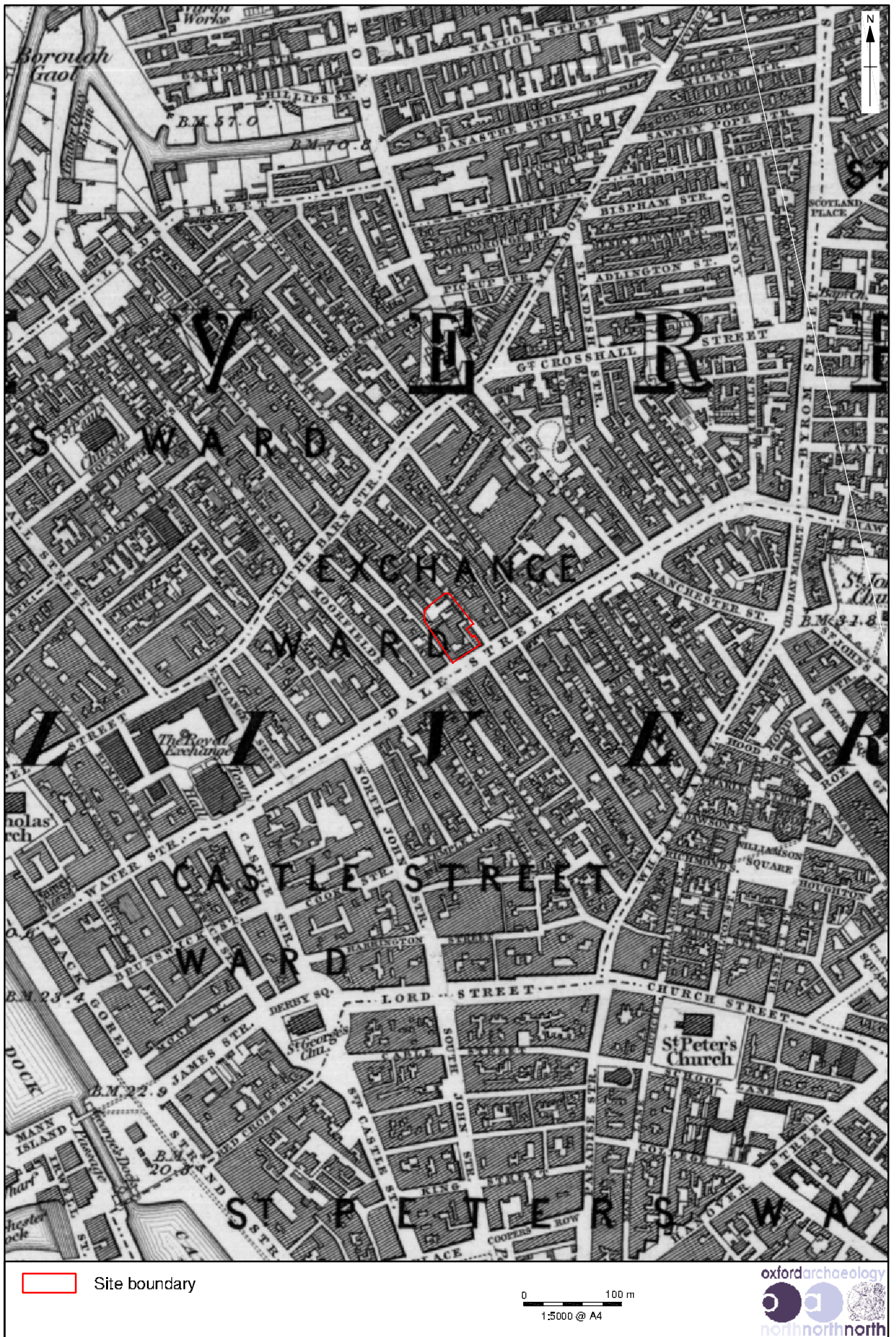
oxfordarchaeology
northnorthnorth

Figure 5: Eyes' Map of Liverpool, 1785



JQL10366*AMS*200511

Figure 6: Gage's map of Liverpool, 1807



JQL10366*AMS*200511

Figure 7: Ordnance Survey first edition 6" to 1 mile, 1851



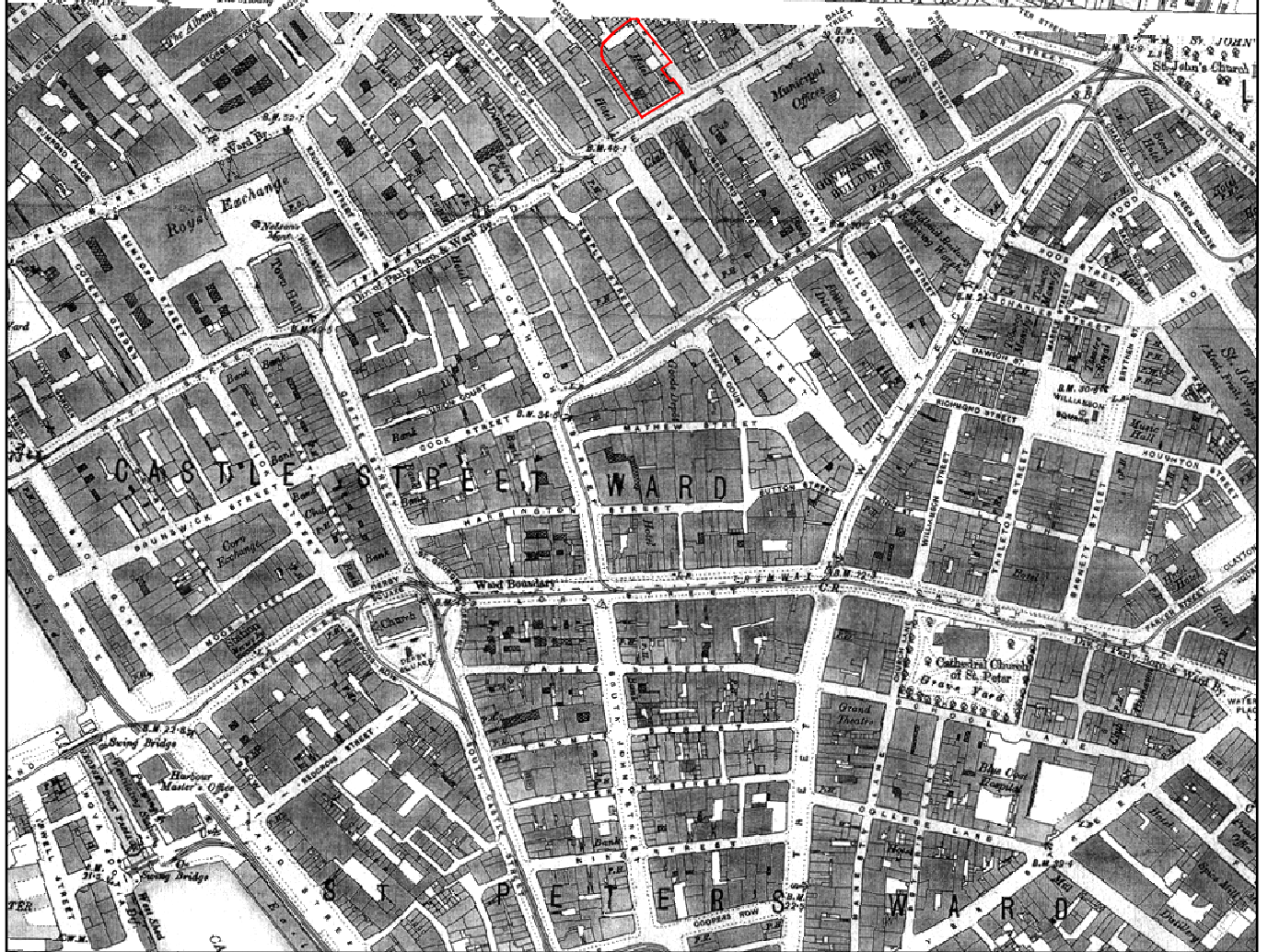
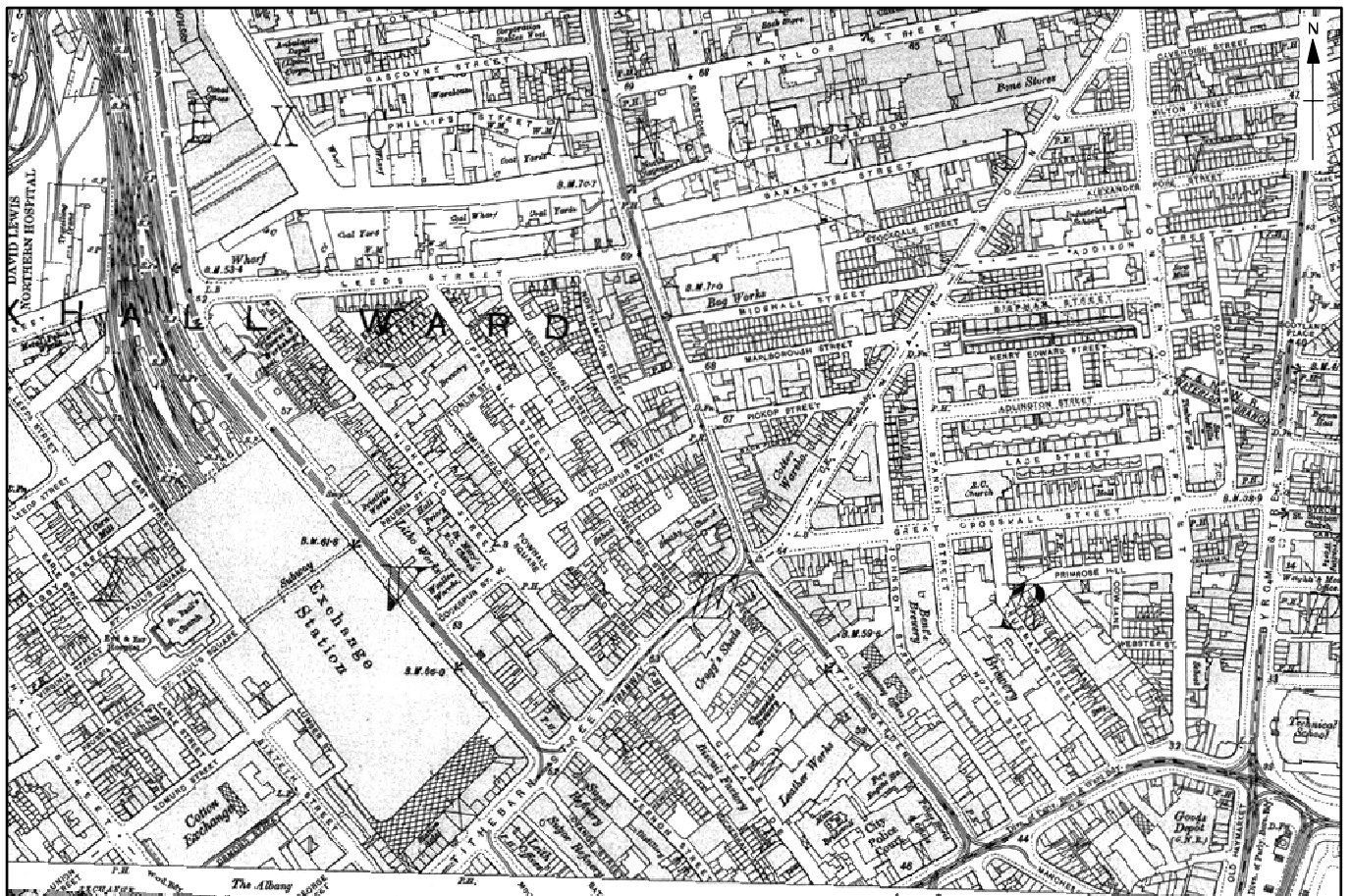
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 Site boundary

0 100 m
1:5000 @ A4



Figure 8: Dower's map of 1863



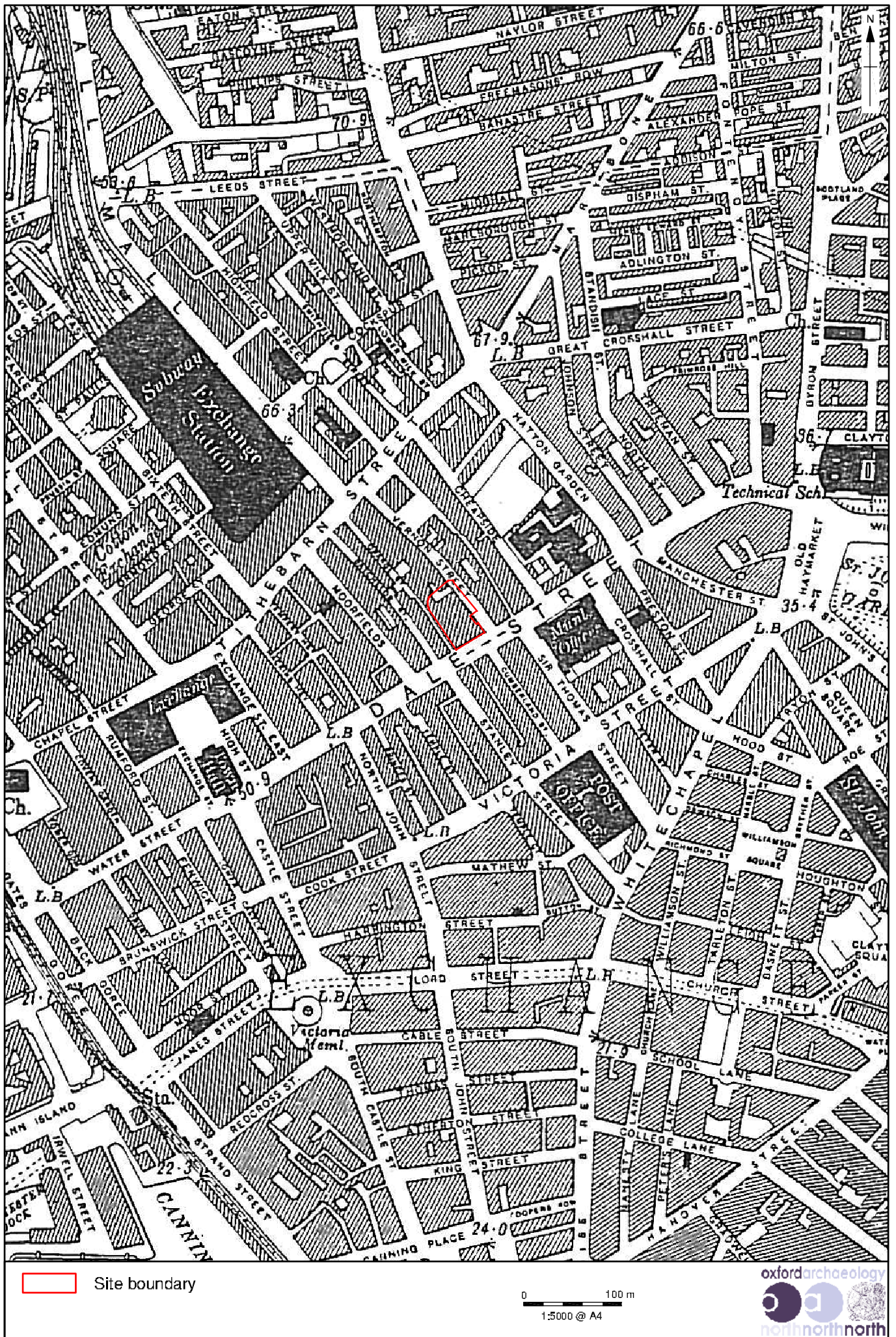
 Site boundary

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Figure 9: Ordnance Survey 25" to 1 mile, 1890



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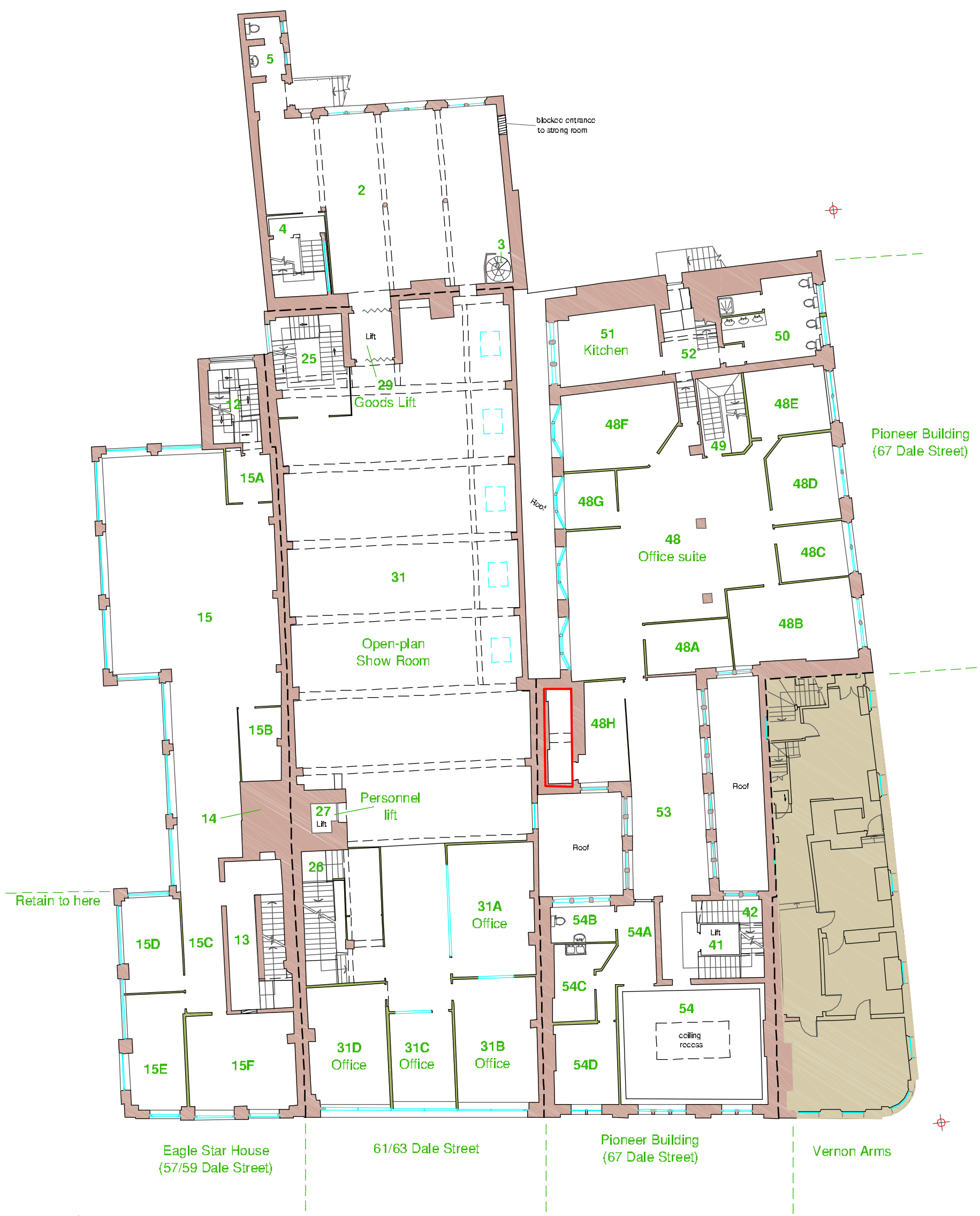
Figure 10: Ordnance Survey 25" to 1 mile, 1927












Figure 11: Dale Street: Basement



Figure 12: Dale Street: Ground floor



- | | | | | | |
|--|-----------------|---|---------------|---|-------------------------------|
|  | Original fabric |  | Wall |  | Room number |
|  | Later fabric |  | Overhead Beam |  | Not included in investigation |
|  | Blocking |  | Window |  | No access |

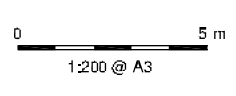
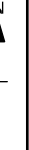


Figure 13: Dale Street: First floor












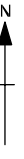
- | | | | | | |
|--|-----------------|---|---------------|---|-------------------------------|
|  | Original fabric |  | Wall |  | Room number |
|  | Later fabric |  | Overhead Beam |  | Not included in investigation |
|  | Blocking |  | Window |  | No access |



Figure 14: Dale Street: Second floor



- Original fabric
- Later fabric
- Blocking
- Wall
- Overhead Beam
- Window

84 Room number

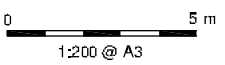


Figure 15: Dale Street: Third Floor



- Original fabric
- Later fabric
- Blocking
- Wall
- Overhead Beam
- Window
- 84 Room number

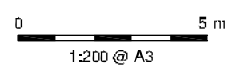


Figure 16: Dale Street: Fourth floor

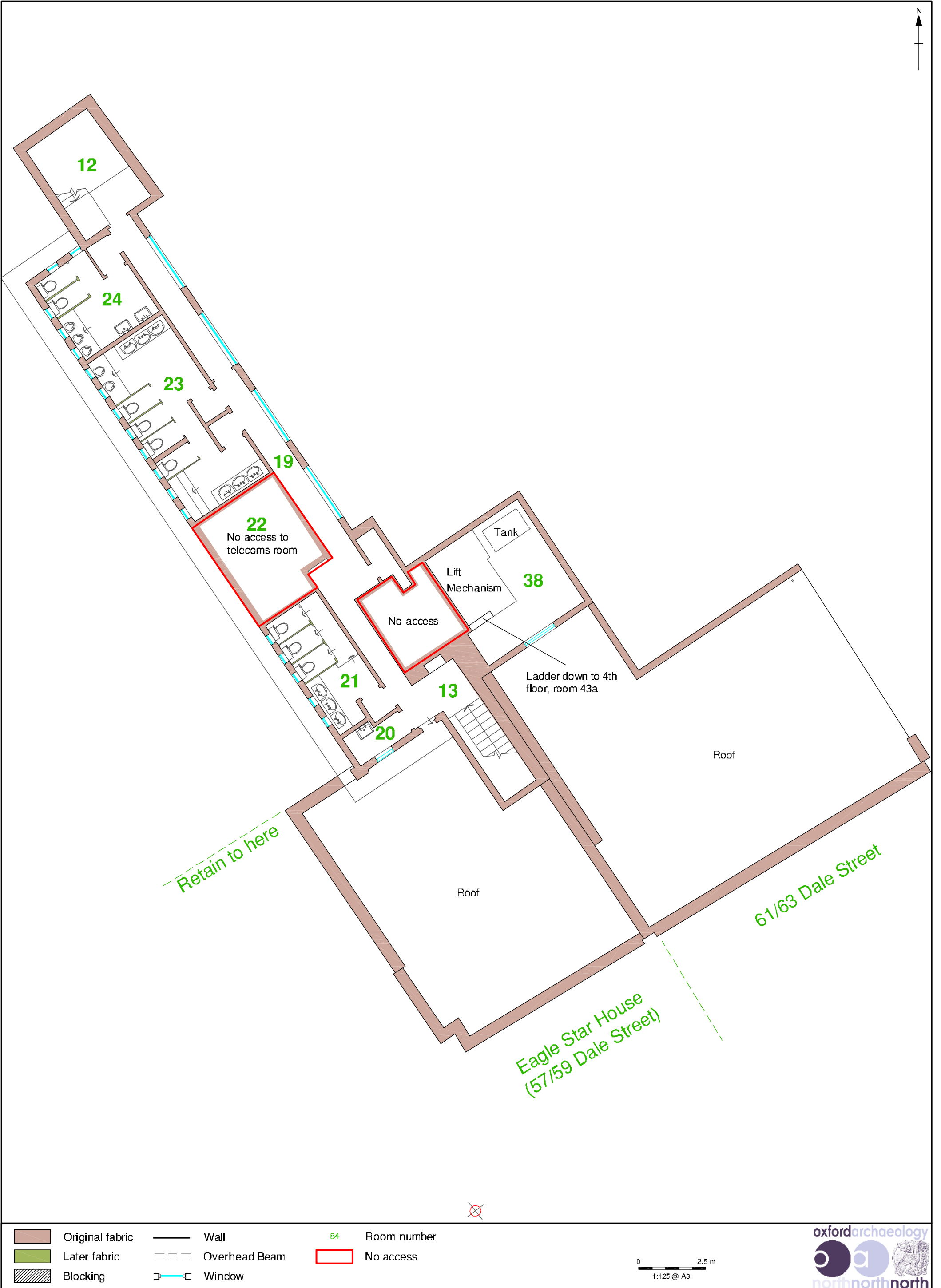
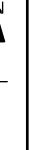


Figure 17: Dale Street: Fifth floor



Figure 18: Cross-section through 57-67 Dale Street

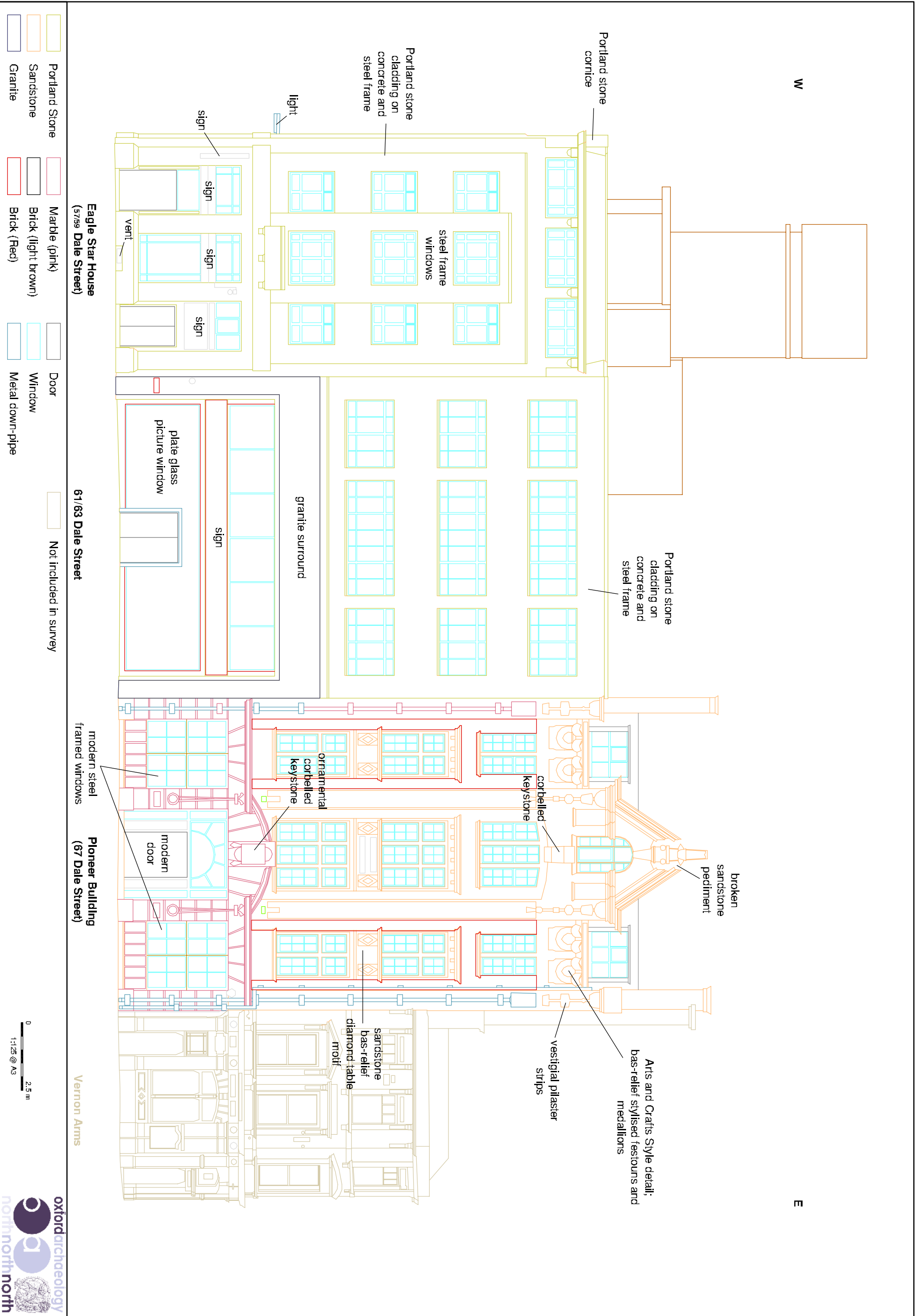
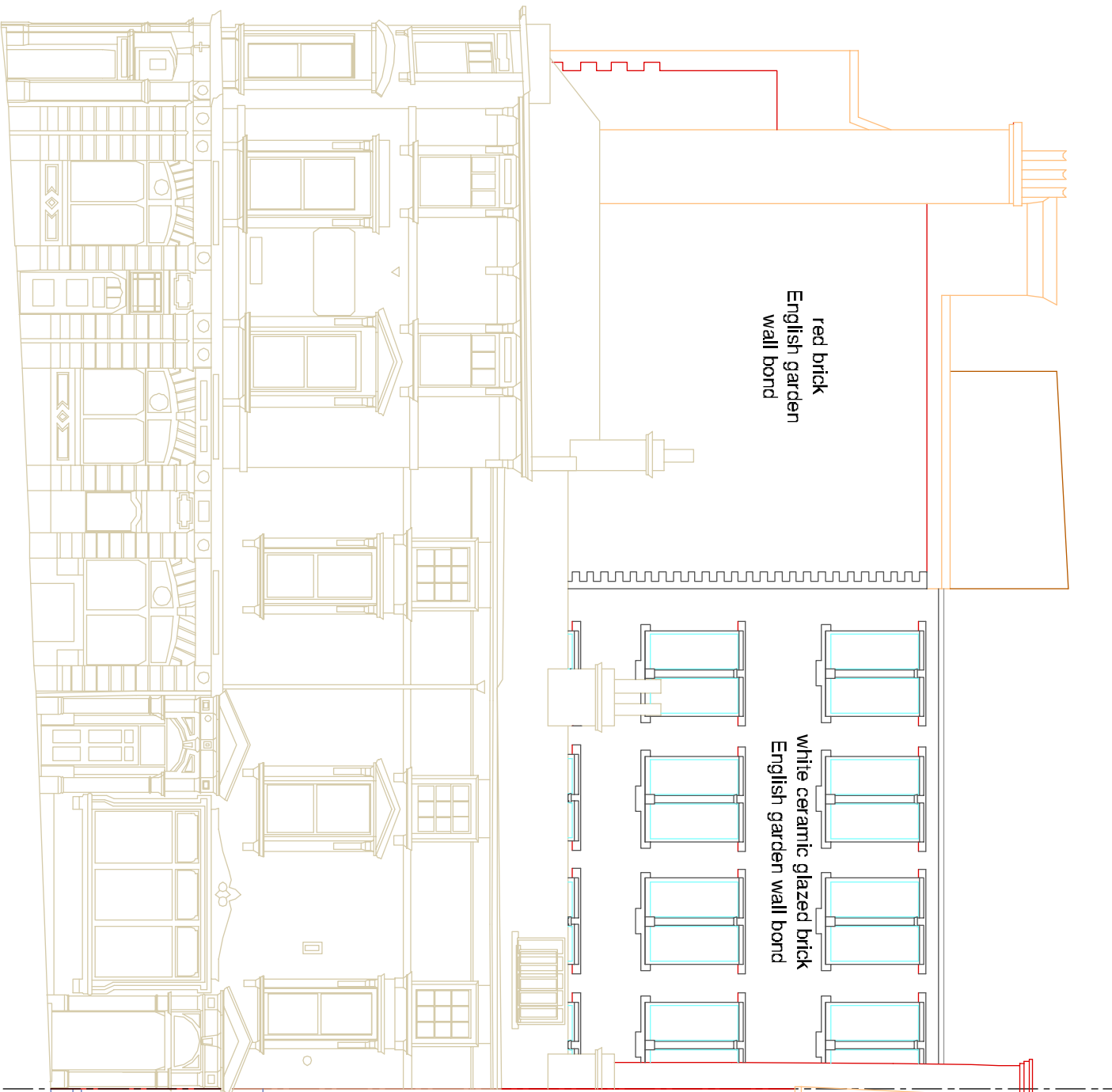


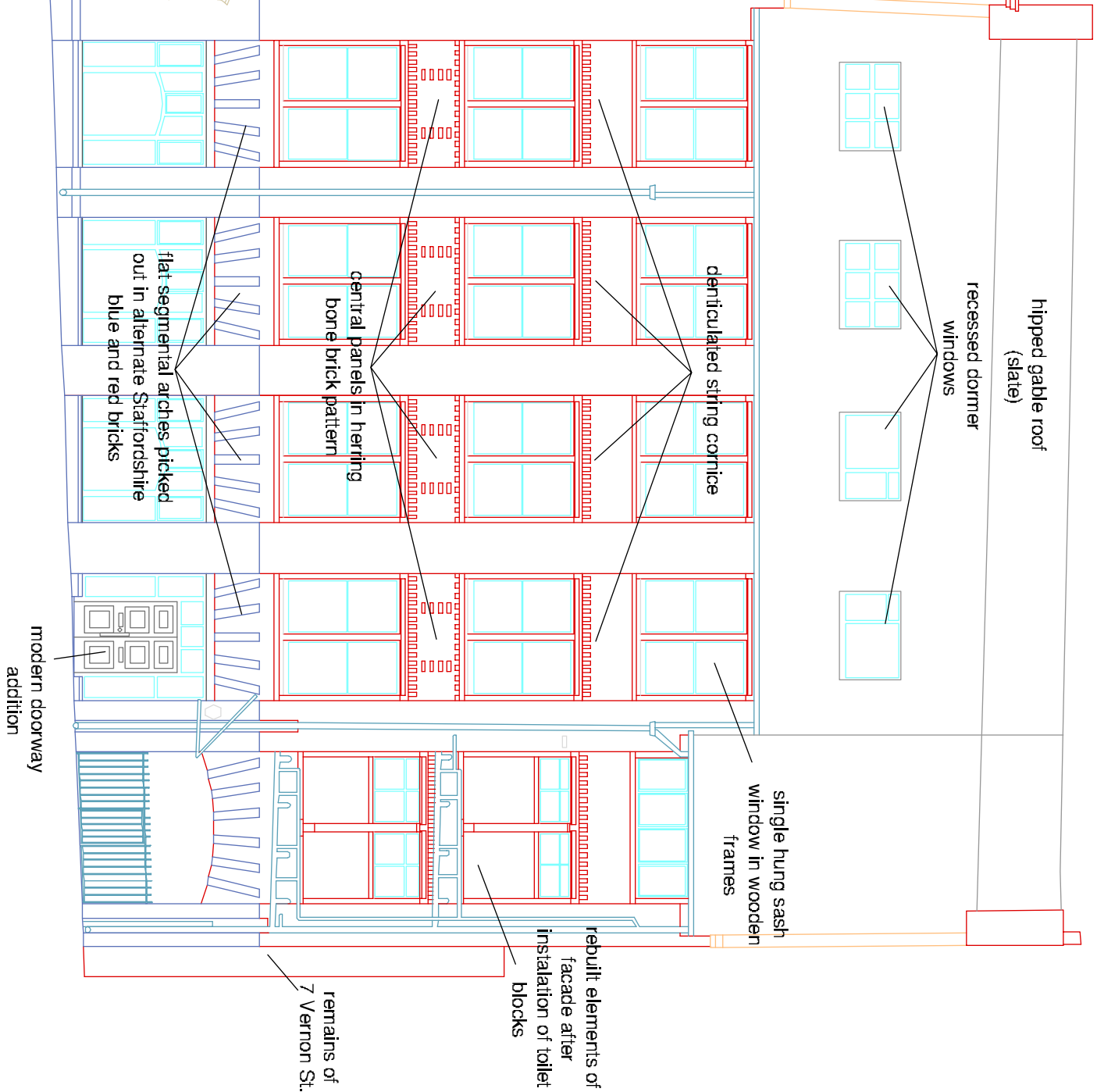
Figure 19: South-facing elevation of the Dale Street building facade

S



Change in Wall Direction

N



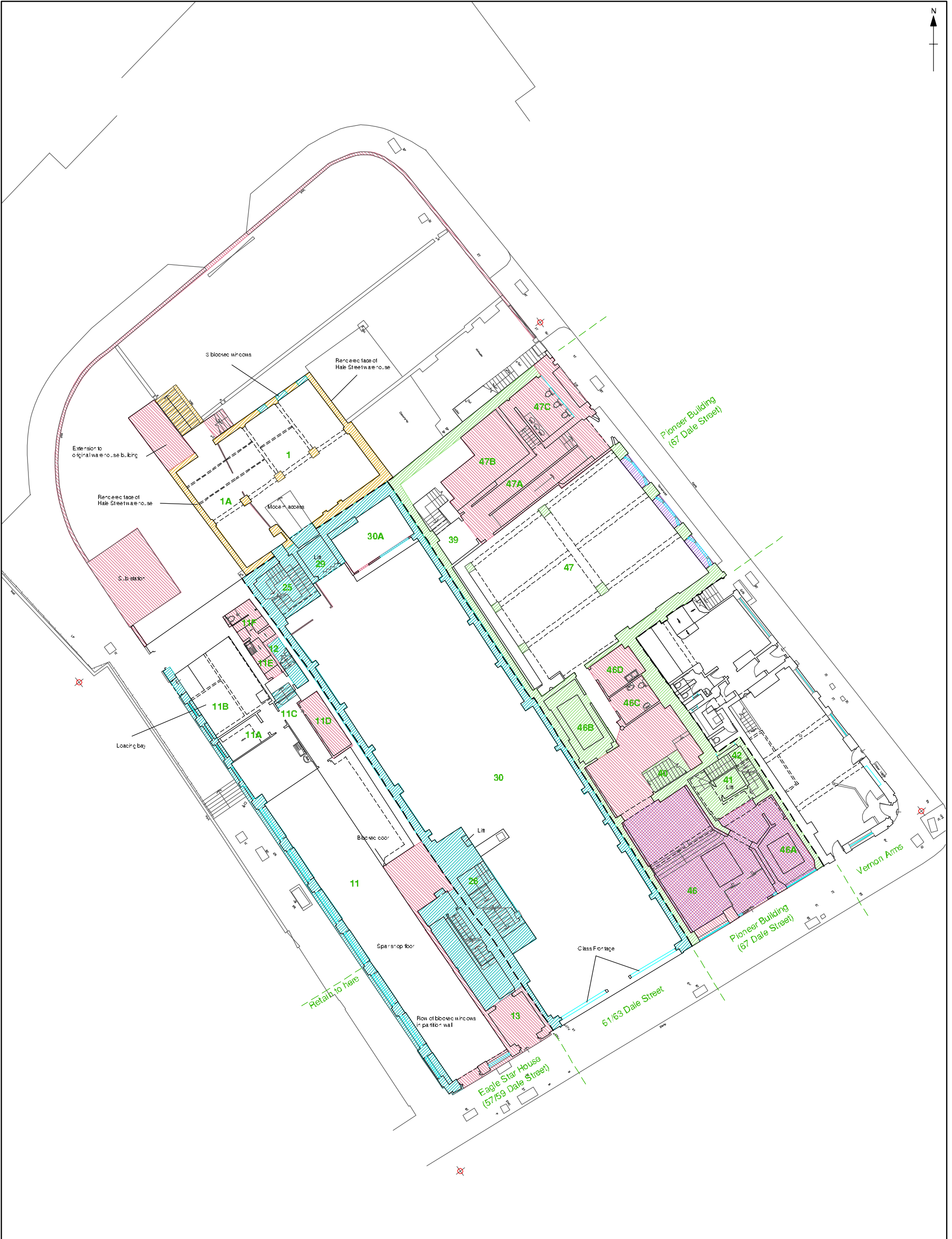
Vernon Arms







Pioneer Building
(67 Dale Street)

- Portland Stone
- Sandstone
- ceramic glazed brick
- Marble (pink)
- Brick (light brown)
- Brick (Red)
- Door
- Window
- Metal down-pipe
- Not included in survey

0 2.5 m
1:125 @ A3

Figure 20: East-facing elevation of the Vernon Street building facade



- | | | | |
|--|---------|---|--------------|
|  | Phase 1 |  | Phase 4 |
|  | Phase 2 |  | Phase 5 |
|  | Phase 3 |  | Phases 4 & 5 |

0 5 m
1:250 @ A3



Figure 21: Dale Street: Ground floor phase plan



Plate 1: South-facing elevation of 57-67 Dale Street, also showing 69 Dale Street, The Vernon Arms Public House



Plate 2: North-facing elevation of Hale Street Warehouse and surrounding courtyard



Plate 3: East-facing rendered elevation of Hale Street Warehouse



Plate 4: West-facing rendered elevation of Hale Street Warehouse showing the relationship with 57 Dale Street and 61/63 Dale Street



Plate 5: Basement *I* showing the central column arrangement



Plate 6: Basement *I* column and riveted steel joist detail



Plate 7: Ground floor open plan office 2 showing the column arrangement and strong room set into the east wall



Plate 8: Additional door and lift access to the annexed 61/63 Dale Street



Plate 9: Stairwell 4 and first floor corridor 6 showing newel posts



Plate 10: Directors office 7 showing $\frac{3}{4}$ height panelling and fireplace



Plate 11: Access to spiral staircase from first floor room **10**

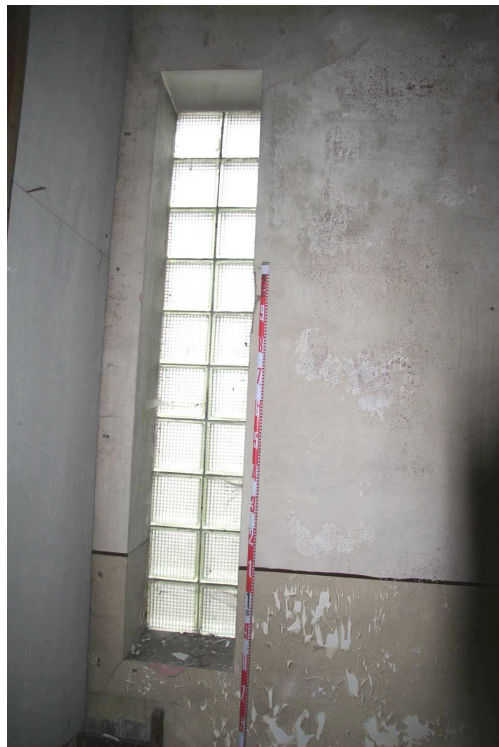


Plate 12: Modern glass brick window recessed into southern wall of Hale Street Warehouse in room **10**



Plate 13: South-facing elevation of 57 Dale Street



Plate 14: North-(pale brown brick) and west-facing (white glazed brick) elevations of 57 Dale Street



Plate 15: Spar retail outlet, ground floor



Plate 16: Crittall-style steel-framed windows on west-facing elevation of Spar retail outlet



Plate 17: Stairwell *12* at rear of 57 Dale Street



Plate 18: Stairwell *12* at rear of 57 Dale Street



Plate 19: First floor open office space *15*



Plate 20: Detail showing differences between window styles in south-and west-facing elevation 57 Dale Street



Plate 21: Second floor open office space **16** and **16A**



Plate 22: Second floor office space **16D**



Plate 23: Second floor office space **16E** showing panelled walls and suspended ceiling

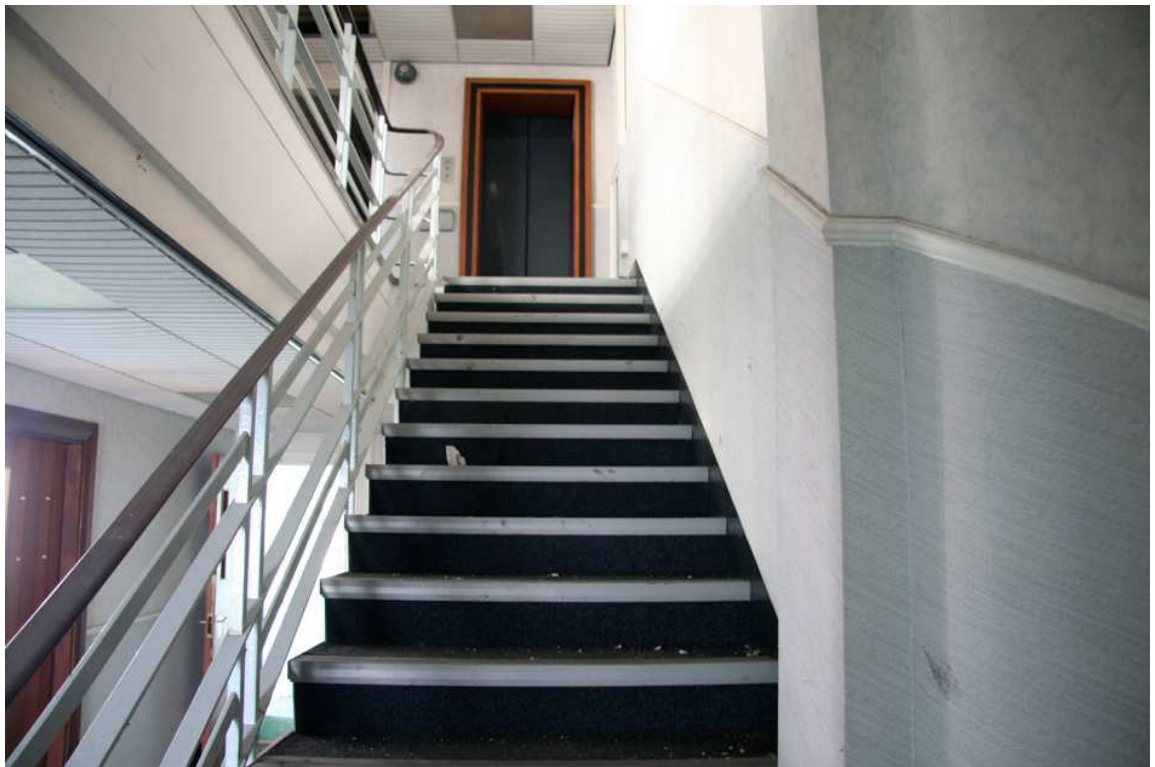


Plate 24: Stairwell **13** and lift **14**



Plate 25: Third floor stripped-out open plan office with floor scars showing locations of demolished partition walls *17*



Plate 26: Third floor open office *17C* showing suspended ceiling obscuring full height of original windows, plus column arrangement in south and west facing side of structure



Plate 27: Fourth floor stripped-out open plan office *18*



Plate 28: Fourth floor glass brick skylight detail in ceiling of office *18* along eastern wall



Plate 29: Detail of cross beams in ceiling



Plate 30: Detail of column in south-west corner of office *18A*



Plate 31: Structural detail revealed in north-west corner of *18A*



Plate 32: Roof of Eagle Star Building (57 Dale Street)



Plate 33: South-facing elevation of 61/63 Dale Street (centre)



Plate 34: Central area of 61 Dale Street showing relationship between 61/63 Dale Street and adjoining 67 Dale Street



Plate 35: Basement of 61 Dale Street



Plate 36: Ground floor of 61 Dale Street



Plate 37: Principal stairwell **26** (west side of building) 61 Dale Street



Plate 38: U-shaped office arrangement opening onto open plan first floor



Plate 39: Original air-conditioning system on the first floor



Plate 40: Photographic studio area in Room 32



Plate 41: Room 33 showing east/west orientated beams and windows in the south-facing elevation



Plate 42: Typical example of modern partitioned office on the third floor of 61/63 Dale Street



Plate 43: Third floor windows in the east-facing elevation of 61/63 Dale Street



Plate 44: Fourth floor lifting gear in Room 35



Plate 45: View across the roof to the access door, fourth floor



Plate 46: Fifth floor lifting gear



Plate 47: Principal elevation of 67 Dale Street (the Pioneer Building)



Plate 48: East-facing elevation of 67 Dale Street



Plate 49: Southern element of the south-facing elevation of 67 Dale Street



Plate 50: North-facing elevation of 67 Dale Street



Plate 51: West-facing elevation of 67 Dale Street

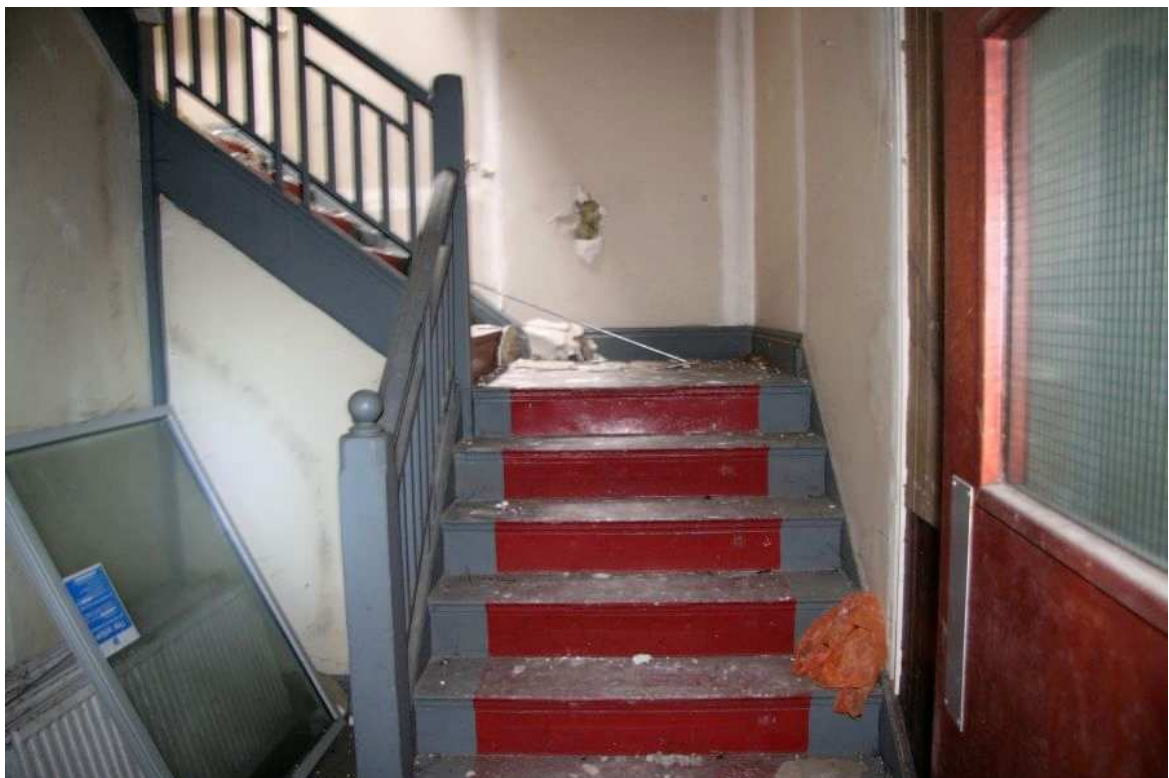


Plate 52: North stairwell access to the basement



Plate 53: Waterpump and tank



Plate 54: Detail showing the top of the original column and moulded plaster detail



Plate 55: Vernon Street entrance to 67 Dale Street



Plate 56: Foyer and main entrance at the south side of 67 Dale Street showing off-the-peg plaster mouldings



Plate 57: Original plaster moulding detail between the beams in Room 47



Plate 58: First floor partitioned office layout



Plate 59: Second floor partitioned office layout



Plate 60: Original plaster moulding detail behind the suspended ceiling in Room **60**



Plate 61: Detail of office arrangement on the third floor



Plate 62: Ornamental plaster moulding, ceiling detail



Plate 63: Windows in the east-facing elevation, fourth floor



Plate 64: Central arched window beneath broken pediment on the fourth floor, showing truncation by the suspended ceiling

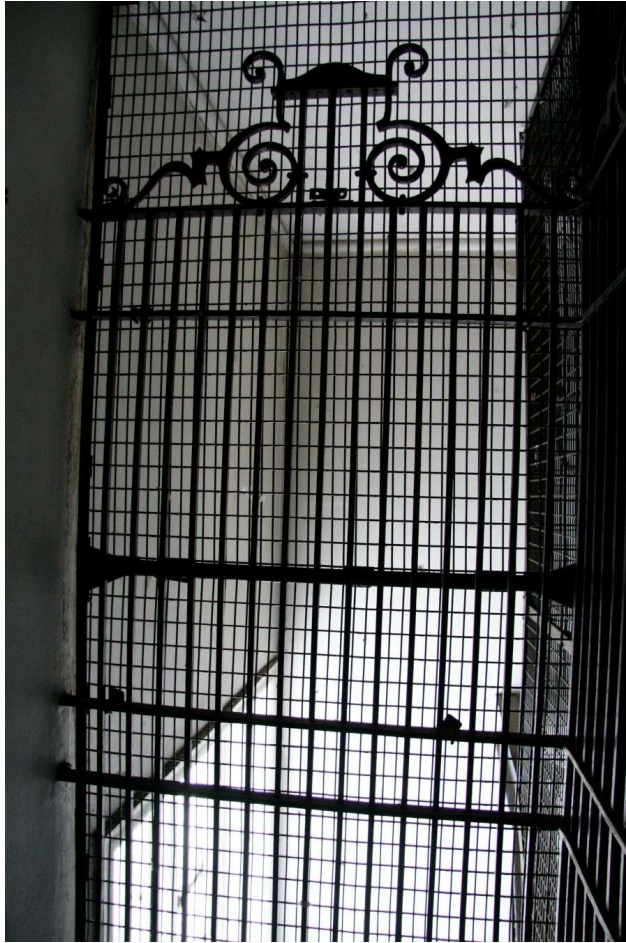


Plate 65: Ornamental gate at the termination of the fourth floor stairwell, north of lift