

ADDRESS

Malthouse, BREWERY LANE, LANCASTER

Parish LANCASTER
District LANCASTER
County LANCASHIRE

Case UID: 169289

Date First Listed: 02-MAR-2010

Formerly Listed As:

RECOMMENDATION

Outcome: Yes, list

Recommended Grade: II

13-JAN-2010

BACKGROUND:

After examining all the papers on this file and other relevant information and having carefully considered the architectural and historic interest of this case, the criteria for listing are fulfilled.

HISTORY:

The precise date when brewing commenced on this site cannot be verified. There is a datestone of 1669 on the gable of the north wing facing onto Brewery Lane but this is thought to have been reused in the C19. No brewery is shown on the Docton map of 1684. Although there has been some question about the precise date of this map, it does appear to indicate that the site was undeveloped in the mid-1680s. Both Stephen Gardner, Senior Conservation Officer at Lancaster City Council, and Dr. Andrew White, former Curator of Lancaster City Museums, are of the opinion that any variation in this date would only be by one or two years.

Initial results of tree-ring analysis undertaken in December 2009 on in situ timbers in the malthouse indicates that they were of Polish or German origin and the trees were probably felled and used in the mid-1750s. The brewery appears on the Mackreth map of Lancaster dated 1778. It is depicted in plan as a C-shaped complex of ranges grouped around the north, south and east sides of a yard opening on to Brewery Lane to the west. The north and south sides are subsequently referred to as the north and south wings. The east range falls into two parts, a long malthouse and a shorter, taller section that probably functioned as the early brewhouse and is referred to as the 'low tower' at the junction of the north wing and east range. Also depicted on the Mackreth map is a building identified as a cottage and vault projecting southwards into the yard from the western end of the north wing.

From around 1800-1811 the brewery was owned by John Proctor, after which it was bought by the Walker family of Preston. The brewery was advertised for sale or rent in the Lancaster Guardian of 12 February 1831 and consisted of a 'brewery, malt kiln, warehouse, stable, yards, and other premises'. In 1833 the brewery was in the ownership of a Mr Townley of Blackburn. Around the middle years of the C19 brewing appears to have ceased and a capacious building in 'The Old Brewery' was described in the Lancaster Guardian as being engaged as the drill room of the 10th Lancaster Rifles, while for a time the Wesleyan Sunday School was held there too in the precursor of the present north wing.

About 1872 the site came into the possession of the firm of Jackson & Yates who operated as maltsters only. Towards the end of that decade the title of the firm changed to Yates & Jackson and soon after this the business was extended with brewing recommencing and new buildings being

added together with some existing buildings being converted and others demolished. At an unspecified date before 1890 a two-storey brick lean-to was constructed against the east wall of the 'low tower'. The north wing was rebuilt and extended in 1881 (though incorporating the 1669 datestone in its west gable), and the south wing was rebuilt in 1884.

In 1901 the architect W. Arthur Deighton of Manchester prepared plans, which were executed, for a major extension to the brewery. This included a four-storey brewhouse tower and associated ranges comprising a two-storey three-bay hipped-roof block and a single-storey four-bay boiler house. Drawings of the brewery dated to 1901 confirm that the earlier 'low tower' and the north wing were used as 'old fermenting rooms' at this time.

At some time after 1931 the cottage and vault were cleared and by 1969 the yard had been enclosed by the construction of a modern west wall and roofed over. At an unspecified date in the C20 the malthouse was re-roofed using asbestos sheeting.

In 1984 Yates & Jackson was taken over by Thwaites and the brewery sold to Mitchell's. Mitchell's ceased brewing here in 1999 but have continued use of a modern distribution warehouse on the northern part of the site.

DESCRIPTION:

A former brewery and malthouse with C18 origins altered and extended in the C19 and C20 with a brewhouse tower and associated ranges designed by W Arthur Deighton in 1901. It is constructed of rubble, stone and brick and is largely roofed in slate apart from the malthouse which has been re-roofed with asbestos sheeting. The complex is sub-rectangular in plan.

Exterior: The west elevation consists of six stone-built elements described from south to north; a two-storey south wing beneath a hipped roof with all windows and doors blocked, the façade of a slightly taller two-storey modern infilling of the former yard that has a wide door at its right end and is rendered on its upper floor, the north wing gable with a central double door and a pedestrian door to the right, the gable of a four-storey two-bay brewhouse tower, a two-storey three-bay range associated with the brewhouse tower, and a tall boundary wall behind and beyond which is a modern distribution plant.

The north elevation is of brick with concrete lintels and comprises the brewhouse tower with two attached ranges extending northwards into a new yard; the western being the two-storey range fronting Brewery Lane, the eastern being a single-storey range along the rear of the plot with a large truncated square chimney. The four-storey portion of the brewhouse tower is in two parts; a three-bay western section and a slightly taller two-bay rear eastern section. The third floor of the western section has large louvred openings in all three external walls. The brewhouse tower is surmounted by two dormers or vents louvred on the north side only.

The east elevation is partly obscured by neighbouring buildings, however parts of the brick-built east gable of the brewhouse tower and the two-storey lean-to are visible as is the upper part of the three-storey stone-built 'low tower' to which the lean-to is attached, together with the remains of a truncated square chimney at the south east corner of the 'low tower'. Also partly visible although heavily covered by vegetation growth is the east wall of the malthouse.

The south elevation is also heavily vegetated but comprises the gable of the malthouse and the two-storey south wing.

Interior: The main surviving element of the buildings depicted on the Mackreth map of 1778 is the east range comprising the malthouse and the 'low tower'.

The malthouse consists of three full storeys, a boarded attic or roof space and an infilled basement of uncertain extent beneath the present concrete floor which has been raised and does not relate to the original ground floor level. The original first floor has also been removed to accommodate this raising of the ground floor. In the building's north east corner there is a brick-lined sump or well from where water for the brewery was pumped. Ceiling beams divide the interior into 13 bays, but the roof structure consists of a smaller number of longer bays. The original roof has been replaced by asbestos sheeting although many early timbers remain in situ. The upper floor frames are partly intact apart from the northern end of the building where the beams remain but not the joists and boards. All the original roof trusses survive. Most windows and doors have been blocked, however, a first floor doorway survives in the east wall. A large modern door in the west wall gives access into the former yard. The east wall retains evidence of a phased construction with the five southern bays and two northern bays being distinguished from the remaining six bays by straight joints in the masonry, and by the use of crude rubble corbels supporting the beam ends. By contrast the six intervening bays are characterised by dressed quarter-round corbels matching those found along the whole length of the west wall. In the north wall there is a blocked doorway at attic level which formerly gave access into the 'low tower'.

The 'low tower' has walls of rubble stone on all sides apart from its west where a later brick wall replaced the original, possibly on a different alignment. It is of three-storeys and is gabled east-west. There are what appear to be blocked windows in the east and south walls and another window in the brick west gable. Internal fixtures appear to relate to the C19 and the brewery alterations and extension of 1901. Doorways have been inserted into its east wall to afford entry to the later lean-to and into the north wall to give access to the 1901 brewhouse tower.

The two storey south wing is divided into an east and west compartment and formerly contained a drying kiln consisting of a kiln floor set over furnaces in the eastern half and a ground floor stable and coach house with hay loft above in the western half. Little of interest remains in situ other than a blocked doorway that formerly gave access between the malthouse and kiln. Original furnaces and drying floor have been removed.

The north wing retains some C18 fabric in its south wall but has been extended on its north side and has a wider plan than the previous north wing which was used as a Sunday School in the 1840's. There is no evidence of a former first floor or attic floor and the wing is open from the ground floor to the roof. There is upper level fenestration although that in the north wall is blocked by the later 1901 brewhouse tower. It is roofed with late C19 king-post trusses.

The 1901 brewhouse has cast iron columns supporting iron and steel floor beams to each floor together with cast iron lintels. On the ground and first floors the four-storey and two-storey portions are integrated with no dividing wall. Whilst modern brewing equipment remains in situ some early C20 equipment including a cooling tank and a grist case survive.

ASSESSMENT:

CONTEXT:

Mitchell's Brewery has been assessed for listing on three separate occasions, firstly in the early 1990s for which no records have been located, again in 1999 and lastly in 2007. On each occasion the Secretary of State returned a decision not to list. A review of the latter decision was

undertaken in May/June 2007 and the Secretary of State's decision not to list was upheld. In October 2009, new information was supplied which meant that a further assessment is now being carried out.

Mitchell's Brewery forms a significant element within the area of the Lancaster LP Canal Corridor North Site, a large proposed redevelopment comprising a retail led mixed use scheme which would involve demolition of some existing buildings prior to redevelopment. A subsequent planning inquiry was undertaken during 2009 during which English Heritage opposed the developer and the local planning authority (LPA). During the course of the planning inquiry the owners of the brewery submitted a demolition notice for the building which was granted by the LPA.

Following requests Lancaster City Council (LCC) declined to serve a Building Preservation Notice or to extend the boundary of the Conservation Area to include the brewery. In November 2009 English Heritage approached the DCMS to ask them to use their own powers to designate a wider Conservation Area. DCMS subsequently declined the opportunity to extend the Conservation Area to include the brewery.

In late November 2009 LCC decided it would no longer require EIA scoping or an agreed methodology for demolition of the brewery. The result of this decision means that no further permission or approval is required for the demolition of the brewery.

In early December 2009 Save Britain's Heritage obtained a High Court injunction restraining the owners of the brewery from demolishing the building prior to serving a Judicial Review on LCC. The outcome of the Judicial Review has not been decided at the time of this report.

In late December 2009 the Secretary of State refused to grant planning permission for the Lancaster LP Canal Corridor North Site.

ASSESSMENT:

Whilst brewing in the medieval and post-medieval periods is thought to have continued on a small and localised level, the beginning of commercial brewing on a large scale is predominantly associated with the Industrial Revolution when large and localised markets for the product appeared. As the brewing industry developed, particularly during the Victorian period, breweries typified by their tall towers began to appear on townscape skylines. In England there are approximately 400 listed breweries.

The Industrial Buildings Selection Guide notes numerous key issues to address when considering industrial buildings for listing. Those most relevant to Mitchell's Brewery include the following:

- (A) Integrated sites where the process to which a building is related involves numerous components, then the issue of completeness becomes overriding.
- (B) Architecture and process where an industrial building should normally reflect in its design the specific function it was intended to fulfil.
- (C) The survival of machinery where it is the machinery itself that makes a building special.
- (D) Technological innovation where some buildings may have been the site of the early use of important processes, techniques or factory systems, or where the technological significance resides in the building itself rather than the industrial processes it housed.
- (E) Historic interest where physical evidence of important elements of industrial history survives well or where there is historical association with notable achievements particularly in relation to the person or products involved at the site in question.

(F) Rebuilding and repair where partial rebuilding and repair of a site is related to the industrial process and provides evidence for technological change that may in itself be significant enough to warrant protection

(G) Regional factors where the selection of buildings is undertaken with a regional perspective in order to achieve a representative sample for each sector of an industry.

An additional key issue to address when assessing breweries for listing is that of the brewery tower. Towers, particularly those that are embellished, are always candidates for designation.

(A) Whilst the buildings that comprise Mitchell's Brewery form a relatively integrated whole the individual buildings themselves are the product of C18, C19 and C20 developments and organic growth on the site with alterations continuing into the late 1960s. Over the course of the site's history there have been times when some functions (such as brewing) have not taken place on the site. The result of these developments has left the brewery with the overriding appearance of an early C20 brewery with both early and later components. Whilst this may reflect part of the architectural history and development of brewing on the site, what remains is fragmented with survival of standard late C19 buildings and C20 brewing equipment, and only the malthouse and much-altered 'low tower' remaining of the C18 brewery complex.

(B) The architectural features of parts of the brewery complex clearly reflect the specific function they had. In particular the early C20 brewery tower, whilst being a relatively modest example of this type of structure, is nevertheless an unmistakable example of a brewery tower. To a lesser extent the malthouse too also reflects its specific function despite the absence of its kiln roof and the blocking of all its windows. The 'low tower', although much altered, may have functioned as an early brewhouse.

(C) Surviving machinery is found in the early C20 brewery tower and in the 'low tower'. It all relates to C20 beer production and much of it is relatively modern and of little interest. An open cooler in the brewery tower is one of what is thought to be only two examples remaining, the other being at Hook Norton Brewery (Listed Grade II).

(D) With the exception of the malthouse, there are no obvious technological innovations associated with the buildings on the brewery complex nor are there any innovative processes known to be associated with the brewery. Amber Patrick's 2007 report on Mitchell's Brewery site notes that few large and urban C18 malthouses still survive nationally, although there are many small ones. The scale of this building is almost unknown for a C18 malthouse and as such it is an important and unusual survival marking the increasing industrialisation of the malting process.

(E) Dendrochronological dating of timbers in the malthouse has shown that they originated from Poland. While the use of Baltic timber is not unusual for this period it does illustrate an important element of the Port of Lancaster's trading network during the mid-C18.

(F) The rebuilding and repair of the Mitchell's Brewery site, whilst contributing to the development of brewing between the C18-C20 does not illustrate any significant technological changes that warrant protection.

(G) With regard to a representative sample of breweries being designated as part of any regional representation it is clear that the north west and the historic county of Lancashire is already well represented with existing Grade II listed breweries being the Robert Cain Brewery, the Gateacre Brewery and the Rose Brewery, all in Merseyside, Hydes Anvil Brewery and Chesters Salford

Brewery in Greater Manchester, the High Brewery in Workington and Carlisle Old Brewery, both in Cumbria.

It has also been noted that brewery towers, particularly where embellished, are always candidates for designation. Mitchell's early C20 brewery tower is architecturally plain for the period with embellishment being largely confined to the use of coursed sandstone facing and ashlar dressings on the Brewery Lane elevation. As such it compares poorly with its designer W A Deighton's only other listed brewery tower at Chesters Salford Brewery, dated 1896, and more elaborate brewery towers in the north west such as those at Robert Cain's Brewery, Merseyside, and the High Brewery, Workington.

Considered as a whole, Mitchell's is dominated by late-C19 and C20 buildings and machinery which are of little interest. While the industrial process of the various elements is intelligible, little of what survives is of interest in a national context. However, the set of buildings at Mitchell's are not uniform and the malthouse, in particular, merits closer attention. It dates to the mid-1750s, putting it in a date bracket where most buildings are listed. Other parts of the complex contain fabric which appears to date from this period, in particular the 'low tower' and north wing. However, in these cases, the remains are fragmentary and are not readily intelligible in terms of their earlier function. This is not the case with the malthouse which retains the majority of its large timber malting floors.

There are over 650 listed malthouses in England of which ten are located in the historic counties of Lancashire, Cumberland and Westmorland. This relatively low number reflects the fact that north west England did not contain traditional 'malting counties'. Of those malthouses currently listed many are maltings in name only, having been converted to residential use. The greatest proportion date to the C19 with a much lesser number being of C18 date and on a much smaller scale than the example at Mitchell's.

In summary, whilst clearly being an important example of a smaller town brewery at a local level and contributing to the local streetscene, the Mitchell's Brewery complex as a whole does not meet the criteria for listing in its entirety. However, the malthouse is a rare example of a C18 maltings built on this scale and as such is of special interest and should be considered for designation.

CONCLUSION:

The malthouse fully meets the criteria for listing at Grade II as a building of special architectural or historic interest in a national context.

The remainder of the buildings comprising Mitchell's Brewery including the 'low tower' the north wing, the south wing and the C20 additions including the brewhouse and its associated buildings do not meet the criteria for listing.

SOURCES:

Arnold, A, & Howard, R, Initial Results of the Tree-Ring Analysis at Mitchell's Brewery, Lancaster. Sample Nos. LNC-A01 - LNC-A20. Nottingham Tree-Ring Dating Laboratory (December 2009)

Arnold, A, & Howard, R, Mitchell's Brewery, Brewery Lane, Lancaster, Tree-Ring Analysis of Timbers. Research Department Report Series XX-2010. Unpublished Report for English Heritage (2010)

Evans, D, The Buildings of Mitchell's Brewery, Unpublished Report for Montagu Evans (2007)

Industrial Buildings Selection Guide, English Heritage (2007)

Lancaster Guardian 12 February 1831

Menuge, A, Mitchell's Brewery, Brewery Lane, Lancaster. Unpublished Report produced by Adam Menuge, Senior Investigator & Team Leader, Architectural Investigation, Research & Standards, English Heritage (December 2010)

Patrick, A, Maltings in England. Strategy for the Historic Industrial Environment Report No. 1. English Heritage (2004)

Patrick, A, The Malthouse and Brewery, (Mitchell's Brewery site), Brewery Lane, Lancaster. Unpublished report (2007)

Pearson, L, Strategy for the Historic Industrial Environment: The Brewing Industry, A report by the Brewery History Society for English Heritage (2009)

Maps

c.1684 Map prepared by Kenneth Docton in the 1950s based on surveyor's measurements of street frontages.

1778 Stephen Mackreth, Plan of the Town of Lancaster

Architectural drawings

1901 'Messrs Yates & Jackson, Proposed Extension to Brewery, Lancaster', signed 'W Arthur Deighton Architect, 41 John Dalton Street, Manchester, dated April 1901' and endorsed 'Lancaster Corporation, Approved, 15 April 1901.

REASONS FOR DESIGNATION DECISION:

The Malthouse is recommended for designation at Grade II for the following principal reasons:

- * It is a rare surviving example of a multi-floored C18 maltings
- * It is a rare surviving example of an C18 maltings that is built on an industrial as opposed to a rural scale
- * It is one of only a small number of surviving maltings in north west England, an area outside the traditional 'malting counties' of England
- * Dendrochronological dating has shown that the timbers used in the maltings originated in Poland. As such this enhances our knowledge of the trading links associated with the Port of Lancaster during the C18.

VISITS

11-DEC-2009 Full inspection

Visited with Nick Bridgland, Heritage Protection Team Leader, Adam Menuge, Senior Architectural Investigator & Team Leader, Robert Howard & Alison Arnold, Dendrochronologists, Nottingham Tree-ring Dating Laboratory

COUNTERSIGNING

Countersigning Comments: Agreed. Mitchell's Brewery has grown gradually and not all parts demonstrate the same level of interest. Overall the brewery is of fairly standard quality but the survival of the large C18 malthouse marks this structure alone as meriting designation in the national context.

08.02.10

Second Countersigning Comments:

HP Director Comments:

Proposed List Entry

02-MAR-2010

BREWERY LANE
Malthouse

II

Case UID: 169289

Proposed LBS UID: 507738

A malthouse of C18 date now part of the former Mitchell's Brewery complex, architect unknown.

MATERIALS: Stone rubble with stone lintels externally and timber lintels internally, with concrete and timber floors beneath a roof of asbestos sheeting.

PLAN: The malthouse is rectangular in plan.

EXTERIOR: The building is heavily masked by vegetation growth on the east and south sides and is abutted on its west and north sides by the south wing, north wing and 'low tower' - a former brewhouse. On the long east elevation two small blocked windows are visible, each on a different floor level, towards the south end of the elevation. The south gable displays two stone lintels towards the apex of the gable with a straight line joint below. The west elevation onto the former yard has had a large modern door inserted and ground floor level and brick pillars have been built against the elevation to support the modern roof structure above the yard. The lower part of the wall either side of the

modern door has been rendered and there are two blocked windows, each on a different floor level, to the right of the door.

INTERIOR: The malthouse consists of three full storeys, a boarded roof space or attic, and a basement or sunken ground floor of uncertain extent. Ceiling beams divide the interior into thirteen bays, but the roof structure, which appears to be contemporary with the floors, consists of a smaller number of longer bays which probably indicates that the loads intended to be supported by the main floors were considerably greater than those carried by the roof space floor.

The east wall appears to be of a phased construction with its five southern bays and two northern bays being distinguished from the remaining six bays by straight joint in the masonry, and by the use of crude rubble corbels supporting the beam ends. The six intervening bays are characterised by dressed quarter-round corbels which match those found on the building's west wall.

The concrete ground floor ramps up to a slightly higher level at the southern end of the building and does not equate to the original floor level. Corbels at the northern end of the east wall indicate that the early ground floor was raised over a basement which was at a lower level than the present concrete floor. The original timbers of the ground floor do not survive but they were set slightly above the level of the present concrete floor. In the building's north east corner there is a brick-lined sump or well from where water for the brewery was pumped.

The upper timber floor structure is of softwood beams with irregular joists and appears to be consistent throughout the building, suggesting that the five southern and two northern bays of the east wall have been retained from an earlier structure or structures. King-post trusses have notched in struts with iron stirrups at the feet of the king-posts. The floor frames are largely intact apart from the northernmost bays where the beams survive but not the joists or floorboards.

At the northern end of the buildings against the west wall there is evidence for a stair position and in the floor of the lowest timber floor there is a trap for either a stair or a hoist in the fifth bay from the south.

Virtually all the building's windows have been blocked and appear to have been spaced regularly in alternate bays along each of the long walls as well as the south gable wall. There is also an external first floor door in the second bay from the north on the east wall. In the north wall there is a blocked attic-level doorway that formerly led into the adjoining 'low tower'.

All the original roof trusses appear to survive, although a number have had struts removed and the purlins appear to be replacements.

HISTORY: The precise date when malting and brewing commenced on this site cannot be verified. There is a datestone of 1669 on the gable of the north wing of the brewery complex facing onto Brewery Lane but this is thought to have been reused in the C19. No brewery is shown on the Docton map of 1684.

Initial results of tree-ring analysis undertaken in December 2009 on in situ timbers from ground floor ceiling beams in the malthouse indicates that they were of Polish origin and the trees were probably felled and used in the mid-1750s. The brewery appears on the Mackreth map of Lancaster dated 1778. It is depicted in plan as a C-shaped complex of ranges grouped around the north, south and east sides of a yard opening on to Brewery Lane on the west. The malthouse forms the larger southern portion of the east range as depicted on the Mackreth map.

From around 1800-1811 the brewery was owned by John Proctor, after which it was bought by the

Walker family of Preston. The brewery was advertised for sale or rent in the Lancaster Guardian of 12 February 1831 and consisted of a 'brewery, malt kiln, warehouse, stable, yards, and other premises'. In 1833 the brewery was in the ownership of a Mr Townley of Blackburn. Around the middle years of the C19 brewing appears to have ceased for a time.

About 1872 the site came into the possession of the firm of Jackson & Yates who operated as maltsters only. Towards the end of that decade the title of the firm changed to Yates & Jackson and soon after this the business was extended with brewing recommencing and new buildings being added together with some existing buildings being converted and others demolished.

In 1901 the architect W. Arthur Deighton of Manchester prepared plans, which were executed, for a major extension to the north side of the brewery complex.

By 1969 an open yard between the malthouse and Brewery Lane had been enclosed by the construction of a modern west wall and roofed over. Brick pillars were built against part of the malthouse's west wall as roof supports. The malthouse is thought to have ceased being used as such at an unspecified date during the C20. Also at an unspecified date in the C20 it was re-roofed using asbestos sheeting.

In 1984 Yates & Jackson was taken over by Thwaites and the brewery sold to Mitchells. Mitchell's ceased brewing here in 1999 but have continued use of a modern distribution warehouse on the northern part of the site.

SOURCES: Howards, R, & Arnold, A, Initial Results of the Tree-Ring Analysis at Mitchell's Brewery, Lancaster. Sample Nos. LNC-A01 - LNC-A20. Nottingham Tree-Ring Dating Laboratory (December 2009)

Industrial Buildings Selection Guide, English Heritage (2007)

Lancaster Guardian 12 February 1831

Menuge, A, Mitchell's Brewery, Brewery Lane, Lancaster. Unpublished Report, English Heritage (December 2009)

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Architect, 41 John Dalton Street, Manchester, dated April 1901' and endorsed 'Lancaster Corporation, Approved, 15 April 1901.

REASONS FOR DESIGNATION: The Malthouse is designated at Grade II for the following principal reasons:

- * It is a rare surviving example of a multi-floored C18 maltings
- * It is a rare surviving example of an C18 maltings that is built on an industrial as opposed to a rural scale
- * It is one of only a small number of surviving maltings in north west England, an area outside the traditional 'malting counties' of England
- * Dendrochronological dating has shown that the timbers used in the maltings originated in Poland. As such this enhances our knowledge of the trading links associated with the Port of Lancaster during the C18