



Paul Butler Associates

Planning, Development & Heritage Consultants

Hallmark Developments (NW) Ltd

Former William Hill Betting Office, Dragon Lane, Whiston

Level 2 Historic Building Survey

29 September 2026

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Professional Planning, Development & Heritage Advisors since 1992.

Our professional staff are Members of the Royal Town Planning Institute (RTPI) or the Chartered Institute for Archaeologists (CIfA)

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1. Introduction

- 1.1 Paul Butler Associates have been commissioned to undertake a Level 2 historic building survey at 2A Dragon Lane, Whiston, L35 2UF. Condition 5 of the planning application 20/00117/FUL states:

Prior to the commencement of demolition the recording of the existing betting office building shall be undertaken to Understanding Historic Buildings A Guide to Good Recording Practice 2016 Level 2, or as otherwise agreed in writing with the Local Planning Authority, and submitted to and approved in writing by the Local Planning Authority. The locations of the recorded features are to be marked on floor plan drawings attached as part of the document to be submitted for approval and records.

Reason: These details are fundamental to the permission and are required prior to commencement of development to record the undesignated heritage asset prior to loss of original features and changes to comply with Paragraph 199 of the National Planning Policy Framework and Policies CS2 and CS20 of the Knowsley Local Plan Core Strategy, adopted January 2016.

- 1.2 This procedure followed the advice previously given by central government as set out in Section 20 of the National Planning Policy Framework. This came into effect in August 2026 and requires that “Local planning authorities should make information about the the historic environment gathered as part of plan-making or development management activities publicly accessible” (HE3(2)). The NPPF also states that “The applicant should record and advance understanding of the significance of the asset to be lost in a manner proportionate to its importance and the potential impact upon it; and should make this evidence (and any archive generated) publicly accessible by depositing it in the relevant Historic Environment Record, and any archives with a local museum or other public depository” (HE10(1b))
- 1.3 Mr. Steven Price BA (Hons), MA, MPhil, PCIfA of Paul Butler Associates carried out the historic building recording. Steven Price is a Practitioner of the Chartered Institute for Archaeologists

with over 15 years' experience of surveying and recording buildings of many types. He has carried out numerous standard Level 2 surveys.

2. Site Location

2.1 The former William Hill Betting Office is situated on the west side of Dragon Lane, at the junction with the A57 Warrington Road. The postal address is the Former William Hill Betting Office, 4 Dragon Lane, Whiston L35 2UF. The National Grid Reference of the building is SJ 47724 91829, and the below ground geology is Kinnerton Sandstone Formation with superficial deposits of Devensian till.

2.2 The building is not listed, although the former Green Dragon Inn is an entry in the Historic Environment Record (HER), which reads:

Green Dragon Public House, Warrington Road, Whiston.

The property is shown on Yates' map of 1786 and is labelled as Green Dragon.

It is shown on the Tithe map of 1842, but according to its apportionment the building at Plot No. 90 was a 'House and Garden,' instead of a public house, and it was owned and occupied by William Ball.

It is shown on the 1st edition 6" OS map of 1850 and labelled Green Dragon Inn.

It is not known how much, if any, of the 18th century fabric remains

3. Aims and Objectives

- 3.1 Buildings are an important part of the historic environment as they provide information on historical technology, social structure and lifestyles. The alteration of such buildings may remove evidence of their past uses and occupation and make it more difficult for future historians to understand and interpret them. The aim of the survey was to preserve 'by record' the information that may be lost as a result of demolition or alteration. This was achieved by recording and analysing the plan form, function, age and development of the building and by the provision of a written, drawn and photographic archive for future reference.
- 3.2 The purpose of an Historic Building Recording, according to the ClfA (2014) is to "examine a specified building, structure or complex, and its setting, in order to inform a) the formulation of a strategy for the conservation, alteration, demolition, repair or management of a building, or structure, or complex and its setting or b) to seek a better understanding, compile a lasting record, analyse the findings/record, and then disseminate the results".
- 3.3 The objective for this project was to seek a better understanding, compile a lasting record, analyse the findings/record, and then disseminate the results.

4. Methodology

- 4.1 An appropriate record has been made of the buildings. Floor plans were required. These were drawn on site on permatrace, with measurements taken using hand tapes (50m & 5m) and distometers, as appropriate. The drawn record shows all features of interest that have been recorded photographically, as well as showing other features of historical significance that may not be directly affected by the proposal but which are necessary to put those features in context.
- 4.2 Construction techniques and sequences were appropriately illustrated or described, if visible.
- 4.3 The archaeologist on site identified and noted:
- Truss positions and form;
 - Any significant changes in construction material - this is intended to include significant changes in stone/brick type and size, coursing, etc.
 - All blocked, altered or introduced openings;
 - Evidence for phasing, and for historical additions or alterations to the building.
- 4.4 Drawing conventions conform to Historic England guidelines as laid out in Understanding Historic Buildings - A guide to good recording practice, Historic England 2016.
- 4.5 Photographs were taken using a high resolution digital SLR camera in RAW format, with files saved as lossless TIFF's for archive purposes. All detailed photographs and general shots contain a 2-metre ranging-rod, discretely positioned, sufficient to independently establish the scale of all elements of the building and its structure.

4.6 The photographic coverage includes:

- General photographs of the interior and exterior of the building/complex, along with photographs of the site/setting of the building.
- The overall appearance of principal rooms and circulation areas.
- Detailed coverage of the building's external appearance. In the case of a building designed by an architect, or intended to be seen from a certain point of view, it is important to have regard to the builder's intentions and to record the effect of the design or of the building's placing.
- Any external detail, structural or decorative, which is relevant to the building's design, development and use and which does not show adequately on general photographs.
- The building's relationship to its setting, and to significant viewpoints.
- Internal detail, structural and decorative which is relevant to the building's design, development and use and which does not show adequately on general photographs. Elements for which multiple examples exist (e.g. each type of roof truss, column or window frame) have been recorded by means of a single representative illustration.

4.7 A plan showing the location from which the photographs have been taken has been produced.

4.8 A photographic register listing all photographs taken has been produced. For ease of use each set of photographs have been numbered sequentially 1, 2, 3, etc.

- 4.9 A site visit was made on 11th September 2026 when detailed notes were made of the structural details of the buildings and photographs taken. The first floor was largely inaccessible, although photographs were able to be taken through holes in the floor. As such, the drawing has been produced from estimates and external information.
- 4.10 The project was carried out in accordance with the recommendations of The Management of Archaeological Projects 2nd ed. 1991 and the Chartered Institute for Archaeologists' Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings and Structures 2014.

5. Historical Background

- 5.1 During Henry II's reign he granted large areas of land to various barons for military service. These barons (as overlords), in turn, allotted smaller parts of this as manors to lesser Lords in exchange for a knight's fee. Whiston manor ('Quistan' 1190, meaning 'White Stone' [Ekwall 1922]), changed hands several times. The first known Overlord of Whiston was Vivian Gernet. Vivian Gernet granted two ploughlands in Whiston to Robert Travers, in exchange for the services of one third of a knight's fee, where he was chief forester of the forest of Lancaster. and gained the title of the lord of the manor. Vivian Gernet passed ownership to his son Roger in 1160 and the Gernets retained this until 1284 when it passed to William De Dacre, inheriting it from his father-in-law, Benedict Gernet. Williams own father, Ranulph, was High Sheriff of Lancashire in 1272 and held the Hecley estate. The Travers family were still the lords of the manor and William De Dacre confirmed the holdings to him for the payment of one red rose at midsummer (Blinkcorn 2004, 14-21; Farrer & Brownbill 1907, 348-352).
- 5.2 The manor was sold by Thomas Travers in 1480 to Richard Bold and in 1506 part of the land had been sold to Roger Ogle. In 1608 John Ogle bought the remainder of the Whiston estate, and the whole of the manor passed to Henry Ogle. In 1627 an Act was passed requiring any person keeping an alehouse to be licenced. These were granted by the local Justices. In 1629 three people were listed, with five by 1642 (Blinkcorn 2004, 14-21, 122; Farrer & Brownbill 1907, 348-352).
- 5.3 In 1710 the manor passed to Jonathan Case, via his marriage to Elizabeth Ogle. However, it was sold to cover debts in 1783 and bought by the Willis family of Halshead (Blinkcorn 2004, 14-21; Farrer & Brownbill 1907, 348-352). Yates map of Lancashire from 1786 shows Whiston around this time. The Green Dragon is shown, and labelled as such, although the former bookmaker building is not. This is not surprising however, given the scale of the plan.
- 5.4 The first recorded licensee at the Green Dragon is George Ellison, recorded as "the late occupant" of the Green Dragon and former licensee, in a recognizance document from 1825, stating that Thomas Fairclough was the new licensee (LRO QSB 1/1825/JUL/pt12/62).

This was granted for one year and in 1826 it passed to Joseph Fazakerley (LRO QSB 1/1826/JUL/pt17/40).

- 5.5 The 1842 Tithe map shows the buildings for the first time in detail. The Green Dragon appears as a rectangular building, aligned north – south, with an extension to the northwest, along Warrington Road. To the south is the former bookmakers building; a similar building, rectangular and aligned north – south and roughly the same size. The plan shows projections to south end of the east elevation and a pair of small extensions to the west elevation. Both fall within plot 90, along with the land to the west, although the southern gable of the former bookmakers butts against plot 91 to the south. These plots are shown to be owned by William Ackers and occupied by William Ball. Plot 90 is listed as “House and Garden” with 91 as “Bowling Green and Garden. This suggests that the former bookmakers was an outbuilding of the Green Dragon, rather than as a house itself. Knowles (1988, 54) suggests that this building was erected as a stable and coach house, with living accommodation. It is worth noting that the ‘Green Dragon’ is not listed by name, and is listed as a house, rather than a public house.
- 5.6 The 1841 census does not record any innkeeper or licenced victualler on Dragon Lane, although William Ball was present (with his wife Catherine and daughter Margaret) listed as a watch maker. The 1851 census likewise does not record any innkeeper or licenced victualler on Dragon Lane. William Ball is again listed however, along with his wife and his daughter. Also listed are his granddaughter Mary Alice Walker and grandsons, William Walker and James Ball. Esther Strettle is listed as a servant. This may suggest that the Green Dragon was not operating as an inn, with the former bookmakers still an outbuilding associated with it, perhaps utilised as a workshop for the watchmaker.
- 5.7 The OS map of 1850 shows the buildings again, although in less detail than the tithe plan. They appear to be much the same, although a small extension appears to have been erected on the southern elevation of the former bookmakers building.

- 5.8 By 1861 William Ball had died, and Catherine had re-opened the 'Green Dragon'. This is the first time in the census that it is recorded as such. Catherine is listed as victualler. Mary A. Walker, her granddaughter was working there as a waitress, and William, her grandson was a scholar. Ellen Dagnall is listed as a house servant. The 1871 census does not record the Green Dragon by name, although it appears that Mathew Lowe was the publican (Knowles 1981, 29; Knowles 1988, 54). He is listed as such in the census returns of this year alongside his wife Elizabeth. They had seven children; John Booth, a joiner; Thomas Booth, a dealer (pif?); James Booth, a dealer (pif?); Elizabeth Booth; Mathew Booth; Sarah Booth, and; Ellen Booth. Mary Ann Morris was a servant. Interestingly, none of the children appear to have worked at the Public House.
- 5.9 1881 saw a change of hands again, with John Edwardson listed as the publican. He lived there with his wife Ann and their three young daughters Ann Elizabeth, Mary and Alice Emily. Margaret Artemsea was a general domestic servant. The 'Green Dragon Hotel' is listed as such in the 1891 census returns, where William Mynett is listed as the licenced Victualler. He lived with his two young daughters, Amy and Mine. Elizabeth Radcliffe and Mary Oakes were domestic servants. The OS map for 1892 shows the buildings again. The former bookmakers building was modified, as the southern extension was gone and the building had extensions to the north end of the west elevation and the south end of the east elevation. To the west of the building is a garden with a path around and a glass house at the northern end and to the south is a bowling green.
- 5.10 The 1901 census lists Thomas Smith as the 'hotel proprietor' of the Green Dragon Hotel' and he lived with his wife Mary. They had two daughters, Jane and Annie, both in their 20's, but no occupations were given. Ann Rylands was a domestic servant, and Annie Hubbard was visiting. By the 1906 OS map, the former bookmakers had further extensions to the southern end of the western side. These were previously shown as small yards. Thomas and Mary Smith were again listed at the Green Dragon in 1911, along with their daughters, who were now listed as 'assist in business'. Kate Heffron and Marion Berry were listed as domestic servants.
- 5.11 J. H. Rothwell took over the licence in 1918 (Knowles 1988, 54). The 1927 OS map again shows little change; although a small extension was erected to the southwest corner of the former

bookmakers building. The bowling green pavilion was also erected to the west. The 1939 OS map shows the bookmakers building to be unchanged. The bookmakers building lost the extensions to the south and west in the mid 20th century, although a further western extension was added to the northern end by 1966.

6. Physical Description

General Description

- 6.1 (Plate 1) The building is a two story building aligned north – south with a Welsh slate roof and no chimney stacks. It is constructed of brick in a variation of English Garden Wall bond, with stretchers within the header course. A lean-to extension has been added to the north end of the west elevation, with a small 20th century flat roofed extension added to it.

Exterior

- 6.2 East elevation (Plates 2 - 5). This forms the main frontage of the building. The southern end of the face is taken up by the large modern shop front, with tall windows and personnel doorway at the northern end, below a modern sign. To the north the face is rendered and featureless, although a pair of blocked windows are evident where the render has cracked.
- 6.3 North elevation (Plates 6 - 12). This forms the gable end of the building and is unrendered, showing the English bond construction. At ground floor level, slightly east of centre, is a blocked portrait window, with large sandstone lintel and sandstone cill. A smaller blocked window, possibly a pitching eye, is located at first floor level, in the centre of the gable, although covered by a modern sign. Flanking this, and above it, are diamond shaped vent holes, blocked. To the west, at ground floor level, is a portrait window, blocked, with a depressed arch lintel of brick. A straight joint lies in the centre of this blocking, with differing brickwork to each side, suggesting it was first narrowed before becoming fully blocked. The eastern jamb shows evidence of a wall scar, likely a removed boundary wall up to the Green Dragon Inn. Above this the brickwork changes, marking the location of the lean-to extension, constructed in English Garden Wall bond. West of the window is a blocked personnel doorway, with a matching lintel. The small modern extension lies to the west, with a pair of small, blocked windows in the face, although these have been covered with timber.

- 6.4 West elevation (Plates 13 - 20). This forms the rear of the building and is unrendered, showing the brown handmade brick construction. At the northern end is the featureless elevation of the modern extension. South of this is the face of the lean-to. This contains a large square window, boarded over, with a doorway adjacent to it, likewise covered. South is the face of the building proper. At the northern end is a blocked window with concrete cill, south of which a rough joint is present, suggesting a wider opening was originally present here. South of this is a blocked doorway and the southern jamb forms the rough joint or a large, blocked opening to the south. A concrete lintel again lies above,
- 6.5 South elevation (Plates 21 - 25). This forms the other gable end of the building and is rendered. It is featureless with a painted green band across the face. To the west is the projecting face of the lean-to. This contains a pair of inserted and later blocked portrait window, each with a concrete lintel.

Interior

Ground Floor

- 6.6 (Plates 26 – 35) The ground floor is completely modernised and fitted out as a bookmaker. The false ceiling masks the timber joists and floorboards of the floor above. These appear to be modern machine cut timber at the northern end, although older to the south. No original features were visible.

First Floor

- 6.7 (Plates 36 – 42) The first floor was inaccessible, although holes in the floor allowed limited visual access. The floor was timber boards, and the walls appeared to be whitewashed brick. An A-frame truss supported the roof to the southern end; all of the timber appeared to be hand cut, including the two purlins to either side. Straight wind braces were also present between the purlins and the principal rafters. To the north side was the remains of a timber frame partition. In the northern gable, the diamond shaped ventilation lights were

visible, as was a pitching eye. A blocked circular pitching eye also appears to have been present towards the centre of the east elevation.

7. Analysis

- 7.1 The building appears to have been constructed as an outbuilding serving the adjacent Green Dragon Inn, likely in the 18th century. The roof timbers all appear to be hand cut (with the exception of the modern rafters) and the wind braces suggest an 18th century date for the building, much like the former inn. The purpose of the building was likely a stable and coach house, with hay loft over, although the substantial alterations and rebuilding make it difficult to ascertain its original function.
- 7.2 The insertion of the large shop front window has removed any evidence of the former openings in this area. A pair of blocked windows lie to the north of these. These are likely later insertions and were possibly related to its use prior to the betting shop. Both of the large openings to the rear (west) elevation, have concrete lintels, suggesting that they also were inserted and blocked at a later date. However, a blocked doorway is also present which appears to be an original opening. A further original opening lies at the western end of the northern gable, although this was a part of the lean-to extension.

8. Conclusions

8.1 The building appears to have been constructed as an outbuilding serving the adjacent Green Dragon Inn, likely in the 18th century. The purpose of the building was possibly a stable and coach house, with hay loft over, although the substantial alterations and rebuilding make it difficult to ascertain its original function.

8.2 The North West Regional Research Framework was consulted for questions relevant to the project. The following was identified:

Ind96: To what extent are important survivals of horse infrastructure well understood, recorded and protected?

8.3 Due to the substantial alterations to the building, it is difficult to draw any conclusions regarding this.

9. Archive

- 9.1 The results of the survey will form the basis of a full archive to professional standards, in accordance with ClfA Archives Selection Toolkit, Archaeological Archives Forum (2011) Archaeological Archives and current ClfA “standards and guidance for the creation, compilation, transportation and deposition of archaeological archive” (published October 2014). The project archive represents the collation and indexing of all the data and material gathered during the course of the project. The deposition of a properly ordered and indexed project archive in an appropriate repository is considered an essential and integral element of all archaeological projects by the ClfA in that organisation’s code of conduct.
- 9.2 All documents and project files will be reviewed by Steven Price throughout the project lifespan. Material will be selected on the basis of its contribution to the overall aims of the project as set out in section 4. The selection of the archive will be undertaken by Steven Price with advice from the Merseyside Historic Environment Record if important architectural features are encountered. The selection process will be a single phase following the approval of the final report by the archaeological planning officer at the Lancashire Historic Environment Record.
- 9.3 All digital data created over the course of this project will be collected, stored, and selected for final deposition. Only final copies of any born digital data will be deposited in the final project archive. Deselected material is expected to include duplicates and any non-final versions of data. In terms of photographic images, this would include blurred or light imbalanced images. Deselected material will be deleted following acceptance of the archive.
- 9.4 The archive will comprise the report and digital photographs. The primary digital archive shall be deposited with the Archaeological Data Service (ADS). This shall comprise the digital photographs saved as tiff files following ADS guidance, and will be deposited with them, along with a digital copy of the report. A digital copy of the report will also be sent to Merseyside Historic Environment Record. Should the results warrant it, a summary report, or

detailed article on the work shall be submitted for publication in a regional or national journal, appropriate to the significance of the results and findings of the project, as well as being uploaded to the OASIS database. This shall be done no later than one year after the completion of the work.

10. Copyright, Bibliography

Copyright

- 10.1 Full copyright of this commissioned report and other project documents shall be retained by the author of the report under the Copyright, Designs and Patents Act 1988.

Bibliography

Abbreviations

CIfA	Chartered Institute for archaeologists
GMAAS	Greater Manchester Archaeological Advisory Service
NPPF	National Planning Policy Framework
OS	Ordnance Survey

Published sources

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DCMS 2010 "Scheduled Monuments"

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Knowles, Jack 1988 "Inns of Prescott and Whiston: Including Hotels, Public Houses, Taverns and Alehouses" Revised Edition Abraham, Mavis & Blinkcorn, Bill

"National Planning Policy Framework" 2012 accessed online at www.communities.gov.uk

Unpublished sources

"Recognizance that Thomas Fairclough will keep an orderly house at the Green Dragon, Whiston" LRO QSB 1/1825/JUL/pt12/62

"Recognizance that Joseph Fazakerley is a fit and proper person to conduct an alehouse at the Green Dragon, Whiston" LRO QSB 1/1826/JUL/pt17/40

"Whiston Tithe Schedule" LRO DRL 1/85

Census Returns

Census returns for Whiston 1851 HO 107 2194

Census returns for Whiston 1861 RG 9 2744

Census returns for Whiston 1871 RG 10 3860

Census returns for Whiston 1881 RG 11 3728

Census returns for Whiston 1891 RG 12 3015

Census returns for Whiston 1901 RG 13 3516

Census returns for Whiston 1911 RG 14 22738

Appendix 1: Figures

A historical map of the Whiston area in Lancashire, England. The map shows the River Mersey flowing through the region. Key locations labeled include Prescot, Wigan, Whiston, and Rainford. The Green Dragon pub is marked with a red arrow, situated on the bank of the River Mersey, just north of Whiston. Other landmarks include Winton Hall, Green House, and Rainford Hall. The map is a black and white reproduction of an older map, with a red arrow added to highlight the pub's location.

Figure 3: Yates Map of Lancashire 1786

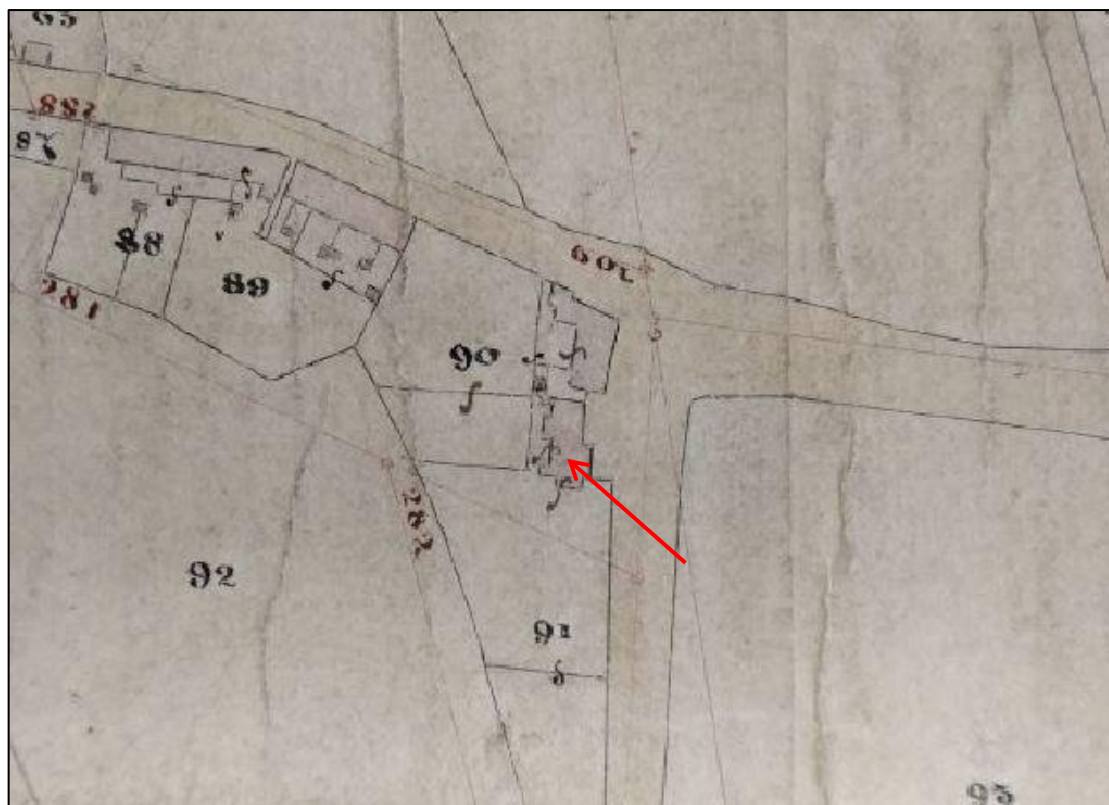


Figure 4: 1841 Tithe map of Whiston



Figure 5: 1850 OS map Lancs sheet 107 1:10,000 scale

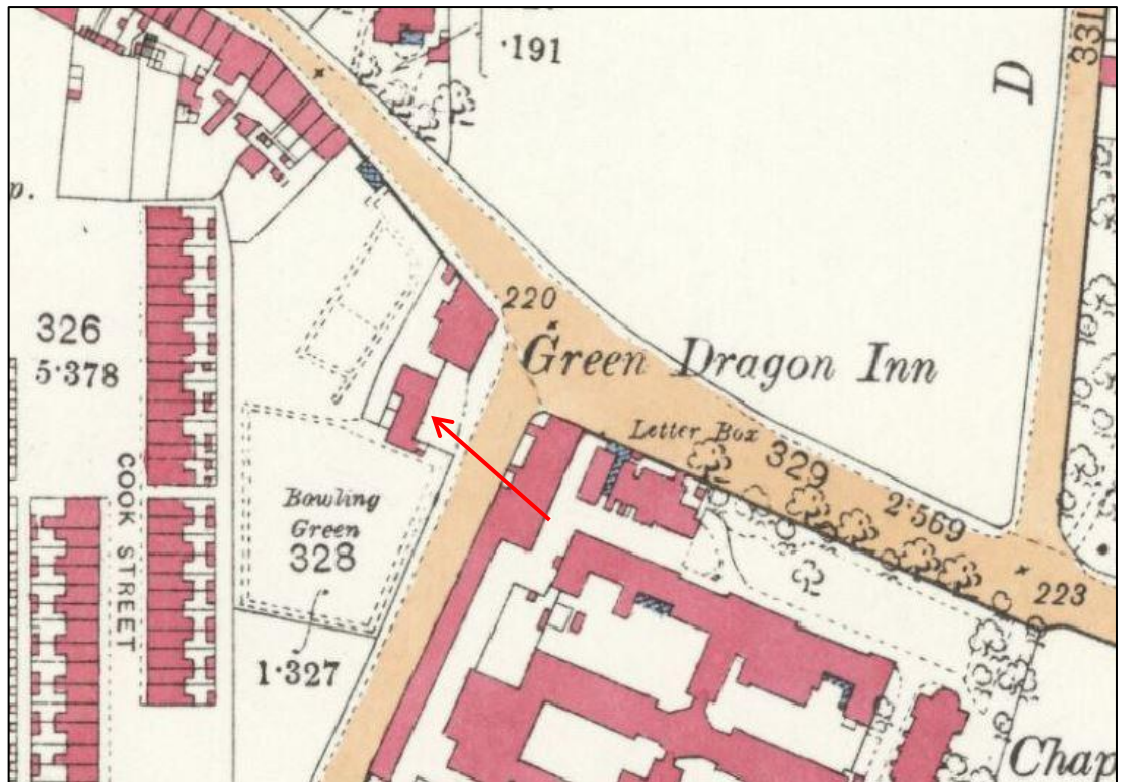


Figure 6: 1892 OS map Lancs sheet 107.11

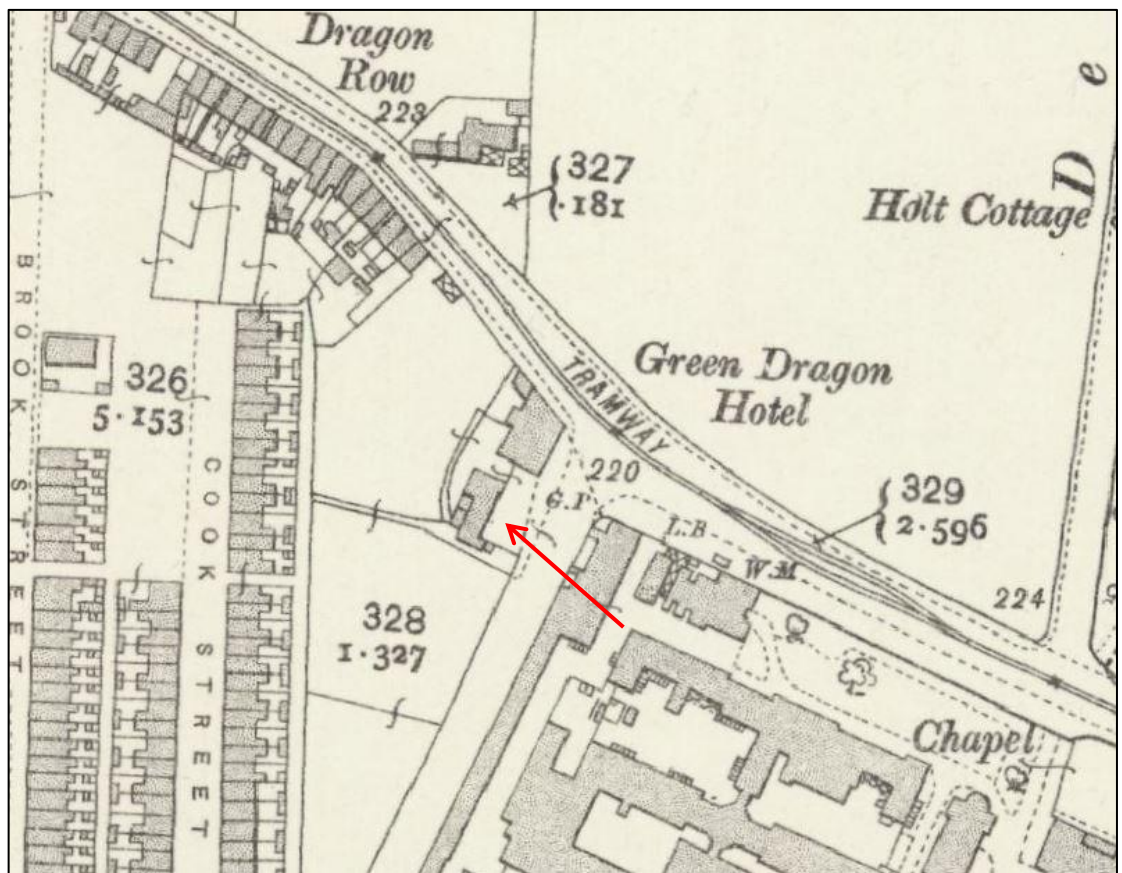


Figure 7: 1906 OS map Lancs sheet 107.11

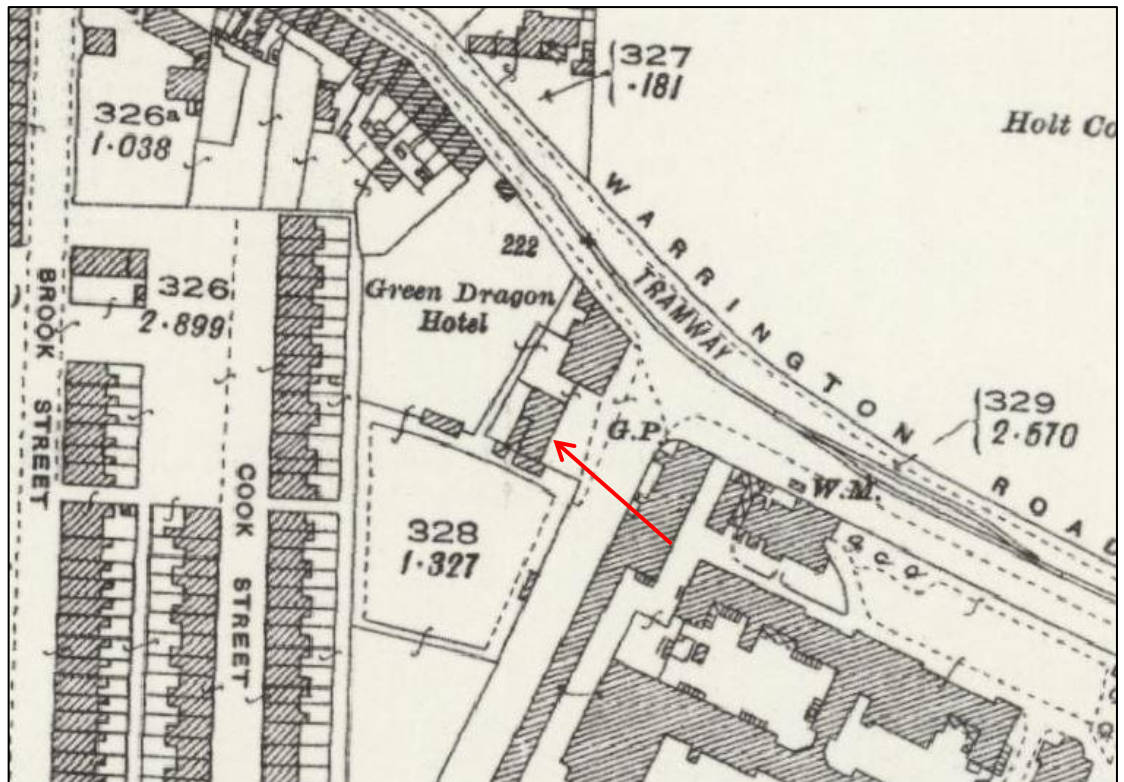


Figure 8: 1927 OS map Lancs sheet 107.11

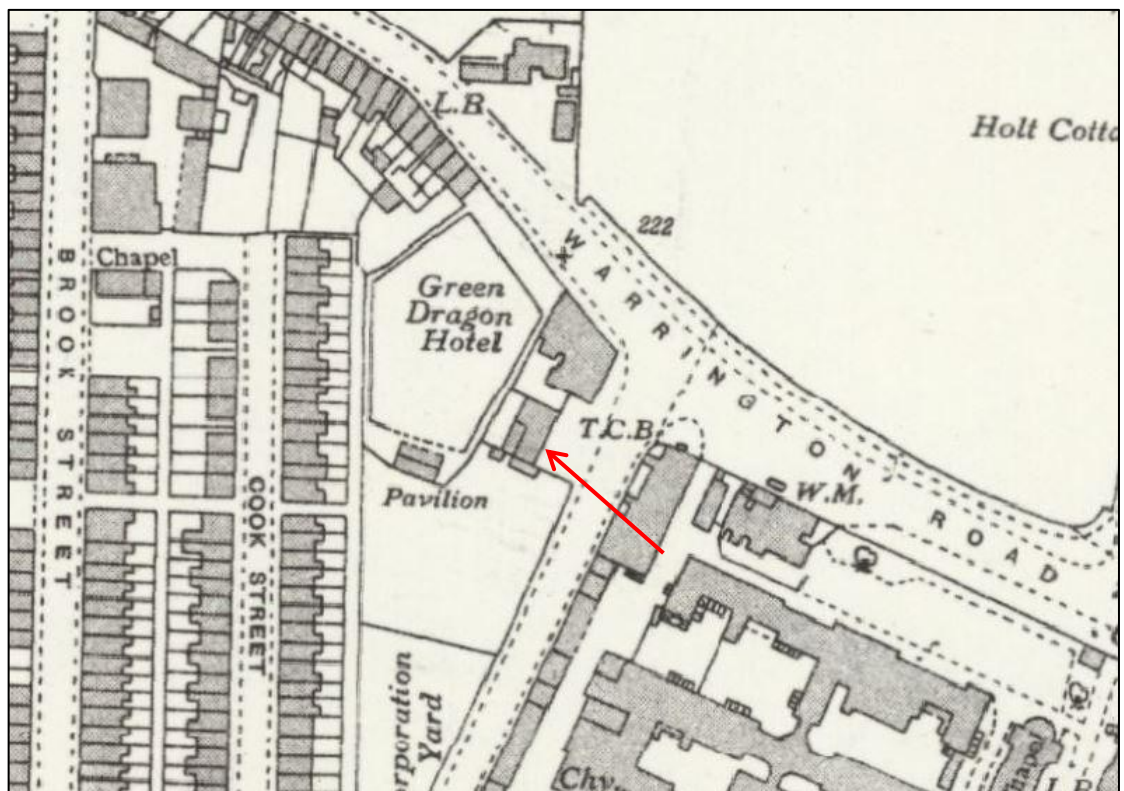


Figure 9: 1939 OS map Lancs sheet 107.11

Appendix 2: Plates

Photograph Register

Plate No.	Digital No.	Description	View to
1	P9110810	General shot of building	NW
2	P9110808	East elevation	SW
3	P9110809	East elevation	NW
4	P9110811	East elevation showing ghost of blocked pitching eye and roof	W
5	P9110813	Modern shop front window	W
6	P9110814	Northern gable	S
7	P9110815	Blocked window	S
8	P9110816	Top of gable showing diamond ventilation slots	S
9	P9110817	Blocked window and blocked doorway to lean-to extension	S
10	P9110818	Detail of blocked window	S
11	P9110819	Detail of blocked doorway	S
12	P9110820	Change of brickwork showing lean-to extension joint	S
13	P9110821	West elevation	SE
14	P9110822	Modern extension	E
15	P9110823	West elevation of lean-to showing blocked doorway	E
16	P9110827	Southern end of west elevation	E
17	P9110828	Blocked window with concrete lintel to north end	E
18	P9110829	Blocked doorway south of blocked window	E
19	P9110830	Blocked opening	E
20	P9110831	Detail of southern end of elevation	E
21	P9110832	South elevation	N
22	P9110833	Southern gable	N
23	P9110834	Brickwork visible below render	N
24	P9110824	South elevation of lean-to	NE
25	P9110825	Detail of blocked windows	NE
26	P9110835	Interior	N
27	P9110836	Interior	S
28	P9110838	Disabled toilet	W
29	P9110840	Northern end	E
30	P9110841	Northern end	W
31	P9110842	Staff room in lean-to	SW
32	P9110843	Staff room in lean-to	W
33	P9110844	Doorway to modern lean-to WC	W
34	P9110849	WC in modern lean-to	W
35	P9110839	Timber beams and boards of first floor	S
36	090454789	First floor showing truss with timber partition beyond	N
37	091719369	Detail of above showing wind braces	NE
38	090525806	Blocked pitching eye and timber partition	NE
39	090722937	Timber partition	S

40	09180088 2	Timber partition	N
41	09181119 9	Northern gable showing blocked pitching window and ventilation slots	N
42	09082985 9	Detail of blocked pitching window and ventilation holes above	N



Plate 1: General shot of building



Plate 2: East elevation



Plate 3: East elevation



Plate 4: East elevation showing ghost of blocked pitching eye and roof



Plate 5: Modern shop front window



Plate 6: Northern gable



Plate 7: Blocked window



Plate 8: Top of gable showing diamond ventilation slots



Plate 9: Blocked window and blocked doorway to lean-to extension



Plate 10: Detail of blocked window



Plate 11: Detail of blocked doorway



Plate 12: Change of brickwork showing lean-to extension joint



Plate 13: West elevation



Plate 14: Modern extension



Plate 15: West elevation of lean-to showing blocked doorway



Plate 16: Southern end of west elevation



Plate 17: Blocked window with concrete lintel to north end



Plate 18: Blocked doorway south of blocked window



Plate 19: Blocked opening



Plate 20: Detail of southern end of elevation



Plate 21: South elevation



Plate 22: Southern gable



Plate 23: Brickwork visible below render



Plate 24: South elevation of lean-to



Plate 25: Detail of blocked windows



Plate 26: Interior



Plate 27: Interior

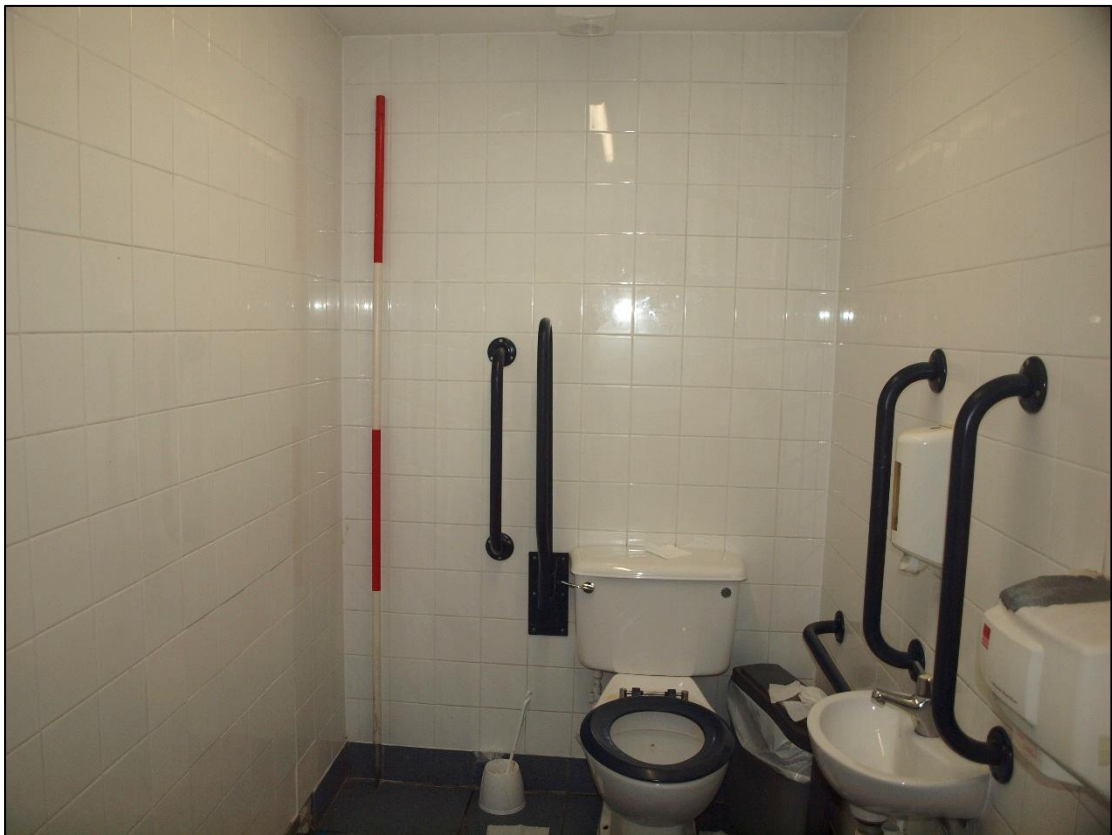


Plate 28: Disabled toilet



Plate 29: Northern end



Plate 30: Northern end



Plate 31: Staff room in lean-to



Plate 32: Staff room in lean-to



Plate 33: Doorway to modern lean-to WC



Plate 34: WC in modern lean-to



Plate 35: Timber beams and boards of first floor



Plate 36: First floor showing truss with timber partition beyond



Plate 37: Detail of above showing wind braces



Plate 38: Blocked pitching eye and timber partition



Plate 39: Timber partition



Plate 40: Timber partition



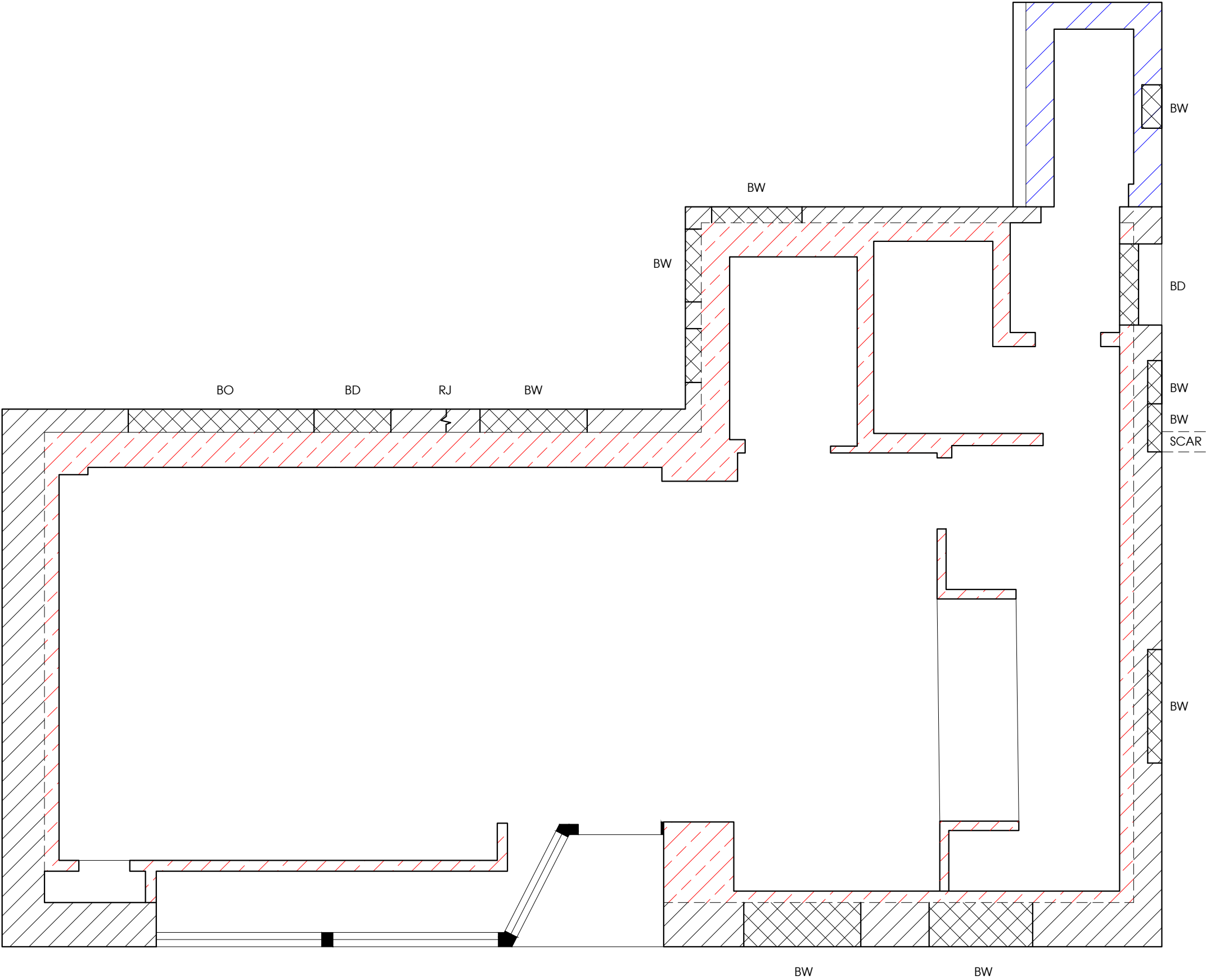
Plate 41: Northern gable showing blocked pitching window and ventilation slots



Plate 42: Detail of blocked pitching window and ventilation holes above

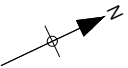
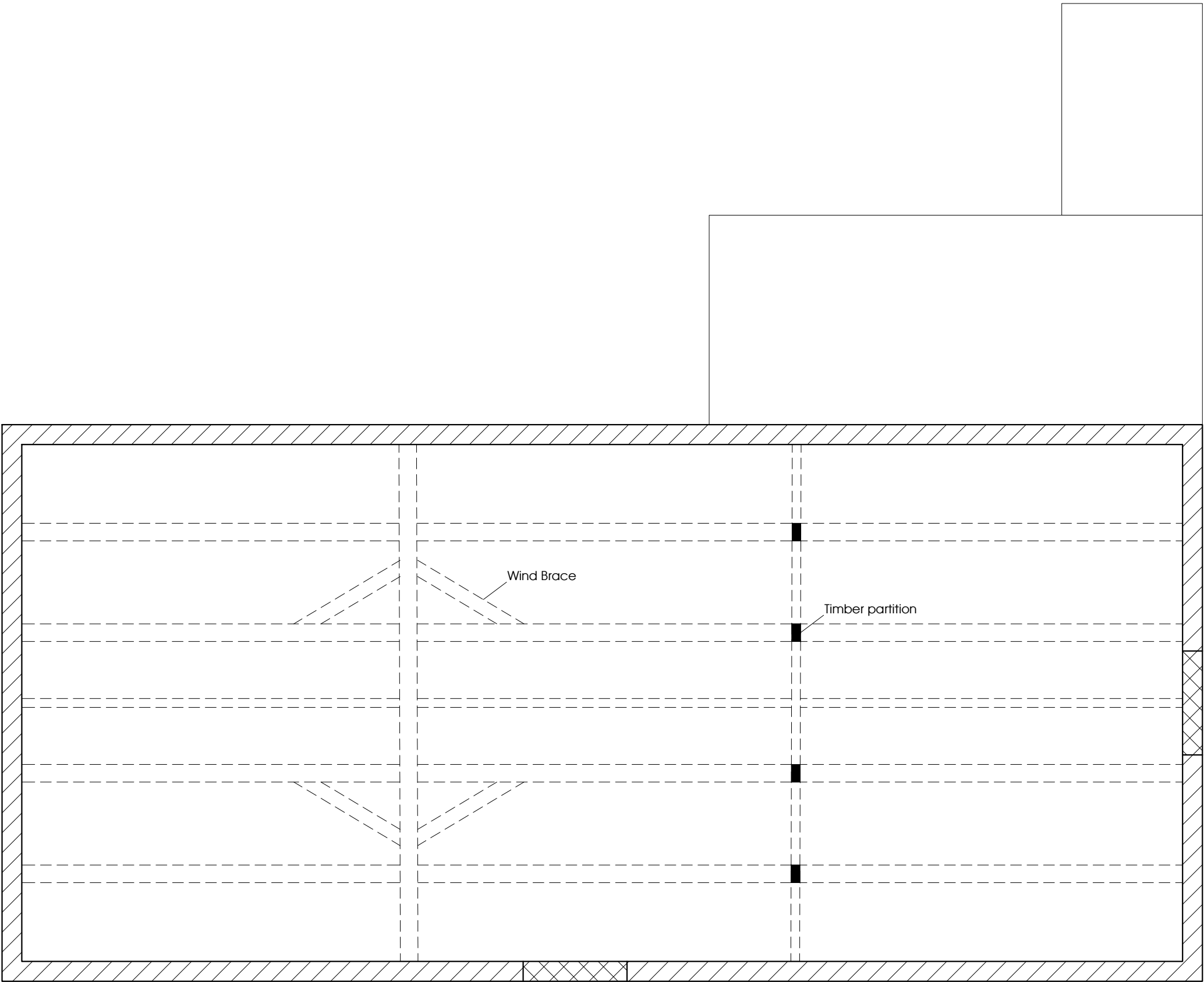
Appendix 3: Drawings

- Key**
- BD - Blocked Doorway
 - BW - Blocked Window
 - RJ - Rough Joint
 - SJ - Straight Joint
 -  Late 18th century
 -  Mid 20th century
 -  Late 20th century



client: Hallmark Estates (NW) Ltd.
job no.: 18.1242
fig no.: 7
scale: 1:50 @ A3
date issued: September 2026

- Key**
- BD - Blocked Doorway
 - BW - Blocked Window
 - RJ - Rough Joint
 - SJ - Straight Joint
 -  Late 18th century
 -  Mid 20th century
 -  Late 20th century



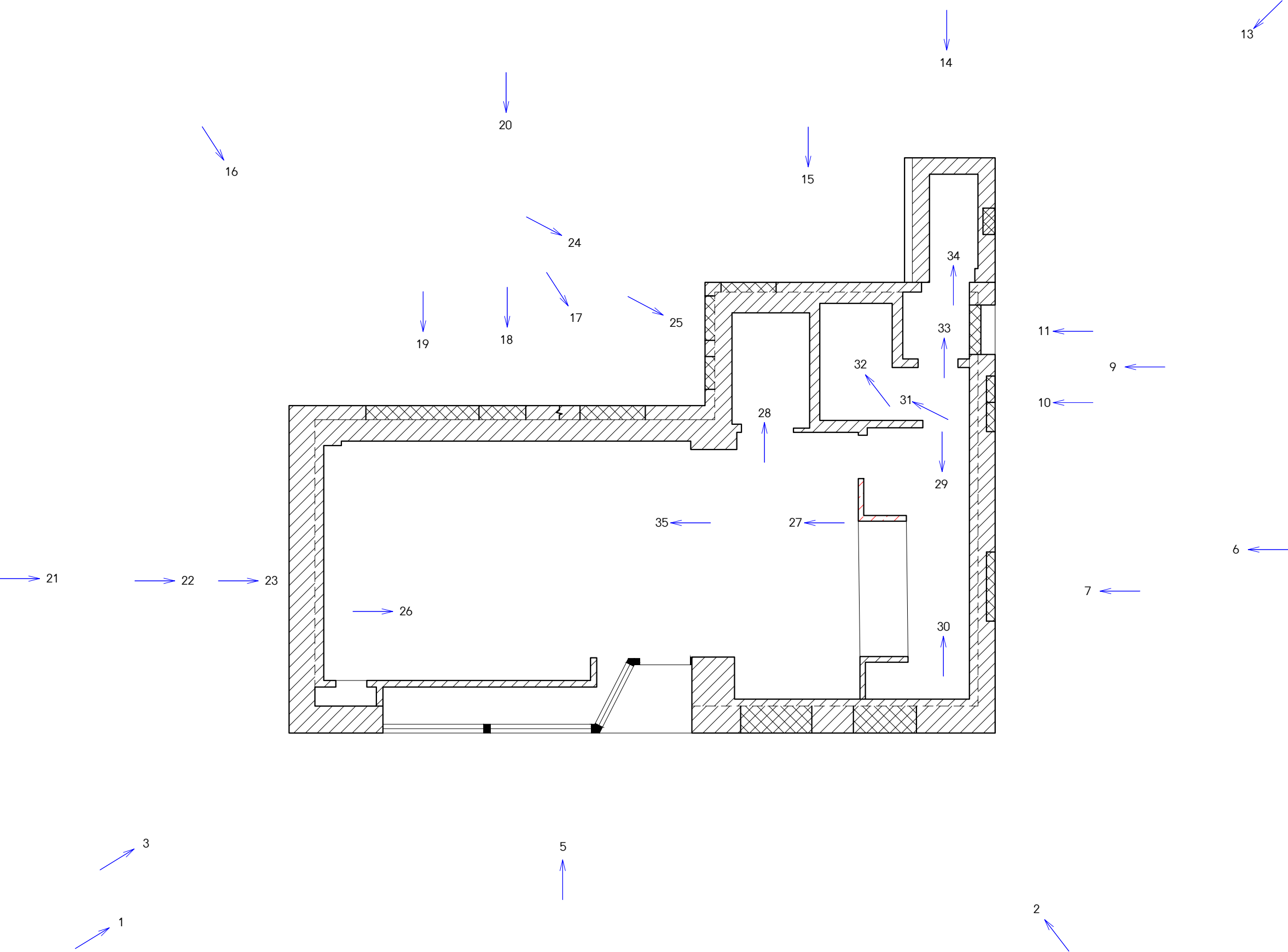
Former Bookmaker Building, 2A Dragon Lane, Whiston - Ground Floor Photo Location Plan



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Key
23 - Plate Number



client: Hallmark Estates (NW) Ltd.
job no.: 18.1242
fig no.: 9
scale: Not to scale
date issued: September 2026

Key
23 - Plate Number

