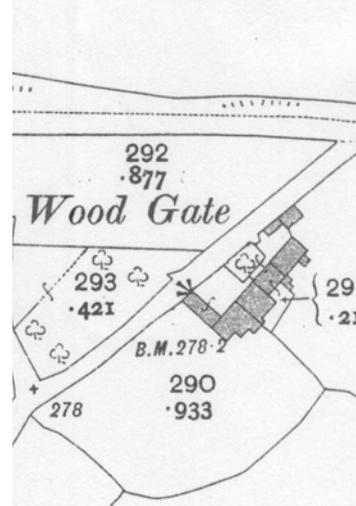


# OUTBUILDINGS AT WOODGATE HALL, LOWICK GREEN, ULVERSTON, CUMBRIA

## Archaeological Building Recording



Client: Mr B Entwistle

NGR: SD 28305 85348

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September 2010



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## Non-Technical Summary

Following the submission of a planning application for the redevelopment of a group of outbuildings at Woodgate Hall, Lowick Green, Ulverston, Cumbria, a condition was placed requiring a level-2 archaeological building recording be carried out before the development takes place. Following the provision of a project design by Greenlane Archaeology the work on site was carried out in July 2010.

The settlement at Woodgate is recorded from at least the end of the 17<sup>th</sup> century, although Woodgate Hall is said to have been constructed in 1649. There is relatively little information available about it, however, as the majority of early records refer only to Woodgate and the name Woodgate Hall does not appear to have been used until the early 20<sup>th</sup> century. Cartographic sources are only available from the 19<sup>th</sup> century onwards; these show that the present arrangement of the outbuildings was essentially in place by the 1840s and that further additions were made at the end of the 19<sup>th</sup> century.

The building recording revealed that the outbuildings had been created by the addition of three phases of extension to the north-east end of the house, and some smaller additions to the south-east. The earliest phase comprised a bank barn, with an upper threshing floor and lower cow house and a 'paddy house' at the south-west end, to which was added a probable cart shed with store over, as well as a possible loose box and perhaps middenstead to the south-east. These two phases were completed before the mid 19<sup>th</sup> century, but must post-date the construction of the house. In the late 19<sup>th</sup> century a further extension was added to the north-east end, probably forming a stable, the upper floor of which was knocked through into the space to the south-west. In the 20<sup>th</sup> century the former cart shed was modified to form a garage and the other parts of the site seem to have largely fallen out of use, resulting in the blocking of some windows and doorways.

The building forms an interesting and well-preserved example of the type of outbuilding that might be present on such a site, with an easily-understandable linear development. The later alterations are relatively minor and there are several interesting original features that have survived.

## Acknowledgements

Greenlane Archaeology would like to thank Mr Entwistle for commissioning the project and for his information about the site, and David Barrett for providing the 'as existing' drawings of the building, which were produced by Ted Fletcher Architects. Additional thanks are due to Jeremy Parsons, Historic Environment Officer at Cumbria County Council, for approving the project design.

The desk-based assessment and building recording were carried out by Dan Elsworth. The report was produced by Dan Elsworth and the figures by Tom Mace, and it was edited by Jo Dawson. Dan Elsworth managed the project.

# 1. Introduction

## 1.1 Circumstances of the Project

1.1.1 Following the submission of a planning application (SL/2007/0769) by Mr B Entwistle (hereafter 'the client') for the conversion of a range of outbuildings to form holiday accommodation at Woodgate Hall, Lowick Green, Ulverston, Cumbria (NGR SD 28305 85348), a request was made by South Lakeland District Council following consultation with the Cumbria County Historic Environment Service (CHES) that a level 2-type archaeological building recording (English Heritage 2006) be carried out prior to any on-site works commencing. This formed Condition 5 of the planning permission and stated that:

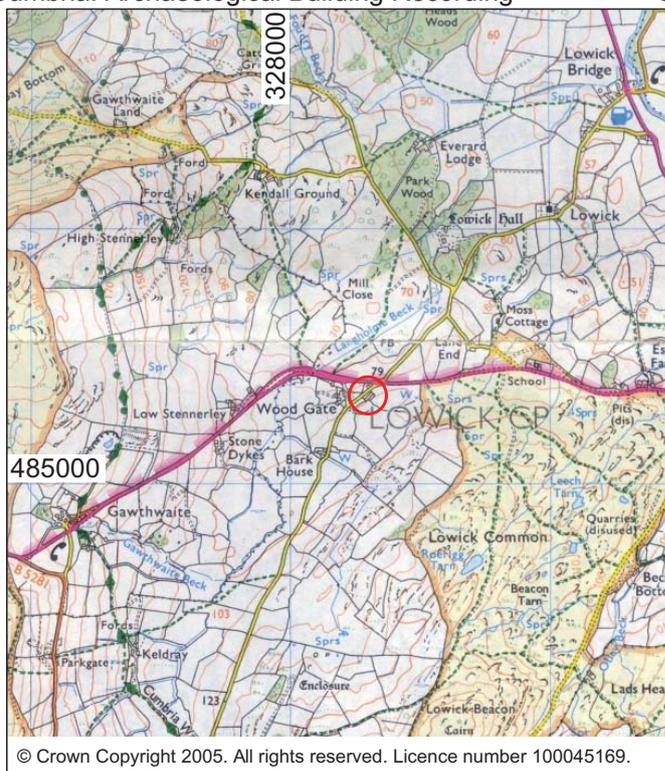
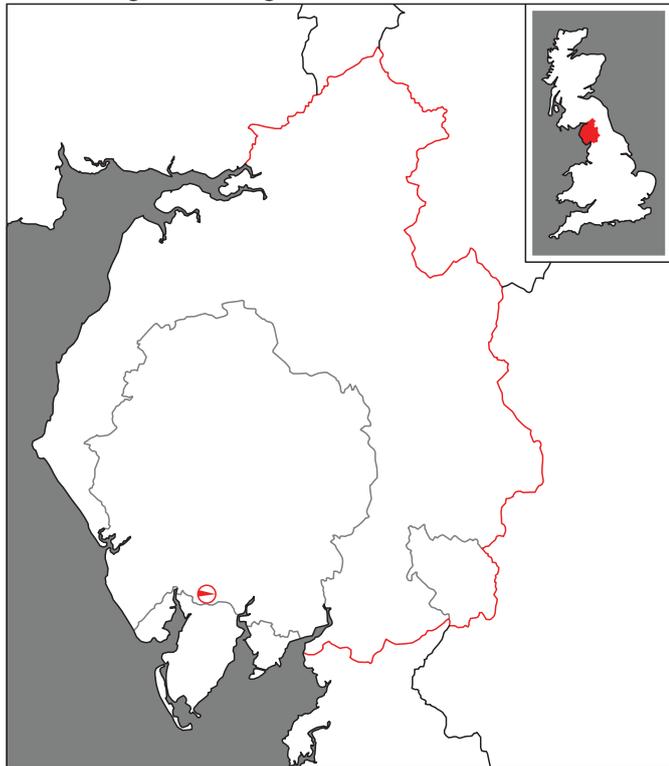
*Prior to the carrying out of any alteration and conversion works, the existing buildings affected by the proposed development shall be recorded in accordance with a Level 2 survey as described by English Heritage's document Understanding Historic Buildings A Guide to Good Recording Practice, 2006, and following its completion, 3 copies of that survey shall be furnished to the Local Planning Authority.*

1.1.2 In response to this Greenlane Archaeology produced a project design for the work and following its approval by the Historic Environment Officer at Cumbria County Council the building recording was carried out in July 2010.

## 1.2 Location, Geology, and Topography

1.2.1 Woodgate Hall is situated approximately 2km south-west of Lowick Bridge and 2km west of Lowick Green, on the north side of an area of high ground forming Lowick Common, adjacent to the A5092(T) road and at a height of approximately 90m above sea level (Ordnance Survey 2002; 2005).

1.2.2 The underlying solid geology comprises Bannisdale Slates and Coniston Grits (Moseley 1978, plate 1). The solid geology is overlain by glacially derived drift deposits and boulder clay, which is typically thicker and more fertile than that found in the higher fells to the north (Countryside Commission 1998, 66).



Client: Mr B Entwistle

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Figure 1: Site location

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## 2. Methodology

### 2.1 Introduction

2.1.1 The building investigation comprised three separate elements intended to provide a suitable record of the structures, in line with English Heritage standards (English Heritage 2006) and the guidelines of the Institute for Archaeologists (IfA 2008a). In addition a desk-based assessment was carried out in accordance with the project design and IfA guidelines (IfA 2008b) prior to the building recording, and a suitable archive was compiled to provide a permanent paper record of the project and its results in accordance with English Heritage and IfA guidelines (English Heritage 1991; Brown 2007).

### 2.2 Desk-Based Assessment

2.2.1 Information was gathered from the following locations:

- **Cumbria Record Office, Barrow-in-Furness (CRO(B))**: this was visited in order to examine early maps and plans of the site and relevant primary and secondary sources;
- **Greenlane Archaeology library**: additional secondary sources were used to provide information for the site background.

### 2.3 Building Recording

2.3.1 The building recording was carried out to English Heritage Level-2 type standards (English Heritage 2006). This is largely descriptive investigation, with a relatively limited level of interpretation of the phasing and use of the building. For each structure, the recording comprised several parts:

- **Written record**: descriptive records of all parts of the building were made using Greenlane Archaeology *pro forma* record sheets;
- **Photographs**: photographs in both 35mm colour print and colour digital format were taken of the main features of the building, its general surroundings, and any features of architectural or archaeological interest. A selection of the colour digital photographs is included in this report, and the remaining photographs are in the project archive;
- **Drawings**: drawings were produced by hand-annotating 'as existing' drawings provided by the architect. The drawings produced comprised:
  - i. 'as existing' floor plans of the building at 1:100;
  - ii. 'as existing' elevations of all accessible external aspects at 1:100;
  - iii. a cross-section at a scale of 1:50 (access to the upper level was difficult due to the unstable floor so elements of this were sketched).

### 2.4 Archive

2.4.1 A comprehensive archive of the project has been produced in accordance with the project design and current IfA and English Heritage guidelines (Brown 2007; English Heritage 1991). The paper and digital archive and a copy of this report will be deposited in the Cumbria Record Office in Barrow-in-Furness on completion of the project. Three copies of this report will be deposited with the Historic Environment Record at the Cumbria County Council offices in Kendal, one with the client, a digital copy with the client's architect, and one will be retained by Greenlane Archaeology. In addition a digital record of the project will be made on the *Online Access to the Index of Archaeological Investigations* (OASIS) scheme.

## 3. Desk-Based Assessment

### 3.1 Background History

3.1.1 There is very little historical information available regarding Woodgate Hall, and what there is largely relates to the recorded occupiers of the hamlet (see *Section 3.3* below). This information demonstrates that a settlement at Woodgate has been in existence from at least 1694, although Woodgate Hall is said to have been built in 1649 (Anon n.d.). Lowick has much earlier origins; it is first recorded in the 12<sup>th</sup> century as having been granted by William de Lancaster to a Robert de Turribus or Towers (Farrer and Brownbill 1914, 360) and the Towers family are mentioned again, in 1202 (Ekwall 1922, 213), in connection with Lowick although by that time they had adopted the name 'de Lowick' (Farrer and Brownbill 1914, 360). The subsequent connection between Woodgate and the Towers family (see *Section 3.3* below), may therefore be significant. By the 16<sup>th</sup> century the manor of Lowick had passed out of the Towers family and descended through several others (*op cit*, 361).

3.1.2 The various families connected with the hamlet of Woodgate are listed in *Section 3.3* and the development of the building, as recorded in the available mapping, is outlined in *Section 3.2*. Of additional interest is the discovery of a cannonball, found beneath the flag floor of the house during refurbishment works in 2008 (Anon n.d.). In addition, the house has a date of 1808 and the initials W and M above the door (see *Section 4.1.1*), which undoubtedly relate to a former owner and presumably a phase of rebuilding. However, it is not clear from the list of recorded residents in Woodgate (see *Appendix 1*) who this might have been although it is possible that a third initial is missing.

### 3.2 Map Regression

3.2.1 **Introduction:** the two most detailed early maps of the area were examined; Yate's map of Lancashire (1786) and Hennet's plan of 1830. On the former the settlement of 'Wood Yeat' is marked but no further detail is discernable and it is not even specifically named on the latter. The earliest map to show the site in any detail is therefore the Tithe Map of 1849, although this only partially depicts it, and it is only clearly shown on the subsequent Ordnance Survey maps.

3.2.2 **Tithe Map 1849:** this shows the areas of land for which tithes were payable and so it seems that much of the area covered by Woodgate Hall did not have to pay tithes as it is only just shown on the map and not listed in the schedule (Plate 1). A group of plots of land adjoining Woodgate Hall (labelled 18 on the plan) are described as being owned by Elizabeth Towers, occupied by James Tyson, John Turner, and Richard Houson, and described as a 'homestead and garden etc' (CRO(B) IR/29/18/204 1849). Part of the south-west end of the range of buildings making up Woodgate Hall is visible, however, on the bottom edge of the map, and it is shown as being L-shaped although the outbuildings at its north-east end are not shown.



Plate 1: Extract from the Tithe Map of 1849 (CRO(B) IR/30/18/204 1849)

3.2.3 **Ordnance Survey 1850:** this is the first useful map of the area, and it shows that by this date the site was well developed and consisted of a large L-shaped block, the north-east end and north-west arm being noticeably thinner than the central section (Plate 2). Possible gardens or small enclosures are shown to the north and an enclosure is shown attached to the south-east side.



Plate 2: Extract from the Ordnance Survey map of 1850

3.2.4 **Ordnance Survey 1890:** this is a much more detailed plan of the site but it essentially contains the same information as the earlier map (Plate 3). The major divisions within the building can be seen and it is apparent that it comprises a central section at the south angle with smaller extensions to the north-east and north-west. The north-west extension is apparently open-fronted, while the north-east seems to have a staircase leading to an upper floor.

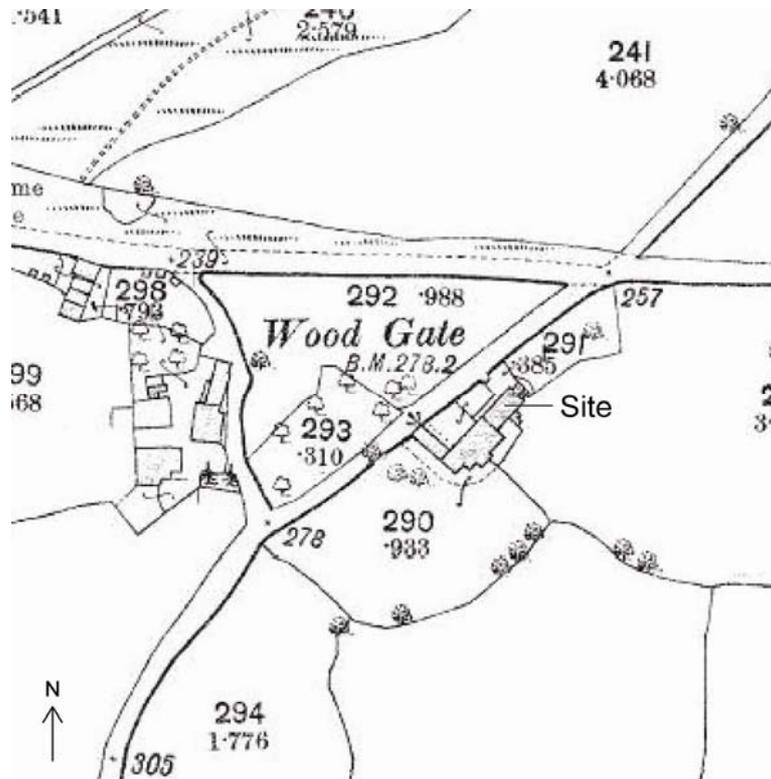


Plate 3: Extract from the Ordnance Survey map of 1890

3.2.5 **Ordnance Survey 1913:** this shows a similar arrangement to the previous plan, but it is apparent that the north-east extension has been modified, perhaps extended again, and the stairs removed (Plate 4). Further small outshuts are evident to the south-east of this extension and small outbuildings have been built to the north of it. The north-west extension does not seem to have been altered in size but it is no longer shown as being open-sided.

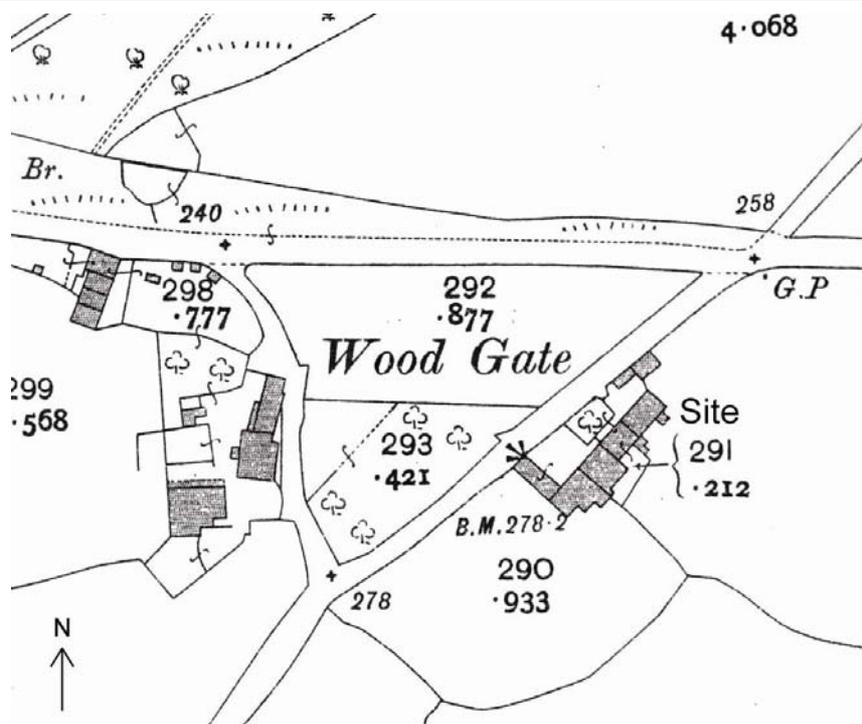


Plate 4: Extract from the Ordnance Survey map of 1913

### 3.3 Owners and occupiers

3.3.1 **Occupiers:** unfortunately the vast majority of records relating to the site only name Woodgate and so cannot be specifically located at Woodgate Hall. Indeed, the name Woodgate Hall was perhaps not even used until the early 20<sup>th</sup> century, or at least not in any documentary sources. Identifying the owners and occupiers is therefore extremely difficult. However, sources are available that list Woodgate from an early date, in particular the registers for Lowick Chapel between 1718 and 1837 (Dickinson 1954) and St Luke’s Church, between 1837 and 1999, and a summary of the people listed in these at Woodgate (in its various spellings) is given in *Appendix 1*.

3.3.2 In addition the details relating to Woodgate Hall available in the census between 1841-1901 were examined. The earliest of these add little useful information as, once again, properties are only recorded with the name ‘Woodgate’, making it impossible to identify Woodgate Hall. However, in 1891 ‘Woodgate House’ is recorded and occupied by Edward Warriner (described as a manure agent) and his family (RG 12/3475/65/9 1891). It is not certain if this is the same as Woodgate Hall; however, as the two names seem to overlap in the other sources (see *Appendix 1*). Thomas Wood, who is subsequently recorded as owning and occupying Woodgate Hall (see *Section 3.3.3*), is listed with his family and described as a farmer and butcher in the 1901 census (RG 13/4002/63/1 1901).

3.3.3 **Owners:** it is likely that some of the names listed in *Appendix 1* were the owners of Woodgate Hall, although there are few details to confirm this. As there is no available Tithe Map information, the 1910 Ratings Valuation (CRO(B) BT/IR 1/23 1910) is the only source that can conveniently give the details of both the owner and occupier. For some reason the plot numbers of the various properties at Woodgate are not shown on the map associated with the Ratings Valuation (Ordnance Survey 1913). However, it is possible to identify them in the accompanying schedule as Plots 19-25; with Plot 23 comprising Woodgate Hall (this appears to be the earliest written reference to the name as Woodgate Hall). The schedule lists it as owned and occupied by Thomas Wood and it is described as house, building, and land.

### 3.4 Conclusion

3.4.1 The available documentary sources, although lacking in detail regarding specific properties, demonstrate that a settlement at Woodgate has existed since at least the late 17<sup>th</sup> century, although it is

not possible to identify much information specifically relating to Woodgate Hall until the early 20<sup>th</sup> century, apart from what is shown on earlier maps of the area, indeed it appears that the name Woodgate Hall was not used until the early 20<sup>th</sup> century. It seems likely, however, that Woodgate Hall was one of the earlier properties in Woodgate. Woodgate was closely connected from an early date with the Towers family, who were prominent in Lowick from the medieval period onwards, although any certain connection with Woodgate Hall is not evident. The map evidence shows that Woodgate Hall had taken much of its present form by the early 19<sup>th</sup> century, but that additions were made in the later 19<sup>th</sup> century. The details of the recorded occupiers of Woodgate presented in *Appendix 1*, not all of which lived in Woodgate Hall of course, also gives an interesting insight into the way in which the name changed from the more old-fashioned 'yeat' to 'gate'. It also shows the various trades that were undertaken by people living in the area, from those that are perhaps not unexpected such as yeoman farmers and rural industries such as blacksmiths and tanners, to an auctioneer.

## 4. Building Recording

### 4.1 Arrangement and Fabric

4.1.1 The outbuildings form a single range orientated approximately north-east/south-west, extending the line of the main house to the south-west; there are therefore only three external elevations (see *Section 4.2* below). They are built into a slope along the south-west side and so comprise two floors, effectively both at 'ground floor' level but referred to as ground and first floor, at least one element of which forms a bank barn (see *Section 5.1.2*). The block forming Woodgate Hall is L-shaped, with a single-storey wing extending to the north-west from the south-west end of the house, although further modern additions have also been made to the south-west side of the house. The entire structure is constructed from the local slate, generally in fairly random courses where visible, although externally the sections closer to the house have been rendered and painted to match on the north-west side. The roof is finished with slate throughout, apart from the small outshut on the south-east side, which is corrugated iron. Internally the timberwork is a mixture of earlier rough hand-finished material, some evidently re-used, and later hand or machine sawn. The outbuildings form a series of extensions, each time adding to the north-east end of the previous one, although some small additions have also been made to the rear (south-east), including one in machine-made red brick. Of particular interest at the site are two dates carved into parts of the building, although not parts included in the in this project. Above the main door of the house was carved 'W 1808 M', although this was very feint and so the details were not easy to discern. The open-sided, presumed hay store or lin-hay adjacent to the west corner of the range of buildings that was recorded had the date '1892' carved into a slab forming the sill on its east side.

### 4.2 External Detail

4.2.1 **North-west elevation:** the south-west end is two storeys, and evidently originally formed a single block with a section that is now incorporated into the house and known as 'the cottage' (Plate 5). This block is slightly lower than the house proper which it evidently butts against to the south-west. The entire section is finished with render and painted. There is a pitching doorway on the first floor, with a plank door with a beaded surround. Below this is a doorway with a plank door of somewhat random construction incorporating a single light window, which also has a beaded surround. To the north-east of this the central section of the elevation is slightly lower again but still two storeys (Plate 6). It is un-rendered and has a large garage doorway on the ground floor with a double door of plank construction, which has either been inserted or rebuilt as it has concrete over the lintel and evident rebuild in the jambs. There is a plinth at ground level to the north-east of this doorway and rough quoins at what would have been the original end of this section. The north-east end, which is the same height as the central section, has a doorway on the ground floor with a stone lintel and plank door. To the north-west of it is a window, also with stone sill and lintel, that has been blocked with stone incorporating two ceramic vents. Above this is a pitching doorway with a stone sill and plank door with a plain surround. The end of the elevation is finished with roughly dressed quoins.



**Plate 5 (left): North-west external elevation, south-east side**

**Plate 6 (right): North-west external elevation, centre and north-east end**

**4.2.2 North-east elevation:** this forms the gable end of the building, but because the north-east end and centre are slightly lower, the upper part of the gable of the south-west section and the house beyond that are visible. The main part is relatively plain, with rough quoins at both ends and the ends of the purlins covered with a single roofing slate nailed on. The upper part, above the central section, has a rough render finish, and the ends of the purlins projecting through it. There is a row of through stones across the centre. Beyond this is a single square chimney stack with a single ceramic pot and beyond this is the gable of the house, which is rendered and painted.



**Plate 7: North-east external elevation**

**4.2.3 South-east elevation:** the north-east end is relatively plain, although there are rough quoins at the corner and the junction with the central section is evident, at which point a small square vent built out of bricks has been incorporated into the wall (Plate 8). This section also has quoins at the junction, and incorporates a small window to the south-west with a four-light casement, timber lintel and slate sill over a patch of concrete. Beyond this the wall returns to the south-east where there is a small monopitch extension, although this was originally two storeys high, and there is a small blocked window at first floor level on the north-west side (Plate 9). There is a doorway on the south-east side, with a stone sill and split door constructed from a mixture of planks and re-used pieces, one marked with lettering and perhaps originally part of a sign. This returns to the south-west beyond the doorway, where there is a low wall projecting from the outshut forming an L-shape and enclosing a small area by running towards a boundary wall, which butts against the outshut, where it forms a doorway. The wall has a flat top finished with slate slab coping and there is no evidence that it originally had a roof or was any taller, except for a patch of plaster on the external wall of the outshut, which extends to below its roofline.



**Plate 8 (left): South-east external elevation, north-east end**

**Plate 9 (right): South-east external elevation, central outshut**

4.2.4 Beyond the boundary wall, the wall of the outshut returns to meet the main wall again. There is a doorway at what is ground floor level here, although this is considerably elevated compared to the internal ground level (see *Section 4.3.5*), which has been blocked with stone and has a stone lintel. The main wall of the building has a tall wagon doorway with a machine cut over long timber lintel and double plank door, augmented by modern chipboard sheets (Plate 10). To the south-west of this there is a small monopitch outshut, which is brick built but largely finished with concrete render. Its north-east elevation has a doorway on the north-west side with a plank door (largely covered by an attached sheet of chipboard), and a small window to the south-east with a four-light hinged casement and stone sill, below which is a small aperture at ground level, with the remains of a timber surround, with iron pins in the top suggesting it had a hinged cover (Plate 11). The south-east side of this outshut was relatively plain; with a doorway on the south-west side with no door and little surround remaining, but a machine cut timber lintel.



**Plate 10 (left): South-east external elevation, wagon doorway and south-west outshut**

**Plate 11 (right): South-west outshut**

### 4.3 Internal Detail

4.3.1 **Ground Floor Room 1:** this has a ceramic block floor with a gridded surface, with a central drainage channel running the length of the room (orientated north-west/south-east) including offshoots to the north-east. There are timber stalls against the north-east and south-west walls, two against the north-east and one to the south-west. The stalls are constructed from tongue and groove planks with rails and stop-chamfered posts at the ends, which support a beam also with stop-chamfered decoration corresponding to the position of the stalls (Plate 12). The north-east elevation is mostly covered by tongue and groove panelling forming part of the stalls, with gridded sections over chutes built into the walls opening onto troughs; there are three stalls with this arrangement in total (Plate 13). The south-east elevation is plain, the south-west elevation has a slight plinth on the south-east side, and there is one stall attached plus a timber batten with a row of large pegs (Plate 14). The north-west elevation has a doorway on the south-west side, with a large plank and batten door, with a machine cut timber lintel. There is a window to the north-east of this, which has been blocked to leave an alcove. There is a further alcove to the north-east extending to the ceiling incorporating a timber ladder, which is fixed to the wall and accesses the floor above via a hatch.



Plate 12 (left): South-eastern stall against the north-east elevation, G1

Plate 13 (centre): Example of stall trough, G1

Plate 14 (right): Stall and batten with pegs against south-west elevation, G1

4.3.2 **Ground Floor Room 2:** this has a concrete floor, sloping slightly down to the north-west, with a drain cover on the same side. It is open to the roof on the south-west side, where there are two purlins per pitch plus a ridge purlin, and an inserted rough timber beam with a chain attached, which was presumably used as a hoist. The north-east side has a ceiling with an upper floor above, the end of which, which is effectively exposed in the open space to the south-west, was finished with a rough timber partition wall (Plate 16). The ceiling is formed by hand-sawn joists supporting tongue and groove boards with iron meat hooks inserted into the joists and a large stop-chamfered beam along the south-west edge (Plate 15). The walls are all finished with whitewash. The north-east elevation, below the ceiling, is plain, but with scars for partitions or perhaps stalls evident and some electrical fittings. The south-east elevation is plain, except for a window at the upper level with splayed jambs, sloping sill, and four-light casement. The south-west elevation has a doorway on the south-east side, with a stone step up and a tongue and groove plank and batten door and timber lintel (Plate 17). To the north-west of this there are two small alcoves at ground level, the south-east one being shallower and with splayed jambs, the north-west one being deeper and with straight sides and a slate sill. There is some scarring in the wall above, perhaps where floor joists for a previous upper floor were situated. The north-west elevation has a large doorway on the south-west side with a double tongue and groove plank and batten door and iron I-beam lintel clad with tongue and groove boards. Each half also has a four-light casement window.



**Plate 15 (left): Ceiling on the north-east side side, G2**

**Plate 16 (centre): Stud wall above the ceiling and south-east elevation, G2**

**Plate 17 (right): South-west elevation, G2**

4.3.3 **Ground Floor Room 3:** this has a cobbled floor, with raised sections on the north-east and south-west sides with stone edging and a drainage channel parallel to each one constructed from a single line of bricks laid flat. There are stall partitions against the north-east and south-west walls. Those to the north-east form three stalls, with a passage on the south-east side between two of them and a feed channel along the north-east wall (Plate 18). Each stall is constructed from timber rails and posts, the posts finished with stop chamfer decoration. The sides are largely formed by slate slabs, but some planking has also been used. Within each stall there is a trough at the north-east end formed by stone edging with a stone slab dividing it into two parts (Plate 19). The passage at the south-east end connects to the passage along the north-east wall and leads to a doorway at the south-east side of the north-east elevation. There are three stalls against the south-west elevation although these are much more irregular; the central one extending further into the room than that to the south-east and the north-west one orientated north-west/south-east (Plate 20). The ceiling comprises two chamfered beams orientated north-east/south-west, with the posts of the stall beneath, and joists north-west/south-east. A further north-west/south-east orientated beam of rough timber is located against the posts at the south-west end of the north-east stalls.



**Plate 18 (left): Stalls against the north-east elevation, G3**



**Plate 19 (right): Detail of stalls against the north-east elevation, G3**



**Plate 20 (left): Stalls against the south-west elevation, G3**

**Plate 21 (right): Stall and doorway in the south corner of G3**

4.3.4 All of the walls are whitewashed. The north-east elevation is plain, and apparently butts against the north-west wall. There is a doorway at the south-east end with a rough timber lintel and plank and batten door (Plate 21). The south-east elevation has a ventilation slot on the north-east end, which had been partially blocked leaving a slight alcove. The south-west elevation is plain, with stall posts set against it. The north-west elevation has a central doorway with a rough timber lintel and a beaded plank and batten door with a single light window. To the north-east is another partially blocked vent.

4.3.5 **Ground Floor Room 4:** this is the interior of the larger of the two outshuts on the south-east side of the building. It has an earth floor with a concrete trough in the east corner (Plate 22). The room originally had two floors, but is now entirely open to the roof, which comprises a single beam orientated north-east/south-west and rafters, all of which are hand-sawn. The lower parts of the walls are exposed, while the upper parts are finished with plaster and whitewash. The north-east elevation has a blocked window on the north-west side of the upper floor with a stone lintel but no sill, although the scar of the former floor level is evident as an area of some rebuilding and blocked joist slots. On the ground floor there is a doorway on the south-east side with a rough re-used lintel and a split plank and batten door with a beaded surround. The south-east elevation is plain, apart from a small alcove on the ground floor. The south-west elevation has less plaster. There is a shallow long alcove on the south-east side of the upper level, and a blocked doorway on the north-west side with a slate lintel but no sill (Plate 23). The lower part of the wall is plain, but of a noticeably different build, comprising larger and more rounded stones, and there is a slight bulge. The north-west elevation is largely plain, with concrete re-pointing at the lower level and a probable blocked ventilation slot.



Plate 22 (left): Concrete trough and doorway in the east corner of G4



Plate 23 (right): South-west elevation, G4

4.3.6 **First Floor Room 1:** this has a timber floor; the boards orientated north-west/south-east, although this is largely covered by a pile of bracken. It is open to the roof, which comprises two purlins per pitch and a ridge purlin, all hand-sawn, plus a single truss on the south-west side comprising only principal rafters, supported on blocks in either wall, with a collar bolted between them (Plate 24). The principal rafters are joined together with a simple lap joint, and an angled brace has been added on the north-west side below the principal rafter on that side. All of the walls are whitewashed, apart from the south-west, which is a timber partition. The north-east elevation has timber blocks below the ridge purlin, and the tops of the three chutes visible in G1 below are exposed, although the central one is covered by corrugated metal sheeting (Plate 25). The south-east elevation is plain, and the south-west is similarly plain and built out of re-used planks. The north-west elevation is plain, apart from a pitching doorway on the north-east side, with a tongue and groove plank and batten door. To the north-east there is a small alcove housing the top of an alcove for the access ladder, which has a slate lintel and the chute is topped with an iron grill.



Plate 24 (left): Truss in F1

Plate 25 (right): North-east elevation in F1 showing chutes

4.3.7 **First Floor Room 2:** this has a timber floor, the boards orientated north-east/south-west, many in poor condition and evidently much repaired. It is open to the roof, which extends across the south-west elevation and comprises three trusses in this room, plus another to the south-west. Each truss comprises a simple tie-beam type, originally with a collar, although the only one surviving intact is on the south-west example (Plate 26). The central one has no collar while the north-east one, which is in a poor condition, has had a new collar bolted to it, while the original one hangs loose (Plate 27). The principals are all joined by a simple lap joint and there are two purlins per pitch, overlapping at the trusses, and with a diagonally set ridge purlin. All the truss timbers are hand finished and fixed with timber pegs. The rafters are largely later, but with plaster backing the slates. The north-west, south-west, and south-east elevations are all relatively plain with some rough render, while the north-east appears rebuilt; the purlins at this end are very short and the truss remarkably close to the wall, perhaps suggesting the building was originally longer. The north-east elevation incorporates at least three large pieces of timber, set horizontally into the stonework, which are evidently re-used as they have numerous empty peg holes (Plate 28). There are two rows of square ventilation slots above these. The south-east elevation is plain, with a wagon doorway on the south-west side with a plank and batten double door in pivots and with a machine cut lintel. The south-west elevation doesn't extend to the roof leaving the space to the south-west exposed, although there is a chimney projecting above it on top in the centre. The north-west elevation has a pitching doorway on the south-west side, with a rough timber lintel and plank and batten door with the angled stones of the voussoir arch of the door below forming a sill of sorts. There is a ventilation slot to the north-east with a timber lintel, which is blocked with stone. There is a large crack at the north-east end, below the damaged truss.



Plate 26 (left): Surviving truss on south-west side of F2

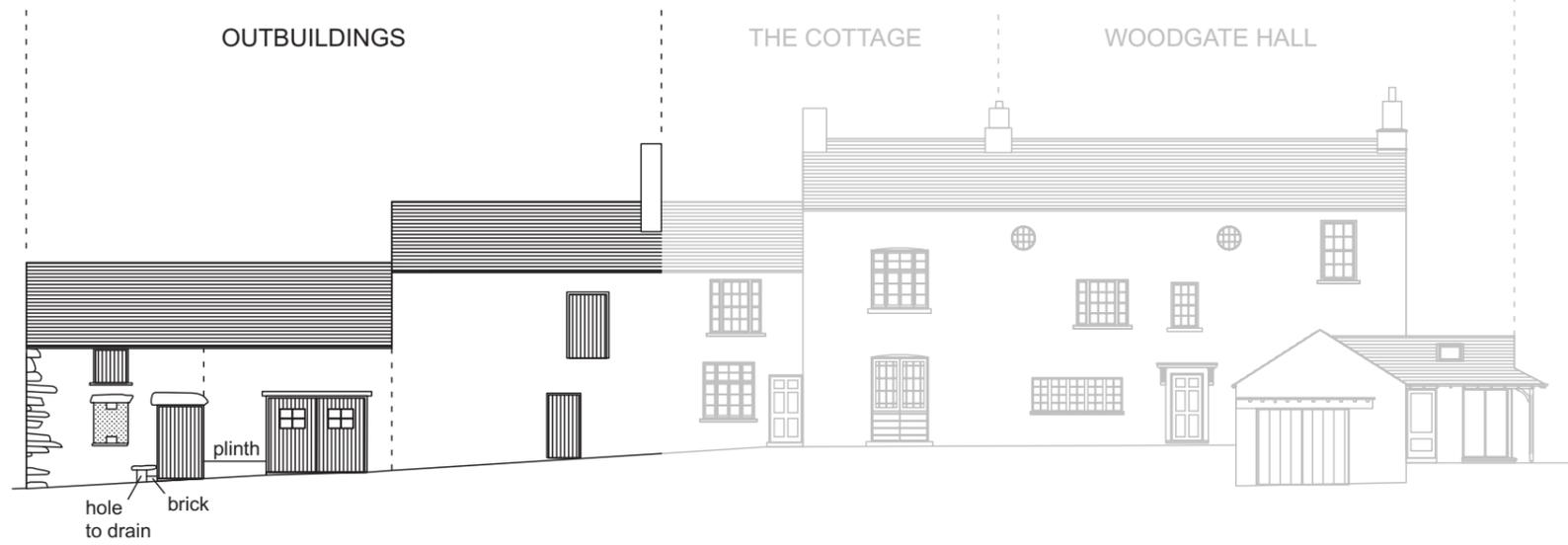
Plate 27 (right): North-west elevation and damaged truss, F2



Plate 28: Doorway and ventilation slot in north-west elevation, F2

4.3.8 **First Floor Room 3:** this comprises two small rooms within the brick outshut on the south-east side of the building. Only the south-east of these rooms could be accessed, however. It has a concrete floor, stepping up slightly on the north-east side, and a monopitch corrugated sheet roof supported by timber battens. The north-west, north-east, and south-east walls are constructed from frogged, machine-made red bricks, while the south-west wall is probably stone and formed by an adjoining outshut, and there is patchy render throughout. The north-east elevation has a small window on the upper level, with a four-light casement, stone sill and timber lintel, below which is a small aperture at ground level with a timber lintel and modern chipboard covering it attached to a timber surround. The south-east elevation has a doorway on the south-west side with no door and only some surround on the south-west side, and a timber lintel formed from the wall plate. The south-west and north-west elevation are plain.

NORTH-WEST ELEVATION



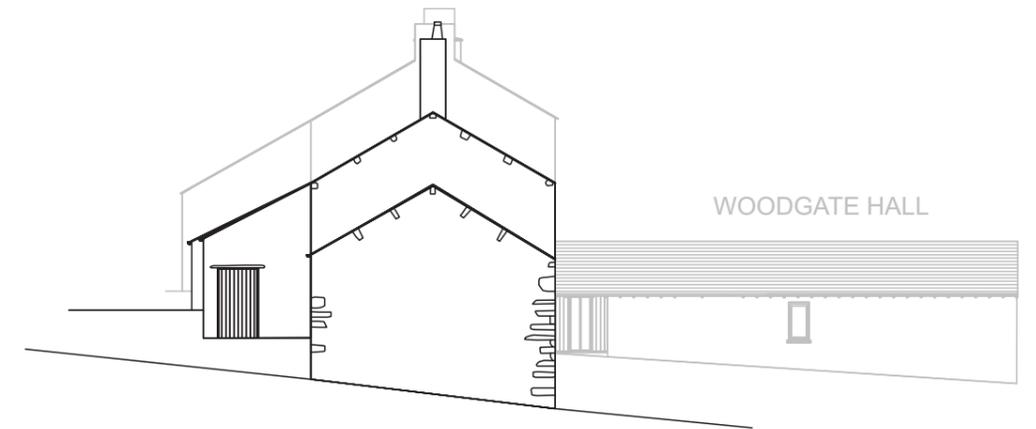
SOUTH-WEST ELEVATION



SOUTH-EAST ELEVATION



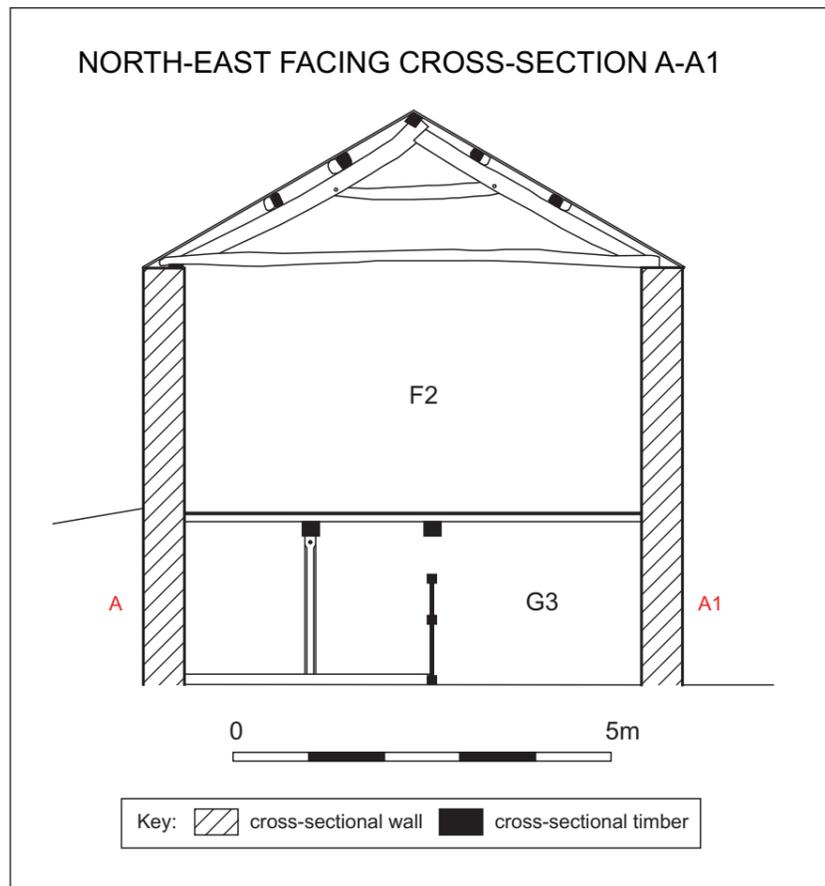
NORTH-EAST ELEVATION



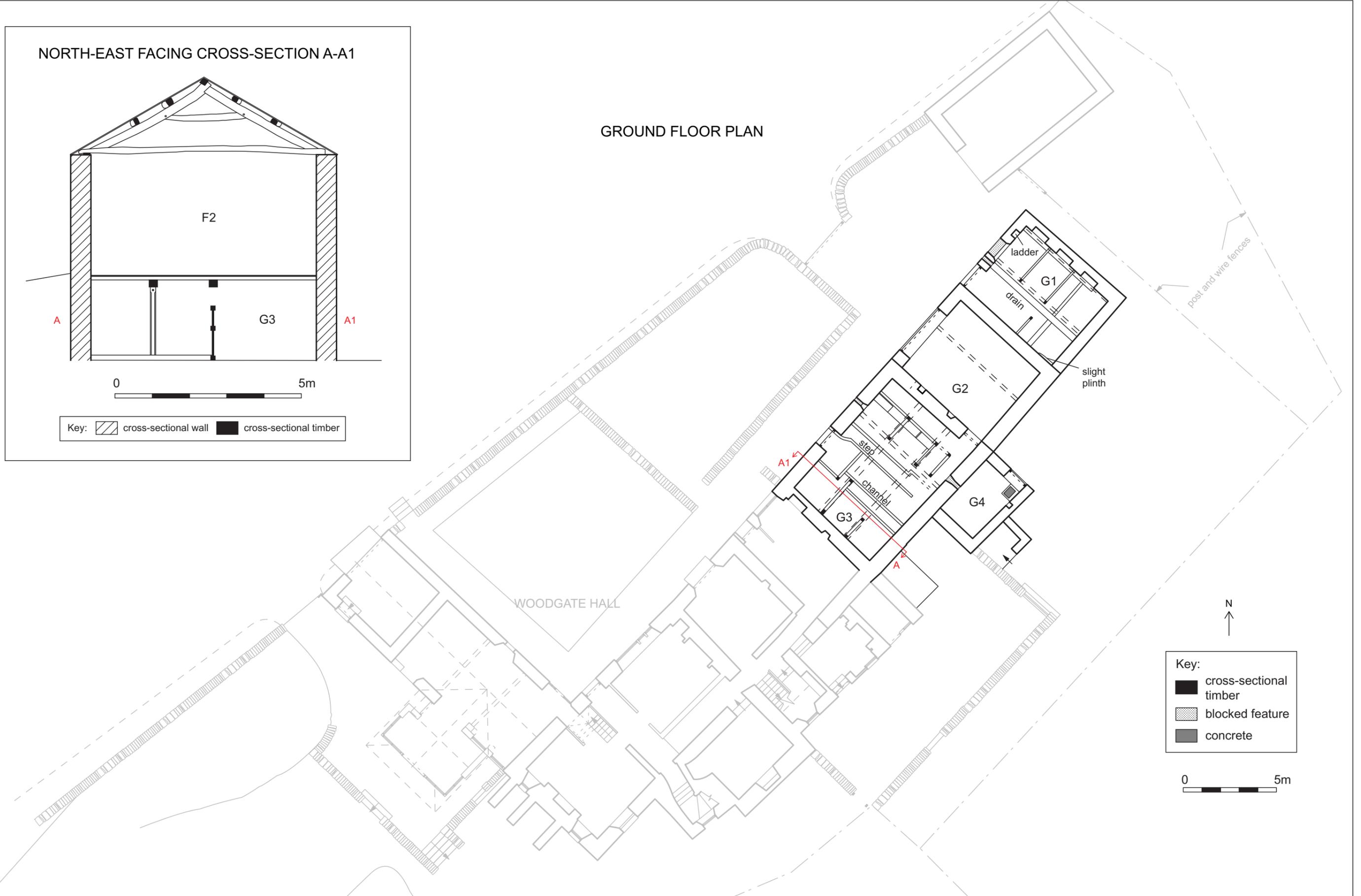
0 5m

Key:  cross-sectional wall  blocked feature

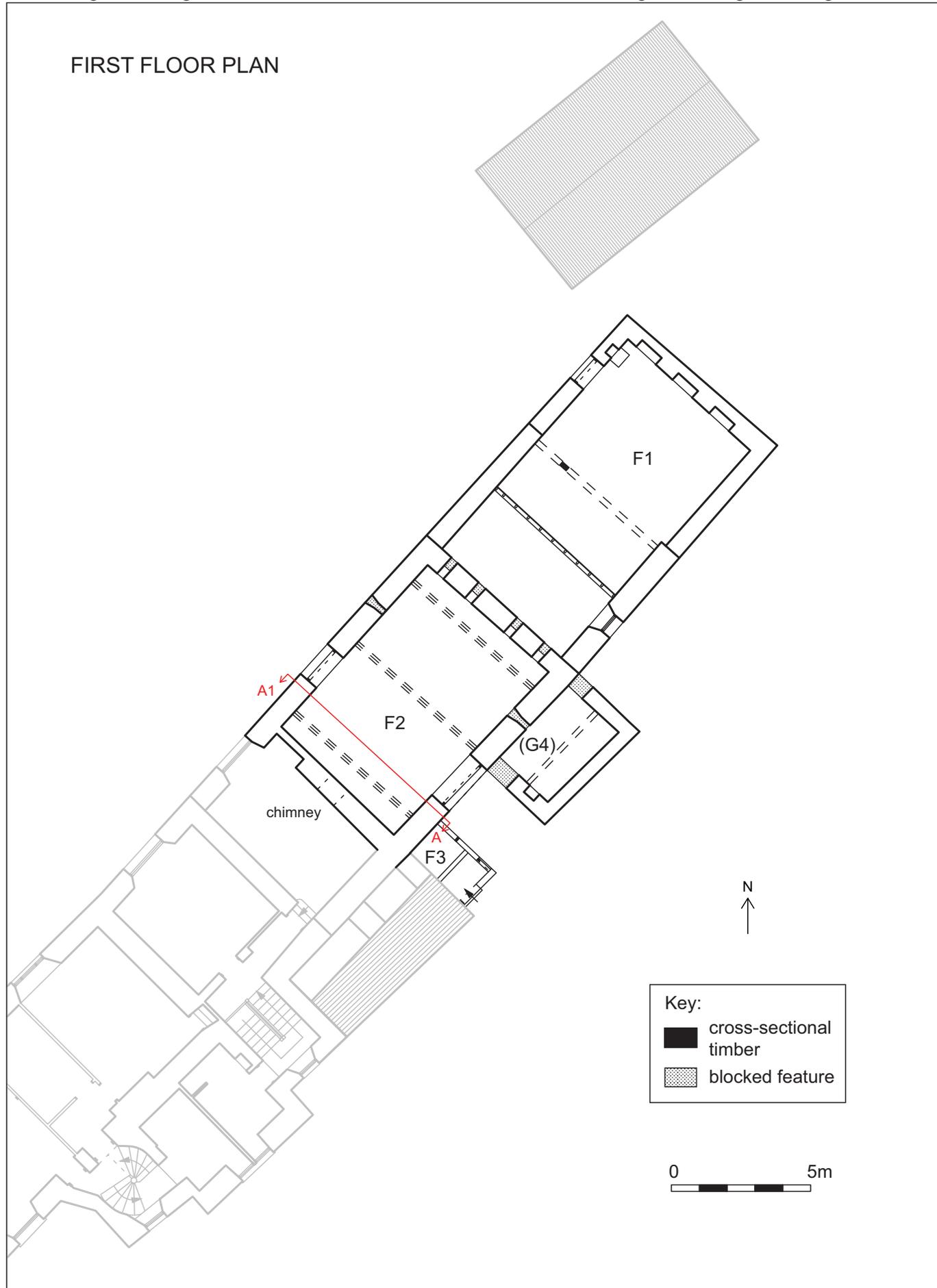
Figure 2: External elevations



**GROUND FLOOR PLAN**



**Figure 3: Ground floor plan and north-east facing cross-section**



Client: Mr B Entwistle

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Figure 4: First floor plan

## 5 Discussion

### 5.1 Phasing

5.1.1 **Introduction:** despite the relative simplicity of the building and the paucity of documentary sources specifically relating to it, it is apparent that the outbuildings have had a number of alterations made to them. In essence the building has been gradually extended to the north-east, each phase representing a further addition in this direction. The earliest phase must therefore post-date the construction of the house; the exact date of this is not confirmed by documentary evidence but the form of its plan, with its evident cross-passage (Figure 3) is certainly fitting with a 17<sup>th</sup> century date (Brunskill 2002, 69). It seems unlikely that the datestone over the front door of the house relates to the point at which it was built; it is more likely to relate to a change of owner or period in which it was remodelled. The documentary sources, in particular the maps, are only any use in dating the latest phases.

5.1.2 **Phase 1 (late 18<sup>th</sup> – early 19<sup>th</sup> century):** the south-west end of the range of buildings was constructed as a single block comprising a bank barn with an upper threshing floor (F2) above a large cow house (G3). This also included a small block at the very south-west end against the house, which appears to have been more domestic in form, most likely a 'Paddy house'. This has already been converted to form part of the holiday let formed by the main part of the house and was not included in the building recording. Dating this phase is difficult although it clearly post-dates the construction of the house. The style of the trusses suggests a late 18<sup>th</sup> to early 19<sup>th</sup> century date (*op cit*, 153) as does the fact that it is a bank barn, although these do also occur earlier on (*op cit*, 109).

5.1.3 **Phase 2 (mid 19<sup>th</sup> century):** a small addition was made to the north-west end of the Phase 1 structure, comprising G2, perhaps forming a cart shed with storage above, although the detail has been obscured by subsequent use (see *Section 5.1.5* below). In addition, a small extension was added to the south-east side, most likely forming a loose box or calf pen, with an even smaller addition on the south-east side of this, which may have been unroofed and perhaps formed a middenstead. The dating of these additions is not certain, but it is apparent from the map evidence that they were both certainly constructed by 1890 and were probably present by 1850.

5.1.4 **Phase 3 (late 19<sup>th</sup> century):** a further addition was added to the north-east end of the range (comprising G1 and F1), most probably forming a stable with hay loft above. The upper floor of this seems to have been knocked through to allow access into the space above G3 to the south-west and a truss placed where the wall would have been positioned. Dating of this Phase can be shown by the map evidence to have occurred between 1890 and 1913; the date of 1892 scratched into the stonework of the detached building to the north, which was evidently built at about the same time, might indicate when these additions were made.

5.1.5 **Phase 4 (20<sup>th</sup> century):** while large parts of the site have seen very little alteration in over 100 years it is evident that G2 has been modified. At some stage the door to the north-west was enlarged, part of the ceiling was removed, and a horizontal beam acting as a hoist was added. These changes were presumably in order to enable this space to act a garage for motor vehicles and so must be 20<sup>th</sup> century, there being little other evidence for dating. It is likely that at this time or slightly later other parts of the building were going out of use, with windows in G1 and G4 being blocked. The map evidence also indicates that the small building at the south-west end of the south-east side (F3), which was evidently at least partially built as a toilet, was built after 1913 and also belongs in this phase.

### 5.2 Conclusion

5.2.1 The outbuildings at Woodgate Hall represent a remarkably good survival of the sort of functional buildings that would have been present on many farms, with much of their original character and fabric remaining. The ability to date them, at least relatively, on account of the manner in which they were constructed, is also useful in terms of understanding the development of the site. The presence of a number of well-preserved features such as the chutes built into the wall and associated stalls in the stables, the stalls in the cow house, and the probable 'Paddy house' – so called because they were used to accommodate itinerant labourers, often Irish, during harvest time (see Lewis and Warhurst 1987, 4),

are of special interest. Further investigation of the house would undoubtedly further elucidate the site's development, and further documentary research, particularly an examination of the deeds, would help ascertain who actually occupied the property and its date of origin.

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## Appendix 1: Occupiers of Woodgate

Date	Event	Place	Source
1694	John Towers, slater, listed as a chapel warden	Woodyeat	Dickinson 1954, 72
1721 May 20 <sup>th</sup>	Baptism of John, son of Robert Towers	Woodyeat	Dickinson 1954, 2
1721 July 2 <sup>nd</sup>	Baptism of Joseph, son of John Dixon	Woodyeat	Dickinson 1954, 2
1722 November 24 <sup>th</sup>	Baptism of Robert, son of John Atkinson	Woodyeat	Dickinson 1954, 2
1724 January 22 <sup>nd</sup>	Baptism of Mary, daughter of Thomas Rawlinson	Woodyeat	Dickinson 1954, 3
1724 March 20 <sup>th</sup>	Baptism of Margaret, daughter of Robert Towers	Woodyeat	Dickinson 1954, 3
1725	Robert Towers, listed as a chapel warden	Woodyeat	Dickinson 1954, 72
1728	John Redhead, listed as a chapel warden	Woodyeat	Dickinson 1954, 72
1731 June 17 <sup>th</sup>	Baptism of Mary, daughter of Robert Towers	Woodyeat	Dickinson 1954, 5
1734 December 14 <sup>th</sup>	Baptism of Jane, daughter of Robert Towers	Woodyeat	Dickinson 1954, 6
1760 March 2 <sup>nd</sup>	Burial of John Redhead	Woodyeat	Dickinson 1954, 46
1761 July 26 <sup>th</sup>	Baptism of Richard, son of James Stewart	Woodyeat	Dickinson 1954, 11
1764 March 3 <sup>rd</sup>	Baptism of John, son of John Ashburner	Woodyeat	Dickinson 1954, 12
1764 December 28 <sup>th</sup>	Baptism of John, son of John Redhead	Woodyeat	Dickinson 1954, 12
1769 March 2 <sup>nd</sup>	Burial of John Redhead	Woodyeat	Dickinson 1954, 59
1769 April 2 <sup>nd</sup>	Baptism of Thomas, son of John Redhead	Woodyeat	Dickinson 1954, 13
1770 April 14 <sup>th</sup>	Baptism of Robert, son of James Towers	Woodyeat	Dickinson 1954, 14
1773 August 28 <sup>th</sup>	Burial of Molly, daughter of James Wilkinson	Woodgate	Dickinson 1954, 59
1775 April 26 <sup>th</sup>	Burial of Iza, wife of Matthew Redhead	Woodgate	Dickinson 1954, 60
1775 August 12 <sup>th</sup>	Baptism of Molly, daughter of James Towers	Woodgate	Dickinson 1954, 15
1775 October 22 <sup>nd</sup>	Baptism of James, son of James Wilkinson	Woodgate	Dickinson 1954, 15
1777 March 16 <sup>th</sup>	Baptism of Peggy, daughter of John Redhead	Woodyeat	Dickinson 1954, 15
1777 September 4 <sup>th</sup>	Baptism of William, son of William Hodgson	Woogate	Dickinson 1954, 15
1778 February 16 <sup>th</sup>	Baptism of William, son of John Towers	Woodgate	Dickinson 1954, 15
1781 September 22 <sup>nd</sup>	Baptism of Gyles, son of William and Jane Geldert	Woodyeat	Dickinson 1954, 17
1784 April 12 <sup>th</sup>	Baptism of Molly, daughter of William and Jane Geldert	Woodyeat	Dickinson 1954, 18
1791 January 24 <sup>th</sup>	Burial of Molly, daughter of James and Mary Towers	Woodgate	Dickinson 1954, 62
1791 August 24 <sup>th</sup>	Burial of James, son of Edward and Betty Birkett	Woodgate	Dickinson 1954, 62
1793 August 26 <sup>th</sup>	Burial of Molly, daughter of William and Molly Hodgson	Woodgate	Dickinson 1954, 62
1794 July 21 <sup>st</sup>	Baptism of William, son of Leonard and Rebeckah Hodgson	Woodyeat	Dickinson 1954, 24
1794 July 22 <sup>nd</sup>	Burial of William, son of Leonard and Rebeckah Hodgson	Woodyeat	Dickinson 1954, 62
1795 June 27 <sup>th</sup>	Burial of John Law	Woodyeat	Dickinson 1954, 63
1795 August 26 <sup>th</sup>	Burial of Molly, daughter of Leonard and Rebecca Hodgson	Woodgate	Dickinson 1954, 63
1806 May 23 <sup>rd</sup>	Baptism of Henry, son of John and Jane Redhead, tanner	Woodgate	Dickinson 1954, 29
1806	Will of William Chamley, yeoman	Woodgate	Fishwick 1913, 21
1806 July 11 <sup>th</sup>	Burial of William Chamley, yeoman	Woodgate	Dickinson 1954, 65
1807 November 6 <sup>th</sup>	Baptism of William Wren, son of John and Jane Redhead, tanner	Woodgate	Dickinson 1954, 30
1809 March 15 <sup>th</sup>	Baptism of Solomon, son of John and Jane Redhead, tanner	Woodgate	Dickinson 1954, 31
1811 April 27 <sup>th</sup>	Baptism of Matthew, son of John and Jane Redhead, tanner	Woodgate	Dickinson 1954, 32

Date	Event	Place	Source
1813 August 8 <sup>th</sup>	Baptism of Mary, daughter of Thomas and Mary Townson, auctioneer	Woodgate	Dickinson 1954, 34
1815 November 27 <sup>th</sup>	Baptism of Joseph, son of Thomas and Mary Townson, auctioneer	Woodgate	Dickinson 1954, 35
1816 April 8 <sup>th</sup>	Baptism of James, son of Myles and Jane Jackson, tanner	Woodgate	Dickinson 1954, 35
1818 January 14 <sup>th</sup>	Baptism of Thomas, son of Thomas and Mary Townson, auctioneer	Woodgate	Dickinson 1954, 37
1821 July 6 <sup>th</sup>	Baptism of Agnes, daughter of Myles and Jane Jackson, tanner	Woodgate	Dickinson 1954, 39
1822 May 9 <sup>th</sup>	Baptism of John, son of Anthony and Anne Wilson, labourer	Woodgate	Dickinson 1954, 39
1823 January 20 <sup>th</sup>	Burial of James Towers	Woodgate	Dickinson 1954, 68
1825	Thomas Townson, auctioneer	Woodgate	Baines 1825, 658
1825 April 28 <sup>th</sup>	Burial of Mary Towers	Woodgate	Dickinson 1954, 69
1829	William Bowerbank, blacksmith	Woodgate	Parson and White 1829, 731
1830 September 8 <sup>th</sup>	Burial of Mary Thompson	Woodgate	Dickinson 1954, 70
1833 November 3 <sup>rd</sup>	Baptism of Eleanor, daughter of Miles and Elizabeth Towers, farmer	Woodgate	Dickinson 1954, 45
1835 September 19 <sup>th</sup>	Burial of Thomas Thompson	Woodgate	Dickinson 1954, 71
1836 September 11 <sup>th</sup>	Baptism of Robert, son of Miles and Elizabeth Towers, famer	Wood Gate	Dickinson 1954, 46
1849	Miles Towers, tanner; Mary Townson; James Tyson, grocer	Woodgate	Mannex 1849, 459
1849 June 17 <sup>th</sup>	Burial of John Wayles	Woodgate	Bland n.d.
1849 September 11 <sup>th</sup>	Burial of John Towers	Woodgate	Bland n.d.
1850 March 22 <sup>nd</sup>	Burial of Frances Tuner	Woodgate	Bland n.d.
1853 May 31 <sup>st</sup>	Burial of Anges Turner	Woodgate	Bland n.d.
1855 January 31 <sup>st</sup>	Burial of Hannah Towers	Woodgate	Bland n.d.
1855 March 11 <sup>th</sup>	Burial of Henry Barker	Woodgate	Bland n.d.
1856 August 20 <sup>th</sup>	Burial of William Towers	Woodgate	Bland n.d.
1858 May 21 <sup>st</sup>	Burial of Joseph Nuttall	Woodgate	Bland n.d.
1865 June 6 <sup>th</sup>	Burial of John Turner	Woodgate	Bland n.d.
1873 October 22 <sup>nd</sup>	Burial of Betsy Turner	Woodgate	Bland n.d.
1882 August 7 <sup>th</sup>	Will of Mary Riley, butcher	Woodgate	CRO(B) BDTB/Wills Box 1/18 1882
1885 July 26 <sup>th</sup>	Burial of Joseph Casson	Woodgate	Bland n.d.
1887 May 8 <sup>th</sup>	Burial of Isabella Shaw	Woodgate	Bland n.d.
1906 May 26 <sup>th</sup>	Burial of Robert Casson	Woodgate	Bland n.d.
1910	Thomas Wood	Woodgate Hall	CRO(B) BT/IR 1/23 1910
1917 March 16 <sup>th</sup>	Burial of Thomas Wood	Woodgate Hall	Bland n.d.
1921 December 5 <sup>th</sup>	Burial of Jane Towers	Woodgate House	Bland n.d.
1926 June 29 <sup>th</sup>	Burial of John Towers	Woodgate House	Bland n.d.
1926 September 4 <sup>th</sup>	Burial of John White	Woodgate Cottage	Bland n.d.
1928 October 8 <sup>th</sup>	Burial of Mary Towers	Woodgate House	Bland n.d.
1932 May 3 <sup>rd</sup>	Burial of Gertrude Esther Proctor	Woodgate	Bland n.d.
1943 December 3 <sup>rd</sup>	Burial of Mary Jane Wood	Woodgate Hall	Bland n.d.
1959 March 31 <sup>st</sup>	Burial of Mary Elizabeth Tyson	Woodgate Hall	Bland n.d.
1962 April 19 <sup>th</sup>	Burial of Percy Tyson	Woodgate Hall	Bland n.d.
1972 March 21 <sup>st</sup>	Burial of Eli Cragg	Woodgate Farm	Bland n.d.
1982 February 24 <sup>th</sup>	Burial of Albert Hutchinson	Woodgate	Bland n.d.
1984 August 28 <sup>th</sup>	Burial of Elsie Hutchinson	Fell Garth, Woodgate	Bland n.d.