

KING'S ARMS, CARTMEL, CUMBRIA

Archaeological Building Recording



Client: Mr and Mrs Lyons

NGR: 337874 478761

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Non-Technical Summary

Prior to the submission of a Listed Building Consent application for modifications to the upper floors of the Kings Arms, Cartmel, Cumbria, the Conservation Officer at South Lakeland District Council recommended an archaeological building recording be carried out. The building is Listed Grade II, and it was considered necessary to better understand its historical development and significance in order to inform any future application. Following the provision of a project design by Greenlane Archaeology the work on site was carried out in March 2012.

There are remarkably few early historical sources in which the Kings Arms can be identified, but a public house of that name is certainly recorded by the middle of the 19th century. The Listed Building details suggest that it is 18th century in origin, and the earliest available maps show that it was certainly in existence by the mid-19th century, by which time it occupied much of its present footprint. By the middle of the 19th century it appears to have been extended even further to the east and south, and a considerable number of internal alterations, largely relating to the sanitary arrangements, were proposed and carried out between 1909 and 1939.

The building recording revealed that the earliest phase of the building comprises a double-pile plan house, which is likely to be of early 18th century date based on a comparison with similar structures and the form of some of the decorative features. These include an ovolo-moulded and stop-chamfered beam on the ground floor, a built-in cupboard on the first, and the style of the roof trusses and details within one of the beams. The building was subsequently extended to the rear (east) and south, probably in the late 18th or early 19th century, at which time it may have been converted from a private dwelling to a public house. Later alterations were also carried out during the 19th century, apparently including the section projecting over the River Eea to the east, and a number of proposed alterations were made between 1909 and 1939, mainly connected to the sanitary arrangements, although not all of these were necessarily carried out. Some later 20th century alterations were also carried out, although there is little documentary evidence relating to these, including further removal of original fabric, although this probably started to take place from the early 20th century onwards.

The Kings Arms represents an interesting example of double-pile plan house, which, along with other local examples, suggests that buildings of this type are slightly earlier than previously thought. While there are relatively few original features surviving those that do are relatively substantial. However, later alterations, particularly those carried out in the 20th century, have evidently caused considerable damage to the original fabric, and led to the loss of many more minor features such as doors and window casements.

Acknowledgements

Greenlane Archaeology would like to thank Mr and Mrs Lyons for commissioning the project and providing useful information about the building, and the staff of the Kings Arms for their co-operation and patience during the recording. Further thanks are due to Mike Darwell at John Coward Architects, for providing the 'as existing' drawings of the building. Additional thanks are due to the staff of the Cumbria Record Office in Barrow-in-Furness (CRO(B)) for their help.

The desk-based assessment and building recording were carried out by Dan Elsworth, who also produced the report, with the exception of the illustrations, which were produced by Tom Mace. The report was edited by Jo Dawson and Dan Elsworth managed the project.

1. Introduction

1.1 Circumstances of the Project

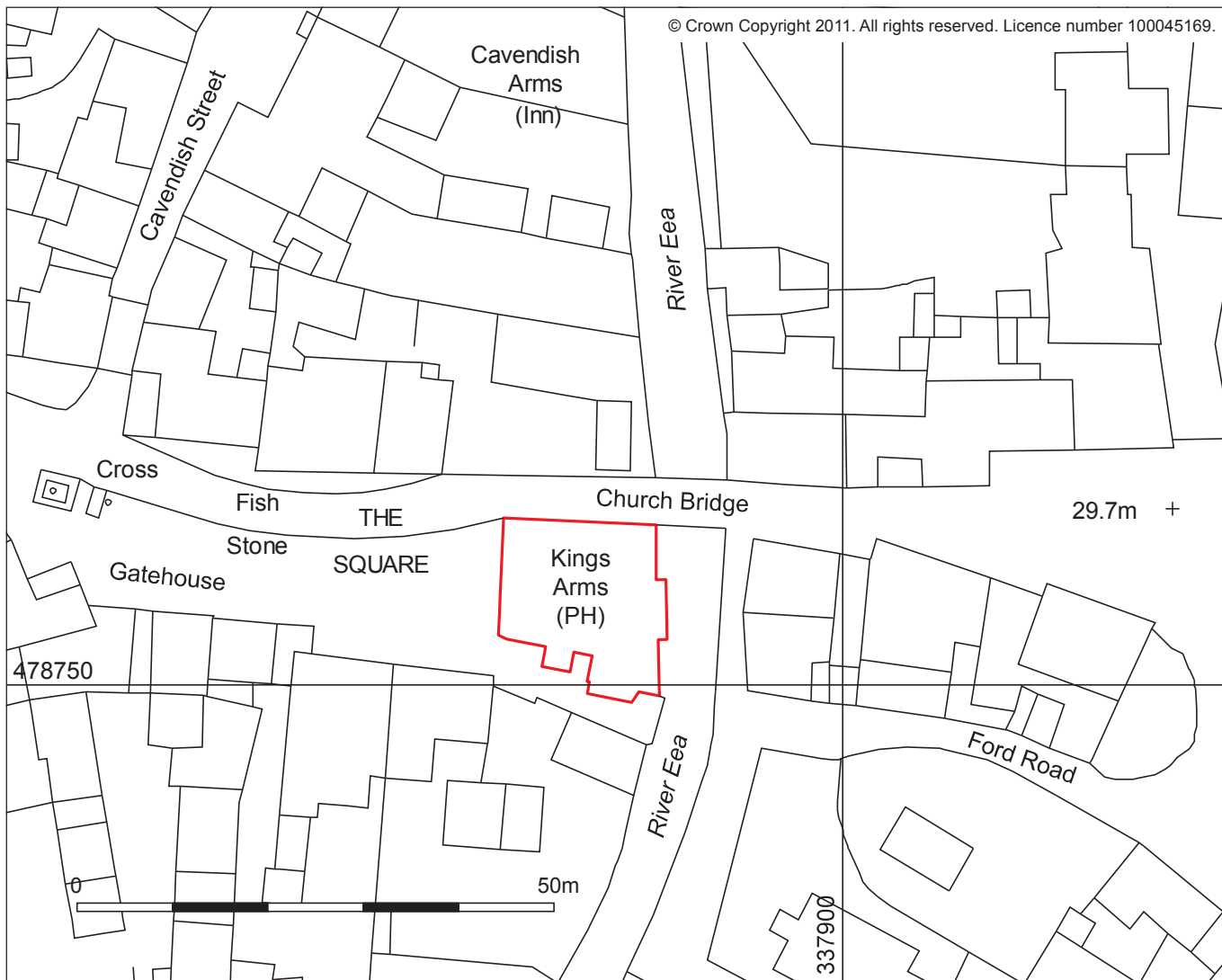
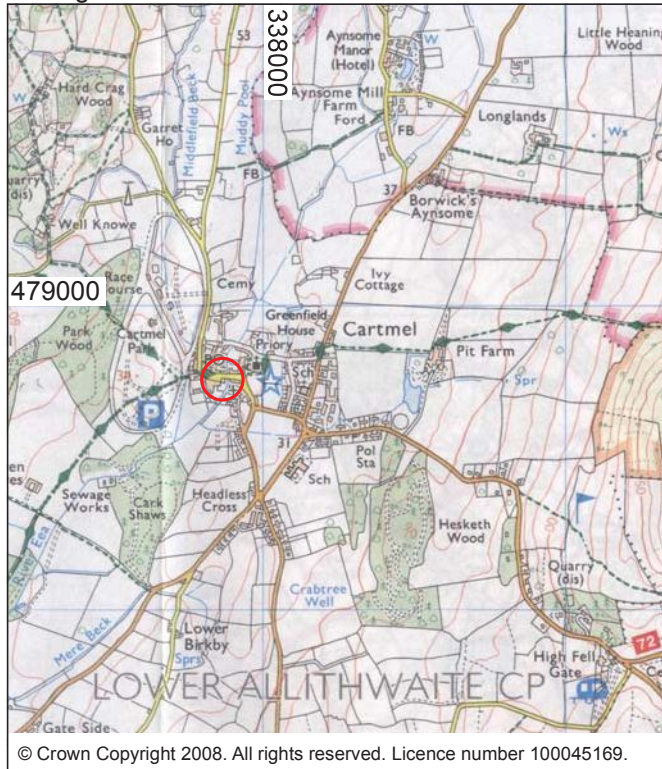
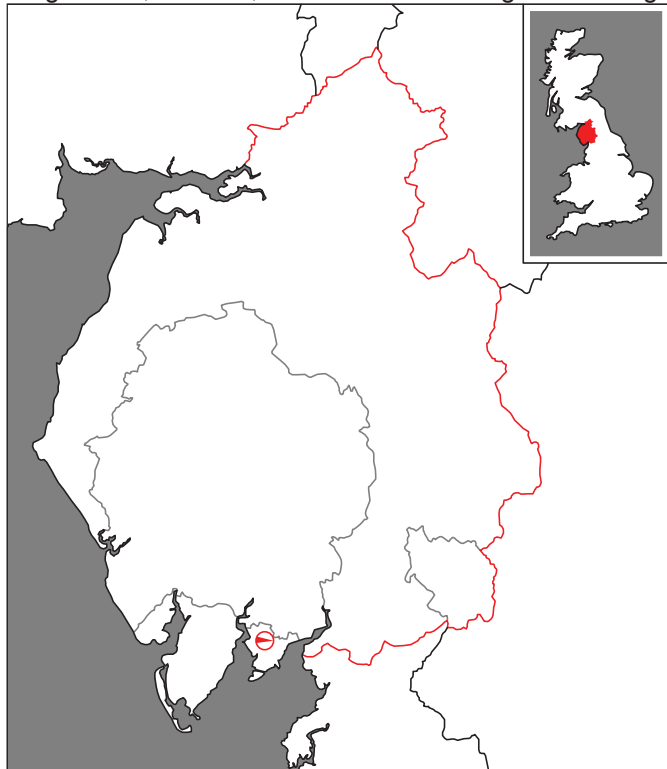
1.1.1 Prior to the submission of a Listed Building Consent application for modifications to the upper floors of the Kings Arms, Cartmel, Cumbria (NGR 337874 478761), Graham Darlington, Conservation Officer for South Lakeland District Council, requested an English Heritage Level 2 type recording of the building (English Heritage 2006). This is intended to provide a record of the building and an assessment of its significance. Greenlane Archaeology was commissioned by Mr and Mrs Lyons to carry out the building recording. In response to this Greenlane Archaeology produced a project design and carried out the work in March 2012.

1.1.2 The building is Grade II Listed and thought to be of 18th century date with later additions (English Heritage 2007; *Appendix 1*).

1.2 Location, Geology, and Topography

1.2.1 The site is fairly centrally located within the village of Cartmel, less than 60m to the south-west of the Priory (Figure 1). The Priory, which is visually prominent in the landscape, formed the hub around which Cartmel developed and the village, which is described as 'exceptional' and 'largely unspoilt', is now protected by Conservation Area status (Countryside Commission 1998, 73). Cartmel is situated approximately 3.5km north-west of Grange-over-Sands to the south of the South Cumbria Low Fells on the northern side of Morecambe Bay (Countryside Commission 1998, 69; Ordnance Survey 2008).

1.2.2 Cartmel is situated on the junction of a complex series of solid geology comprising Bannisdale Slates of Silurian age and carboniferous limestone, covered by thick glacial debris, including deposits of cobbles, pebbles and sandy material (Mitchell 1990, 43; Moseley 1978, plate 1). The site is located to the west of the River Eea, at approximately 30m above sea level (Ordnance Survey 2008); the underlying solid geology in the catchment area to the west of the River is mainly slate, but to the east the deposits are mostly limestone, and deposits of alluvium (soft peaty and clayey soils) are likely to be present closer to the River (Mitchell 1990, figure 2; 1992, figure 1). The River itself was doubtless an important influence on the sourcing of construction material in the area most notably that used in the construction of the Priory (Mitchell 1992, 72-73).



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Figure 1: Site location

2. Methodology

2.1 Introduction

2.1.1 The building investigation comprised three separate elements intended to provide a suitable record of the structure, 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 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 (CRO(B))**: this was visited in order to examine early maps of the site and other primary sources as well as secondary sources such as trade directories in order to identify information about the development and use of the building;
- **Documents on site**: a collection of framed liquor licences for the Kings Arms, from the 1850s, were present in the main entrance hall, and photographs of these were taken so that the information could be included in the report;
- **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), which is a largely descriptive investigation, with the interpretation only making a limited use of the available documentary information. The second floor is thought to be the least modified part of the building, and so the recording was concentrated on this area, however, in order to place the results of this in their context the entire building was recorded, but in less detail on the lower floors, in particular the ground floor, which has been recently renovated and was in use during the building recording. The recording comprised the following elements:

- **Written record**: descriptive records of all parts of the building were made using Greenlane Archaeology *pro forma* record sheets;
- **Photographs**: photographs in both 35mm black and white 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-annotation of printed plots of 'as existing' architect's drawings provided by the client's architect. In addition, a cross-section was produced by hand. The drawings produced ultimately comprised:
 - i. a plan of each floor at a scale of 1:100;
 - ii. a cross-section through the truss at a scale of 1:50.

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 provided for the client, and one will be retained by Greenlane Archaeology. In addition a digital copy of the report will be provided to client's agent and the Cumbria Historic Environment Record (HER) in Kendal and 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 Map and Image Regression

3.1.1 **Introduction:** early maps of the area tend to be relatively lacking in detail and are certainly not specific enough to be useful in understanding the development of the property. The earliest useful maps are therefore only from the 19th century.

3.1.2 **Ordnance Survey, 1851:** despite the scale this plan is detailed enough to show the general arrangement of buildings forming the block comprising the Kings Arms (Plate 1). It is apparent that by this time much of the present arrangement was essentially in place, with the main, approximately square block shown, and an extension towards the River Eea and its bridge evident from the north side of the east elevation. There is, however, an obvious gap behind (to the east) of much of the building, and it does not appear at this time to include the section projecting over the river.

3.1.3 **Ffoliott 1854:** while this is at a more useful scale than the earlier map, it is apparently less detailed (Plate 2). It shows the Kings Arms as a simple square block, standing directly against the River Eea to the east and with what appears to be a small outshut on the south side.

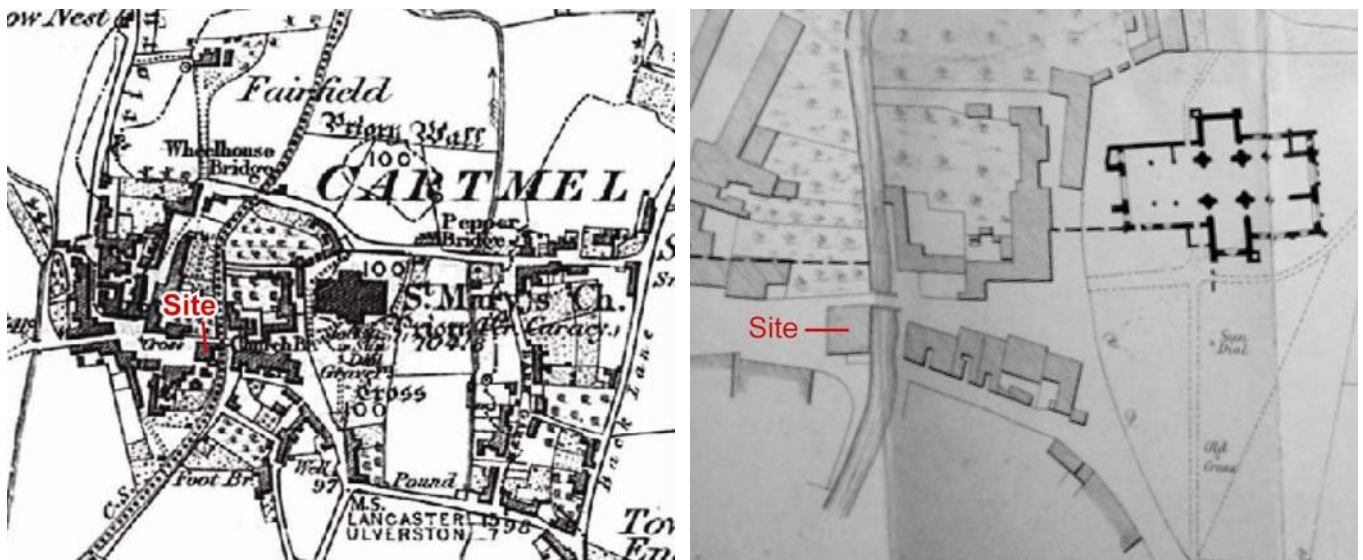


Plate 1 (left): Extract from the Ordnance Survey map of 1851

Plate 2 (right): Extract from Ffoliott's map of Cartmel from 1854

3.1.4 **Ordnance Survey, 1890:** this is the probably the first map to accurately show the divisions within the different parts of the building; it is also the first to label it as a public house (Plate 3). The projecting section to the east, over the River Eea, has clearly been constructed by this date, there has clearly been some infilling of the south-east corner, there is a small projecting block to the west (most likely a mounting block or external staircase), and there is definitely an outshut to the south.

3.1.5 **Photograph, 1900:** a photograph, primarily showing the River Eea to the east of the Kings Arms and its bridge, provides a reasonable view of the rear (east) part of the property (Plate 4). It is evident that this part of the building has changed very little since this time, with the exception of the addition of a tall brick chimney to the south-east corner (see Section 3.1.11).



Plate 3 (left): Extract from the Ordnance Survey map of 1890

Plate 4 (right): View of the east end of the Kings Arms in 1900 (Richardson 1900)

3.1.6 Proposed Plans, 1909: a series of plans, dating from 1909, of the building exist relating to proposed alterations designed by the Ulverston architect JW Grundy (Plate 5 to Plate 8). These show considerable detail of the interior of the building on each floor and certain important details can be ascertained. On the ground floor the front (west) entrance was to the north of its current position (the present doorway being at this time a window). A second entrance also existed to the north, and there were various internal divisions, particularly on the upper floors. The use of each room is indicated on the plans, with sitting rooms and a bar to the west, stores to the east of these, kitchens in the section projecting over the River Eea and a stable in the south-east corner. The proposed alterations relate to the section projecting over the river, and largely relate to alterations to drainage and sanitation (with new additions to accommodate this on the upper floors), but it is not clear if this work was ever carried out; the stone columns supporting the section projecting over the river were apparently to be replaced with steel supporting a concrete floor but clearly never were. However, new internal walls were also clearly planned, in order to accommodate new toilets, and it also appears to have been the intention to turn the staircase to face the entrance to the north, but this was evidently not carried out.

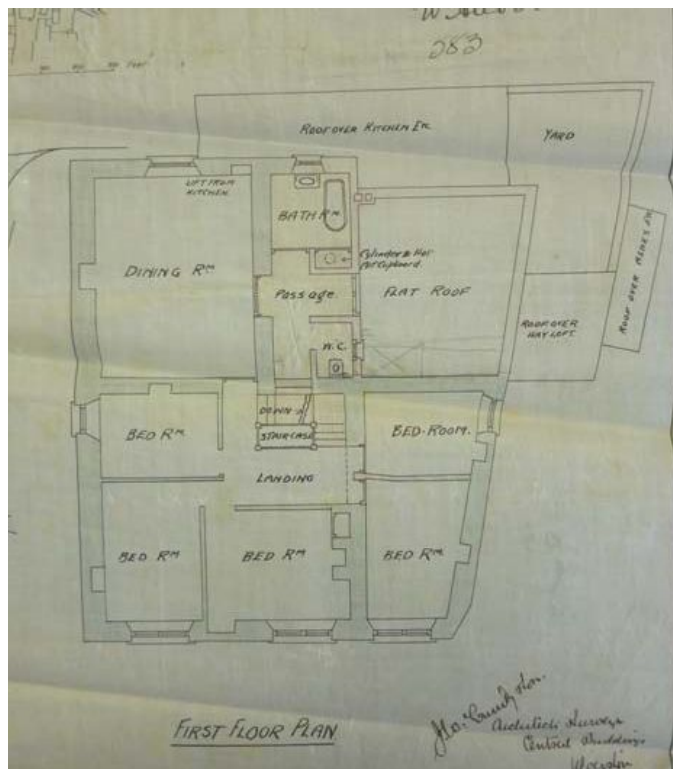
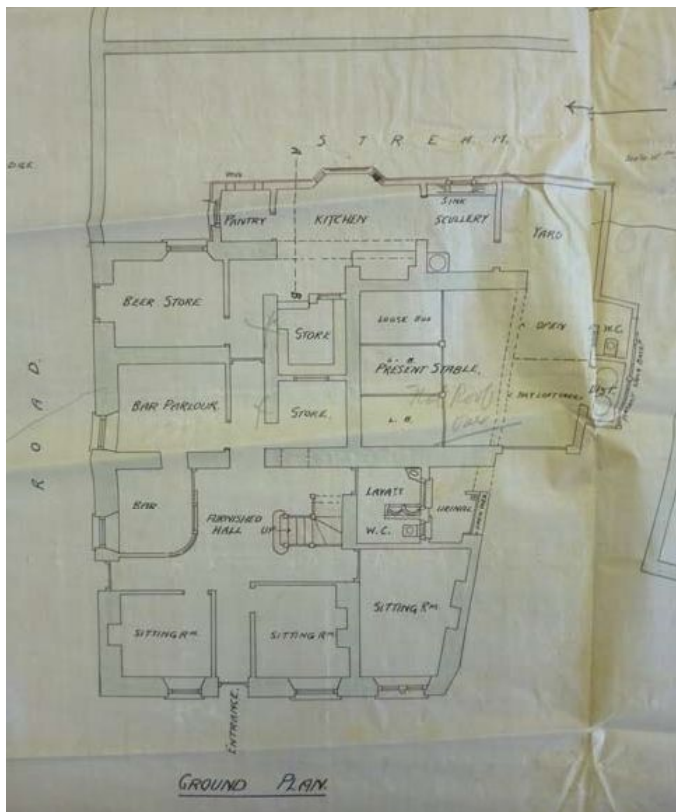


Plate 5 (left): Proposed ground floor plan (CRO(B) BSRDNL/2/583 1909)

Plate 6 (right): Proposed first floor plan (CRO(B) BSRDNL/2/583 1909)

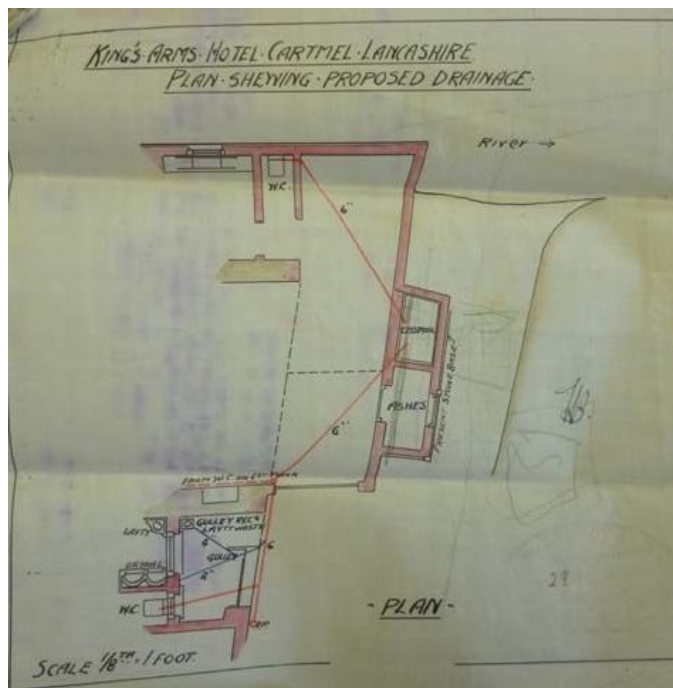
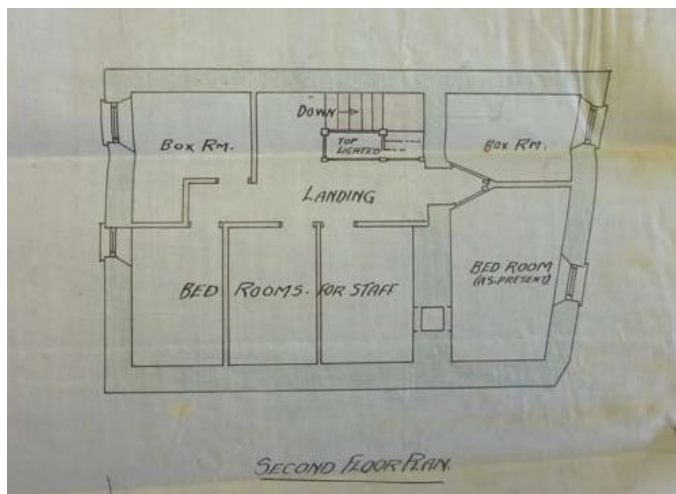


Plate 7 (left): Proposed second floor plan (CRO(B) BSRDNL/2/583 1909)

Plate 8 (right): Proposed drainage improvement (CRO(B) BSRDNL/2/583 1909)

3.1.7 **Ordnance Survey, 1913:** this shows much the same detail as the earlier Ordnance Survey map of 1890 (compare Plate 3 and Plate 9), with the divisions in the south-east corner, the projecting section over the River Eea, and a further outshut to the south, clearly shown.

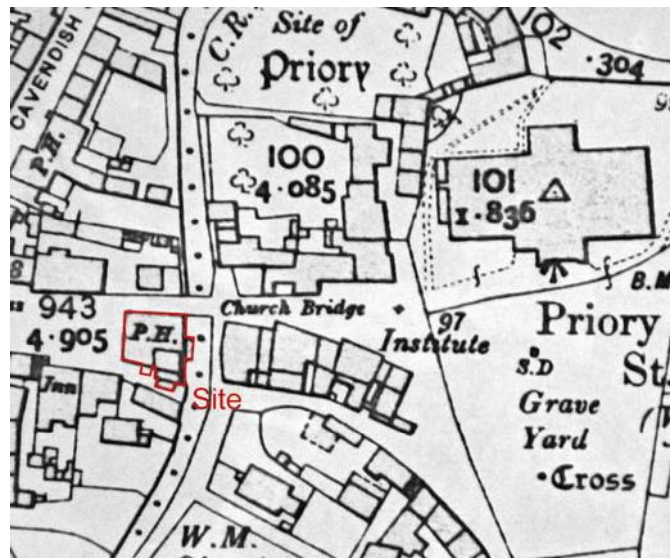


Plate 9 (right): Extract from the Ordnance Survey map of 1913

3.1.8 **Proposed plan, 1921:** these plans, this time by JW Grundy and Sons, relate to a series of proposals, similar to those of 1921, with alterations again seemingly largely restricted to the toilets and drainage, although it is apparent that the main part of the second floor had already taken on essentially its present arrangement by this time (Plate 10 to Plate 13). Of particular interest is an elaborate 'timber-framed' finish proposed for the section projecting over the River Eea, but it is apparent that many of these proposed alterations and the earlier ones were not carried out.

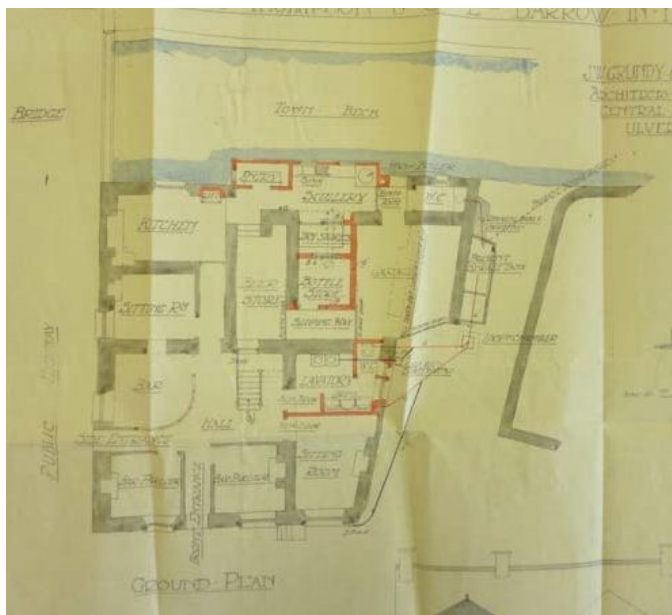


Plate 10 (left): Proposed ground floor plan (CRO(B) BSRDNL/3/189 1921)



Plate 11 (right): Proposed first floor plan (CRO(B) BSRDNL/3/189 1921)

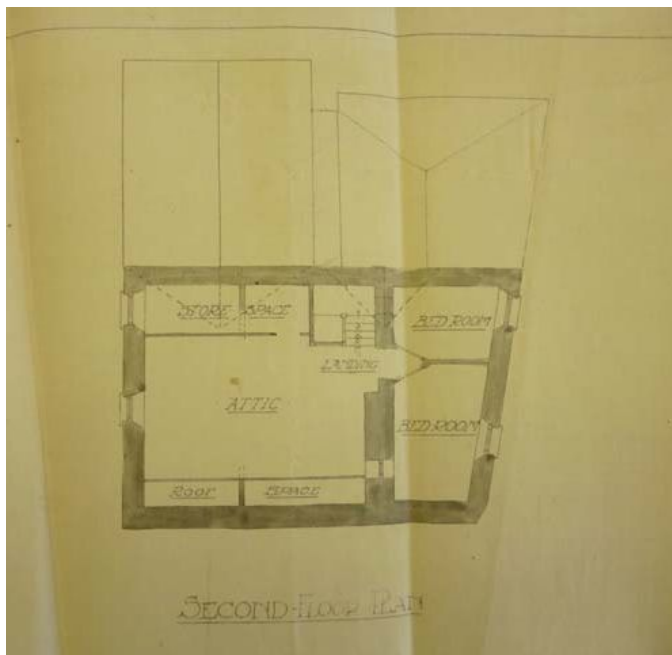


Plate 12 (left): Proposed second floor plan (CRO(B) BSRDNL/3/189 1921)



Plate 13 (right): Proposed east elevation projecting over River Eea (CRO(B) BSRDNL/3/189 1921)

3.1.9 **Proposed plans, 1923:** these plans, also by J W Grundy and Son, relate to a series of alterations connected to improvements to the toilets (Plate 14 to Plate 16). Those on the first floor do appear to relate to what is now present, and so were presumably carried out. Other areas, such as the second floor, do not appear to have changed since the alterations of 1921.

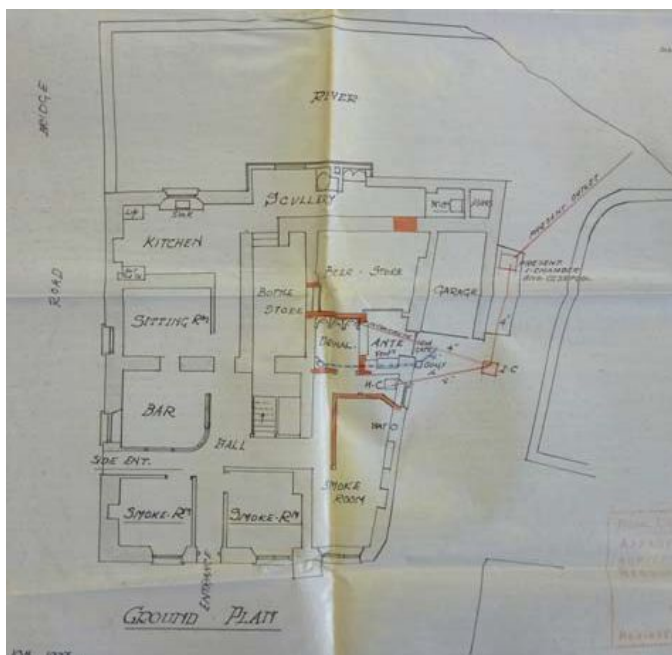


Plate 14 (left): Proposed ground floor plan (CRO(B) BSRDNL/3/252 1923)

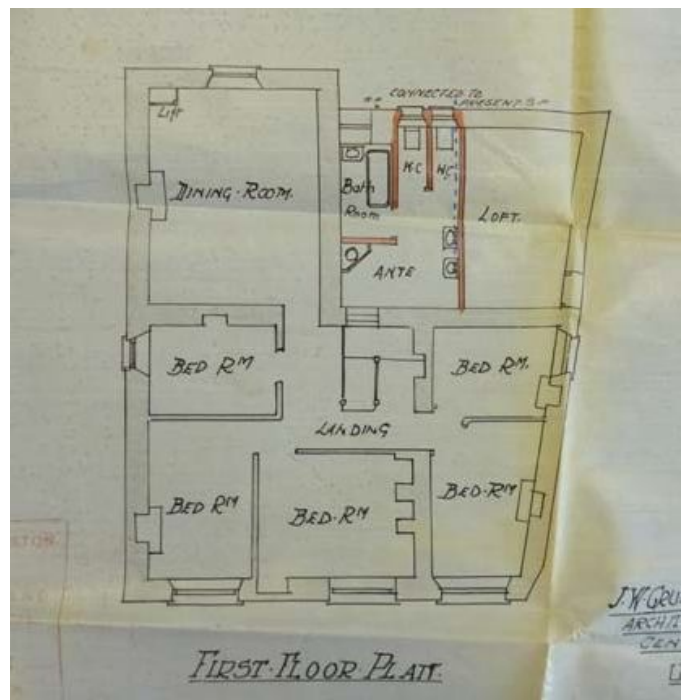


Plate 15 (right): Proposed first floor plan (CRO(B) BSRDNL/3/252 1923)

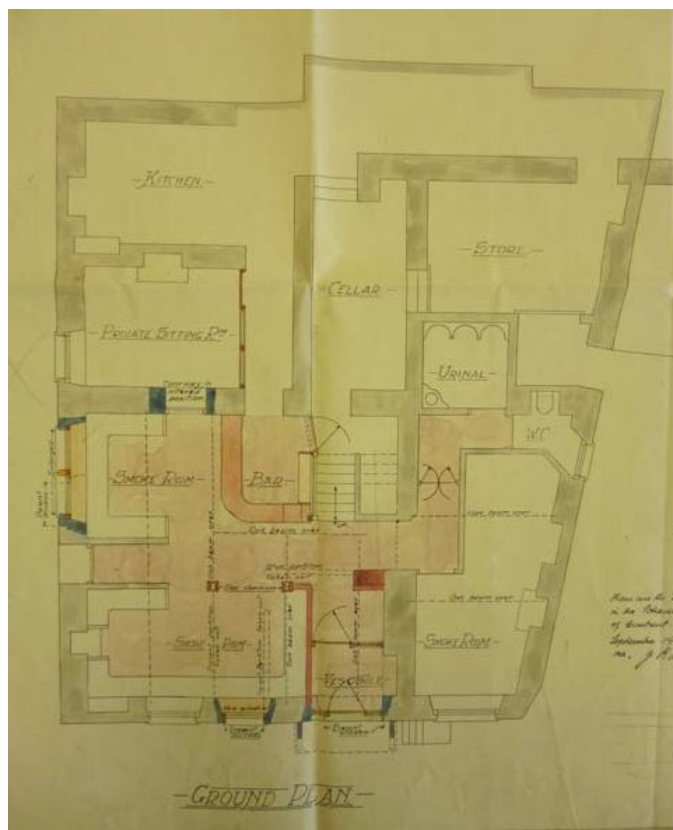
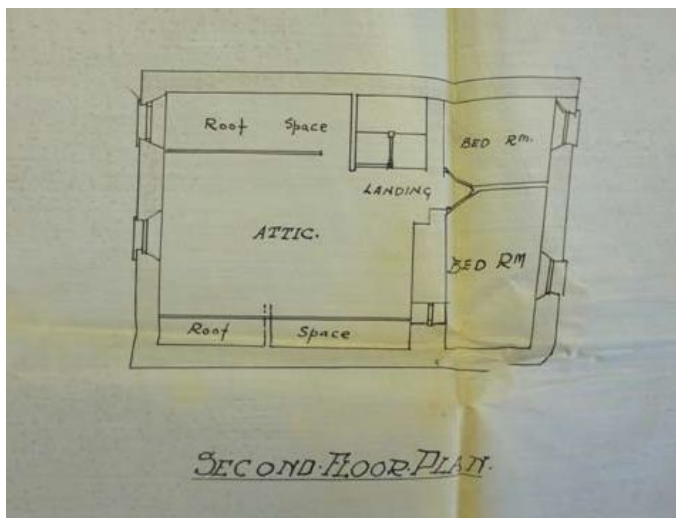


Plate 16 (left): Proposed second floor plan (CRO(B) BSRDNL/3/252 1923)

Plate 17 (right): Proposed ground floor plan, 1929 (CRO(B) Z/919/1 1909-1946)

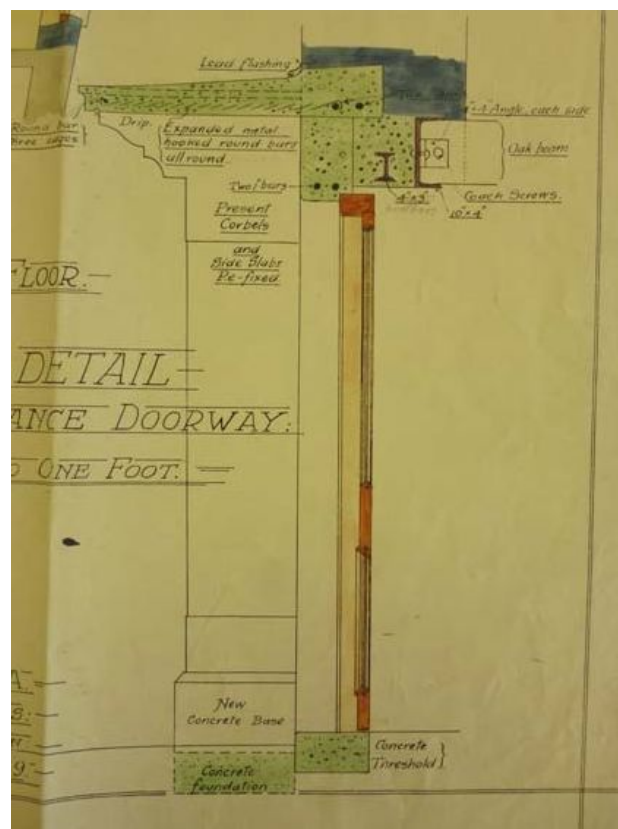


Plate 18 (left): Proposed first floor plan, 1929 (CRO(B) Z/919/1 1909-1946)

Plate 19 (right): Detail (in section) of proposed new doorway, 1929 (CRO(B) Z/919/1 1909-1946)

3.1.10 **Proposed plans, 1929:** these plans form part of a large file of correspondence relating to a further scheme of alterations, again carried out by JW Grundy and Son, for which there is no other record (Plate 17 to Plate 19). The most significant aspect of these alterations is the movement of the front door to the west, which exchanges position with a window to the south, and the removal of most of the internal partition walls on the ground floor and necessary additional of posts or columns to support the beams of the floor above. In addition, on the first floor, a new window was proposed in the east elevation and a new partition wall, dividing a room to the west in two.

3.1.11 **Ordnance Survey, 1933:** by comparison with the previous plans, this is relatively lacking in detail (Plate 20). It shows much the same information as the previous Ordnance Survey map of 1913.



Plate 20 (left): Extract from the Ordnance Survey map of 1933

3.1.12 **Proposed plans, 1939:** these are plans for a series of minor alterations, again designed by JW Grundy and Son. Their most significant aspect is the addition of a chimney on the south-east corner (presumably the tall chimney that is still present) and the reorganisation of the second floor partition walls (again producing what is essentially still there today). In addition a window was proposed for the north elevation on the first floor.

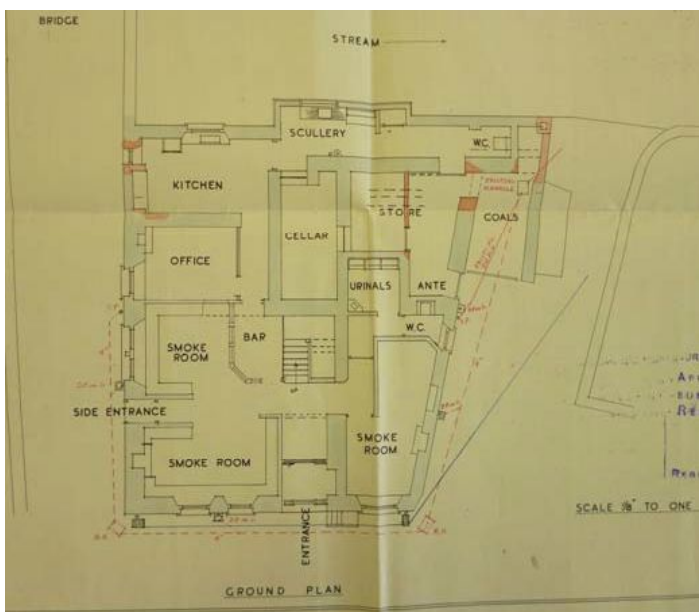


Plate 21 (left): Proposed ground floor plan (CRO(B) BSRDNL/3/1681 1939)

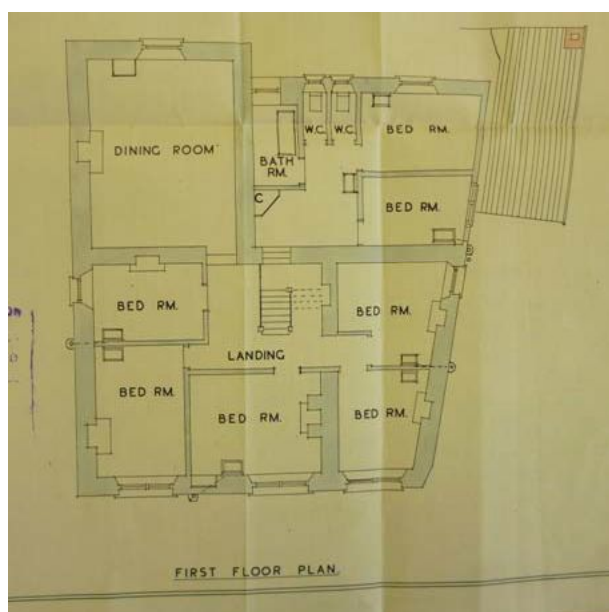


Plate 22 (right): Proposed first floor plan (CRO(B) BSRDNL/3/1681 1939)

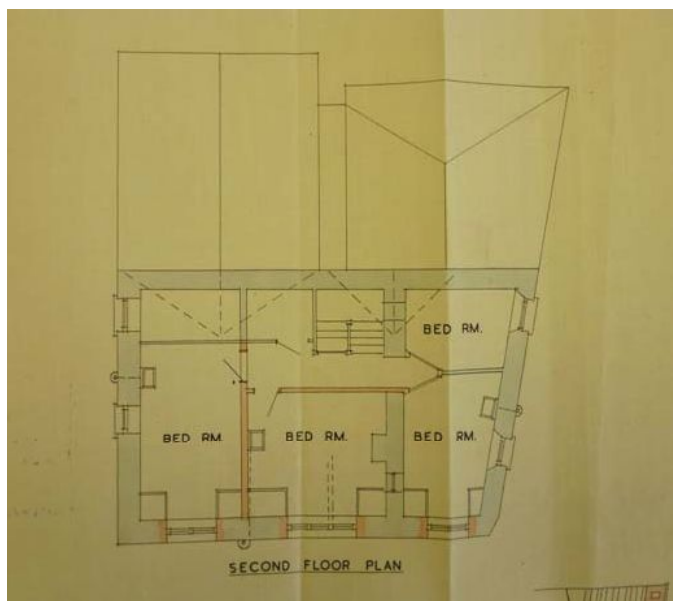


Plate 23 (left): Proposed second floor plan (CRO(B) BSRDNL/3/1681 1939)

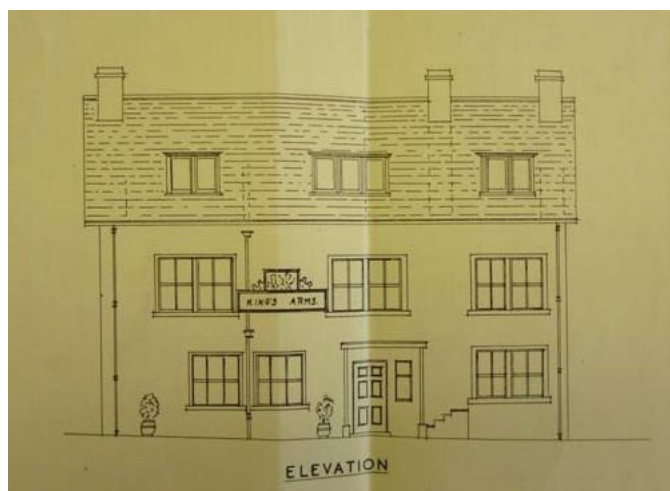


Plate 24 (right): Proposed front (east) elevation (CRO(B) BSRDNL/3/1681 1939)

3.2 Site History

3.3.1 **Introduction:** while the village of Cartmel has a very ancient history, with activity in the general area extending into the prehistoric and Roman period and the core of the village based around the 12th century priory, the Kings Arms is thought to be 18th century in origin. As a result only information relating to the post-medieval period has been included in this section, specifically that relating directly to the Kings Arms.

3.3.2 The listed building details consider the Kings Arms to be late 18th century in origin (English Heritage 2007; see *Appendix 1*), something that is demonstrated by the results of the building recording (see *Section 4* and *Section 5*). There is, however, essentially no information available about the property prior to the early 19th century; it does not appear to be present in the earliest detailed directory for the area, such as Baines (1825). The lack of a Tithe map for Cartmel presents a serious difficulty in terms of revealing this sort of information, and if the building were a private dwelling prior to becoming a public house it would be difficult to reveal further information about it without examining the deeds. A list of owners and occupiers, compiled from various sources, reveals that a public house known as the 'The King's Arms' has been in existence from at least 1849, although it had taken on the additional title 'hotel' in the early 20th century.

Date	Name	Owner	Occupier	Source
1829	Kings Arms	-	Jonathan Bell	Parson and White 1829, 706
1849	Kings Arms	-	Jane Todd	Mannex 1849, 386
1852	Kings Arms	-	Eleanor Bell	Document on premises
1854	Kings Arms	-	Eleanor Bell	Document on premises
1856	Kings Arms	-	Thomas Pearson	Document on premises
1882	Kings Arms	-	Thomas Barrow	Mannex and Co 1882, 328
1909	Kings Arms Hotel	Ellis Sattenstall?	Ellis Sattenstall?	CRO(B) BSRDNL/2/583 1909
c1910	Kings Arms Hotel	-	Ellis Sattenstall	Bulmer c1910, 214
1921	Kings Arms Hotel	J Thompson and Co Ltd, Barrow-in-Furness	-	CRO(B) BSRDNL/3/189 1921
1923	Kings Arms Hotel	J Thompson and Co Ltd, Barrow-in-Furness	-	CRO(B) BSRDNL/3/252 1923
1949	Kings Arms Hotel	-	James Bede Houghton	CRO(B) BD/HJ/131/2/3 1949

Table 1: Known occupiers of the Kings Arms, Cartmel

3.4 Conclusion

3.4.1 While the building appears to be of 18th century origin, there is apparently no information relating to it until the middle of the 19th century, when the name 'The Kings Arms' begins to be recorded in several sources. It is likely that it existed as a public house before this time, but it may have had its origins as a private dwelling. Additional research, beyond the scope of this project, would probably further elucidate this issue.

4. Building Recording

4.1 Arrangement and Fabric

4.1.1 The Kings Arms is situated on the east side of the market square in the centre of Cartmel and orientated approximately east/west. It is entirely detached, with its west elevation facing onto the square, east elevation facing the River Eea, north elevation facing the road leading over the River Eea, and south elevation facing Ford House.

4.1.2 Externally the entire building is finished with roughcast render, which is painted white, although the window surrounds are painted black. Details such as the window sills and porch are largely constructed from dressed stone, and the roof is finished with local grey slate topped with ceramic bonnet ridge tiles. There are chimneys at either end of the main north-west corner block, plus another to the south, all of which are rendered and have a projecting string course and two to three ceramic pots. It has an early core forming the north-west part of the block, but it has been subject to regular extensions to the east and south, making a complex arrangement of outshuts. Internally it has been largely modernised, most recently on the ground floor. Some original features remain visible, however, and early timber such as exposed trusses and beams are typically hand-finished.

4.2 External Detail

4.2.1 **North elevation:** the west end comprises the gable end of the main block of the building, which is largely plain and finished with render (Plate 25). The roof is supported by scrolled corbels and there is a modern vent and various iron pipes attached. On the east side of the ground floor there is a window filled with a pair of timber four-light sliding sash casement with a stone sill and timber mullion between. Above this is a tall narrow window with a four-light sash casement in the bottom half and a fixed two-light casement in the top. There is a further window with a four-light hinged casement at second floor level in the centre of the gable. The east end is the side wall of an evident extension, but only two storeys high. It has two ground floor windows, both with slate sills. The westernmost is large and has a 20-light fixed casement, while the east is quite small and has a two-light fixed casement. At first floor level there is a large window with a fixed three-light casement. There is a wide chimney projecting from the centre of the top of the elevation, which is finished with render and has two ceramic pots.



Plate 25 (left): North external elevation



Plate 26 (right): West external elevation

4.2.2 West elevation: this is the front of the building, facing onto the square (Plate 26). It is two story and slightly asymmetrical, with three windows and a doorway on the ground floor and three windows on the first. The ground floor level windows consist of two close together to the north with six-light sliding sash casements, stone sills, and narrow render surrounds. To the south of these is the front doorway, which has stone flanking pieces with corbels supporting a slab with a moulded edge forming a porch. Within this is the door itself, which has six panels, the top two of which are glazed, and to the south of it there is a small narrow window with a two-light casement. To the south of the doorway there is a mounting block against the wall comprising a flight of three stone steps leading up to a low platform. South of this is a further window, comprising a pair of four-light sliding sash casements divided by a timber mullion with sill and surround as per the windows to the north. The first floor has three windows in a similar style and there is attached lettering spelling out 'KINGS ARMS'.

4.2.3 South elevation: the east side of this runs up to the edge of the river and comprises a small monopitch outshut with a tall brick chimney on the corner. To the west of this is a larger monopitch outshut, the east (side) wall of which is also built of brick. This has a large slatted timber doorway and the west part of the wall is constructed from timber panelling supported between two stop chamfered posts and with a row of edge-set slate slabs in front. This outshut returns to the north at the west end, where there is a further slatted door, which meets the main wall of the building beyond where it returns to the west again. This is finished with rough cast render and has a doorway with a plain door, and is two storey, with a pair of windows. The lower of these has a two-light UPVC casement, the upper a four-light timber sliding sash casement. There are a further two second floor windows to the west, both with four-light timber casements, the top two of which are hinged, and stone sills. Below these is an attached outshut, essentially comprising just a projecting staircase with a landing at the top surrounded by a low wall, and with another doorway leading to a space below (Plate 27). The gabled end of the roof above is supported on scrolled corbels.



Plate 27 (left): West side of the south external elevation

Plate 28 (right): South external elevation

4.2.4 East elevation: this comprises a complex arrangement of outshuts and extensions at various levels (Plate 28). The north side is formed by the gabled end of the large extension, which seems to be butted by the bridge, which is dated 1829, and has a large window with an eight-light hinged casement

on the ground floor and a smaller one above with a four-light casement. Both have thin stone sills. To the south of this is a low monopitch outshut, which extends over the adjoining River Eea and is supported on three rough stone pillars. Within it there is a window with a hinged two-light casement. Above this the wall extends to second floor level; there is a slight step in the wall within which is a window with a four-light sash casement. There is a further gable to the south of this, extending to the south into the monopitch outshuts. The gable has three more windows, two with two-light hinged casements and one with a four-light sash casement; all have thin stone sills. Below this, at ground level and to the south of the outshut projecting over the river, is a further outshut with three small windows with various types of casement, one originally eight-lights, now six, one two-lights with slats above, and one with four-lights. The roof slopes down at the south-east corner where it meets a tall brick chimney with a ceramic pot.

Ground Floor

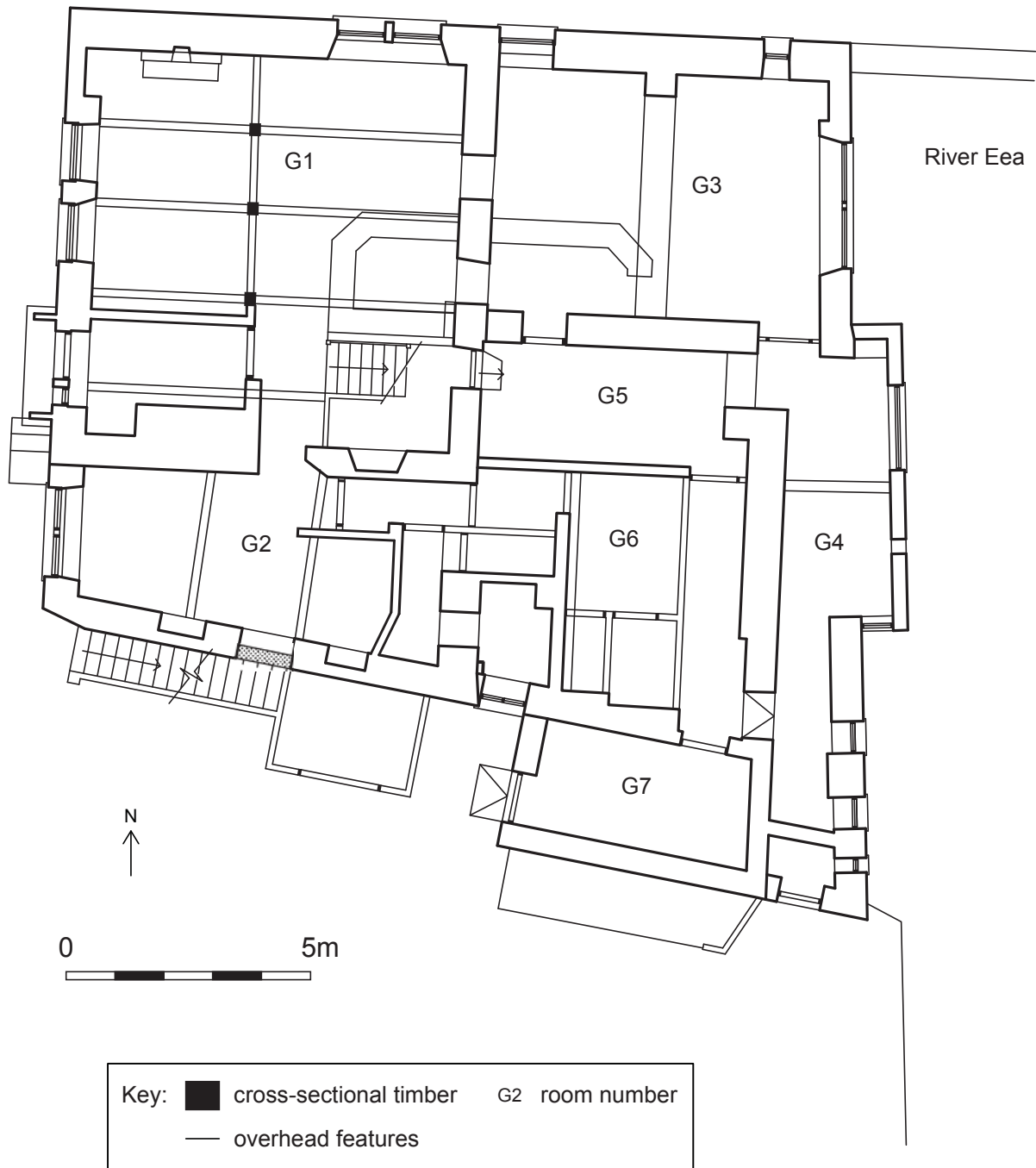


Figure 2: Ground floor plan

Client: Mr and Mrs Lyons

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First Floor

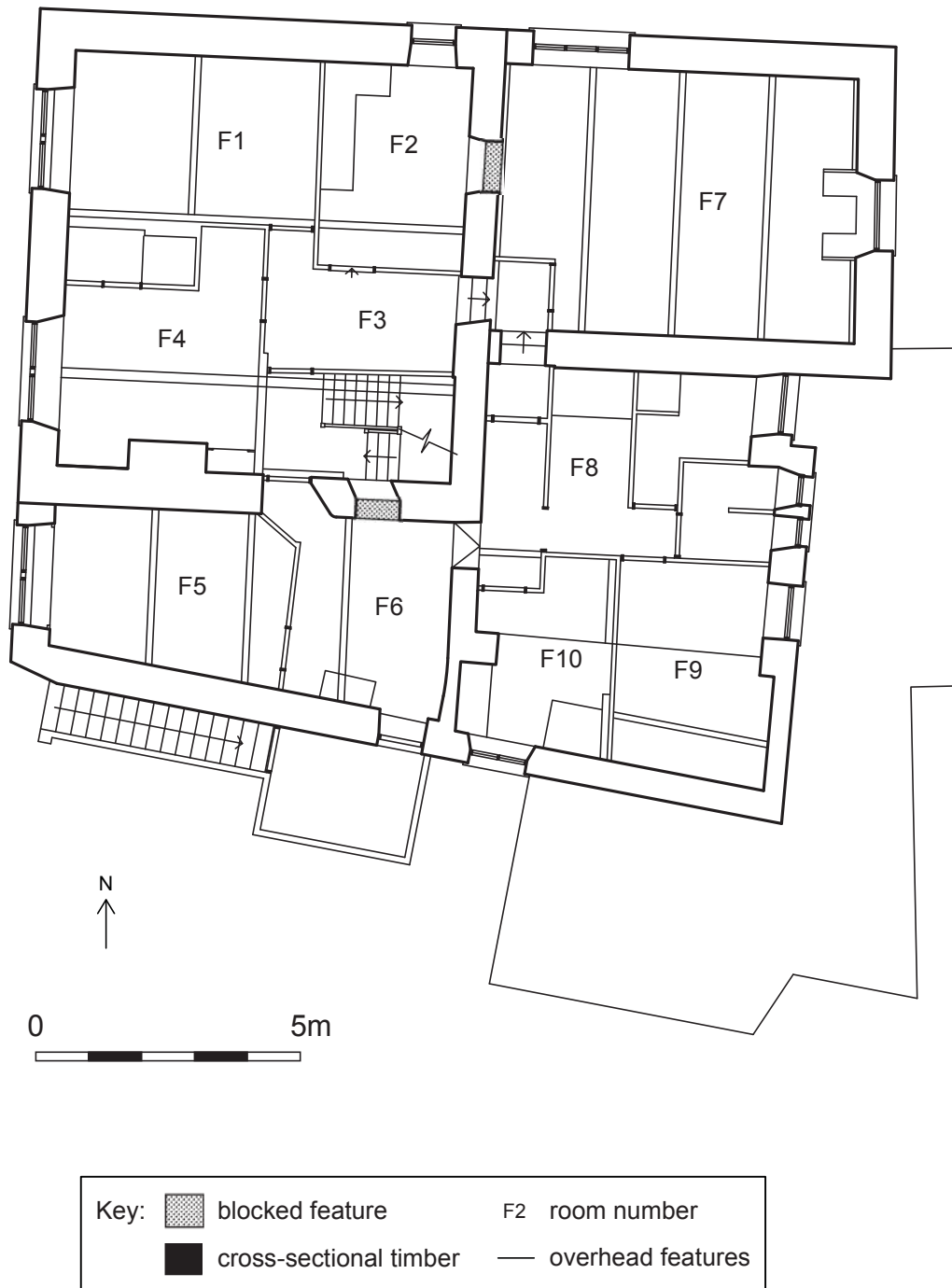
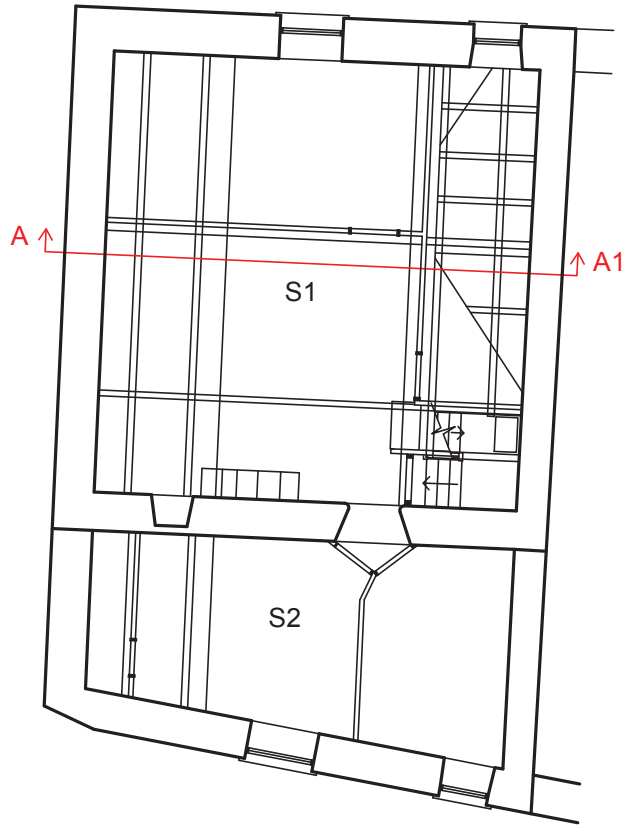


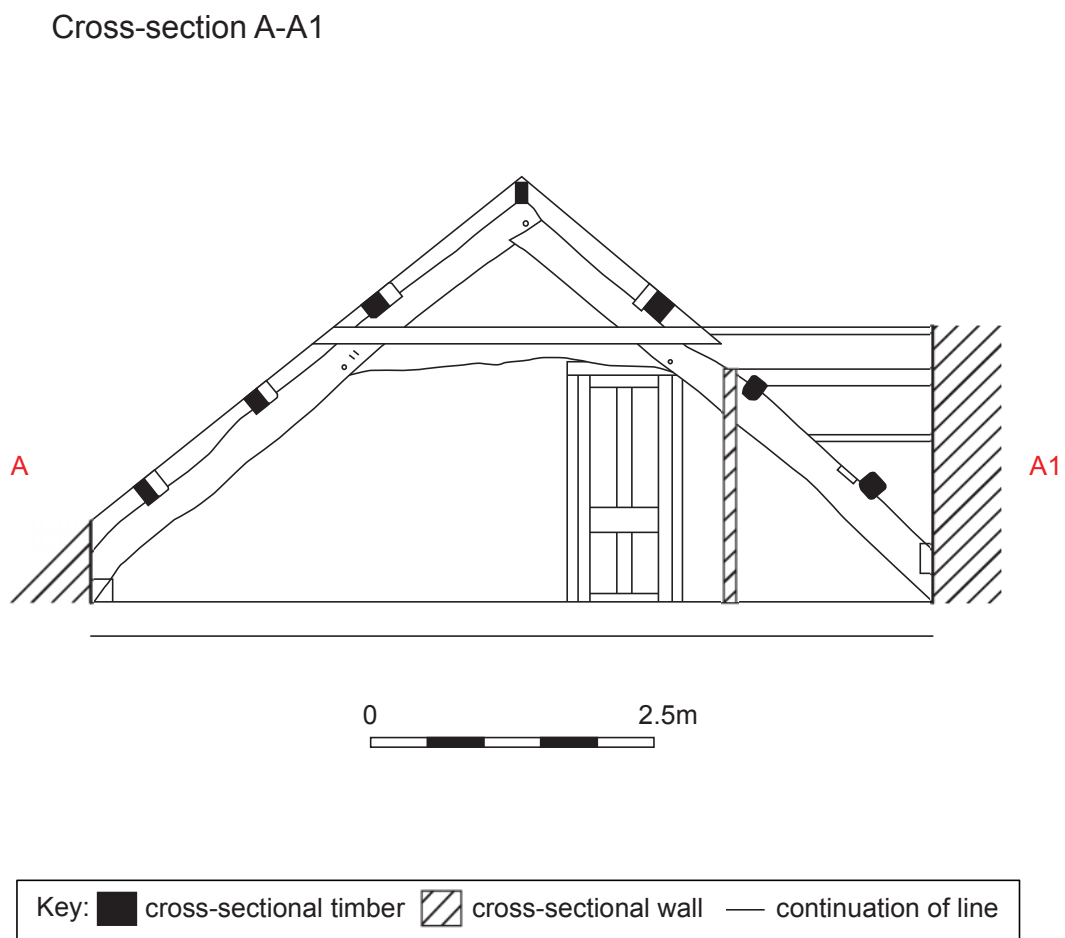
Figure 3: First floor plan

Second Floor



Key:	S2	room number	A1	cross-section
	■	cross-sectional timber	—	overhead features

Figure 4: Second floor plan



4.3 Internal Detail

4.3.1 **Introduction:** as stated in the Methodology (see *Section 2.3*), the main purpose of the building recording was to examine the second floor, which was considered to be the best preserved part of the building, only limited investigation of the lower floors was carried out. As the ground floor was in use while the building recording was being carried out access was limited and so some areas were not examined at all.

4.3.2 **Ground Floor Room 1:** this is extensively modernised throughout. It has a modern flag floor in the centre and timber laminate on the west side. There are numerous exposed beams, orientated east/west, in the ceiling, which is otherwise finished with plaster. All of the beams are hand-finished and have a glossy dark brown or black stain or varnish, and they are supported where they meet by three large square posts. Two of the beams on the west side are decorated with chamfering, one ovolo-moulded (Plate 29) the other an elongated stop-chamfer. The walls are finished throughout with plaster and paint. There is a modern brick fire surround on the north side, the bar is situated in the south-east corner, and there are openings to the east and south and the main entrance via a short corridor or lobby is to the west. The west doorway has an inner doorway with an early(?) door with a large lower panel, and two of glazed panels above. The main front door is also early and has six moulded panels, the top two of which are glazed. There is a small window to the south and an alcove in the wall to the south, formed against what is evidently a chimney breast. The stairs run up opposite the main entrance to the west, and are finished with carpet and have a square newel post at the bottom. The wall along the north side is finished with moulded panels set below a beam with a beaded edge, and the stairs turn through a modern door at first floor level where there is a landing. There is an alcove in the wall to the east at this point, perhaps originally a window(?), with a boxed timber shelf below.



Plate 29 (left): Ovolo-moulded chamfer in Room G1



Plate 30 (right): Fireplace in Room G2

4.3.3 Ground Floor Room 2: this has the same modern flag flooring as Room G1 in the north-east corner but the rest is early tiles, which incorporate a hearth slab on the south side. There are two beams orientated north/south, both of which are hand-finished, and the east of which has slots for a former stud wall. The north, east, and west elevations are all finished with plaster and paint while the south is exposed stone and is a mixture of limestone and slate. Within the south elevation there is a fireplace on the west side with a heavy slate lintel (Plate 30), above which two pieces of re-used dressed stone built into the wall, one with what appears to be a 'D' scratched into it. There is a further alcove to the east of this, which was evidently originally a doorway but is now blocked, and has a rough timber lintel, and to the east of this is another fireplace, similar to that to the west and also with a stone lintel. There is a window in the west elevation with a moulded rail above it.

4.3.4 Ground Floor Rooms 3-7: Room G3 has a modern stone flag floor, with beams orientated east/west supporting the ceiling, which are hand-finished. What was evidently originally a dividing wall has been knocked through to form a wide opening and it is otherwise very modernised throughout. Room G4 now forms the kitchen and could not be properly accessed. It too is extensively modernised and the walls are largely covered by tiles and kitchen fittings but a small king-post truss is visible supporting the roof. Rooms G5 and G6 were not accessible. Room G7 is a barrel store in the external outshut to the south. It is very plain, with a flat plaster ceiling, plastered walls and a concrete floor.

4.3.5 First Floor Room 1: the floor is finished with wide early floorboards, which are stained black, although these are mostly covered by plywood sheeting. The ceiling is finished with plaster and has a single beam orientated north/south, which rests on a beam orientated east/west, below which is a stud wall (Plate 31). The north/south beam is hand-finished while the east/west is skimmed with plaster. The walls are all finished with plaster and paint, with a plain skirting board throughout. The north and east elevations are essentially plain. The west has a large window with two four-light sash casements, slightly splayed jambs, and a timber window seat (Plate 32). The south elevation is a stud wall, perhaps early, with a doorway on the east side with a modern door.



Plate 31 (left): Window and beams in Room F1



Plate 32 (right): Window and alcove in Room F2

4.3.6 First Floor Room 2: the floor, which is finished with tongue and groove floorboards stained black around the edges, is raised relative to the adjoining rooms to the south and west, and there is a step up into it from Room F3. It has a plaster ceiling with a single beam orientated east/west across the east side of the room and another along orientated north/south above the east elevation. Both of these are hand-finished and the east/west beam has empty slots in the east face denoting the position of a former stud wall. The walls are largely finished with plaster and paint, with an ogee-moulded skirting board throughout, although there are tiles around the north-west corner where there are attached kitchen units. The north elevation has a window on the east side, which forms the base of the tall window extending to the floor above, with splayed jambs and a timber sill and a four-light timber sash casement. The east elevation has a central alcove with modern shelves, presumably originally a window, with a rough timber

lintel and splayed jambs (Plate 32). The south elevation is a stud wall, with a doorway on the west side with a modern door, while the west elevation is also a stud partition.

4.3.7 First Floor Room 3: this forms a hall and lobby to the main staircase. The floor is largely covered by modern chipboard sheeting, but early wide floorboards are visible beneath this in places, and there are steps up to Room F7 on the east side. The ceiling is finished with plaster with a single beam orientated east/west above the stairs. The staircase is probably original but has been extensively modernised, with new timber added on top of the originals. The stair case is quite plain, with square newel posts with pyramidal heads and square-section balusters (Plate 33), wide planking along the south face, and it turns to the west as it reaches the second floor (Plate 34). The east end of the northern truss is exposed on the north side of the landing; the tie beam has boxing over its south face and top, and the ends of two purlins corresponding to the extension to the east are visible. There is a modern skylight in the roof above the stairs. Room F3 is in general extensively modernised, with modern plain panel doors in all elevations, which are otherwise essentially plain. There is an alcove in the south elevation, next to the staircase, which was probably originally a window, the west jamb of which is splayed and within which are modern timber shelves. It is partially covered by the stairs on the east side, which would suggest that the stairs have evidently moved to some extent.



Plate 33 (left): Staircase in Room F3

Plate 34 (right): Side view of the staircase in Room F3

4.3.8 First Floor Room 4: this too has early wide floor boards partially exposed beneath plywood sheeting. The ceiling is finished with plaster and has a single hand-finished beam orientated east/west, with levelling marks scored into the underside (Plate 35). The walls are also finished with plaster and flock wallpaper and there are modern stud partition walls in the north-west corner forming an *en suite* bathroom. The north elevation is entirely plain. The east elevation has a doorway with a modern panel door on the north side. The south elevation has a central chimney breast, the fireplace of which is blocked (and the plain skirting board throughout the room goes across where it would have been), and there is a cupboard built into the recess on the east side (Plate 36). The cupboard is evidently early, perhaps original, with fielded panels, a moulded entablature above, and three original shelves in the top

half. The west elevation has a large window with two four-light sash casements, splayed jambs and a timber sill or seat.



Plate 35 (left): Levelling mark on the beam in Room F4



Plate 36 (right): Chimney breast and cupboard, south elevation of Room F4

4.3.9 **First Floor Room 5:** this has wide early floorboards again partially covered by plywood sheeting. The ceiling is finished with plaster and has two beams orientated north/south, which are skimmed with plaster. The walls are mostly finished with plaster and flock wallpaper and are generally plain. The north-east corner is angled and has been recently replastered. All of the walls are solid masonry, apart from the east, which is a stud wall with a modern door. The south wall may be dry-lined and probably has a blocked fireplace behind it. The west elevation has a large window with two four-light sash casements (Plate 37) with an ovolo-moulded surround, which evidently originally held shutters against the splayed jambs, and a timber sill/seat.

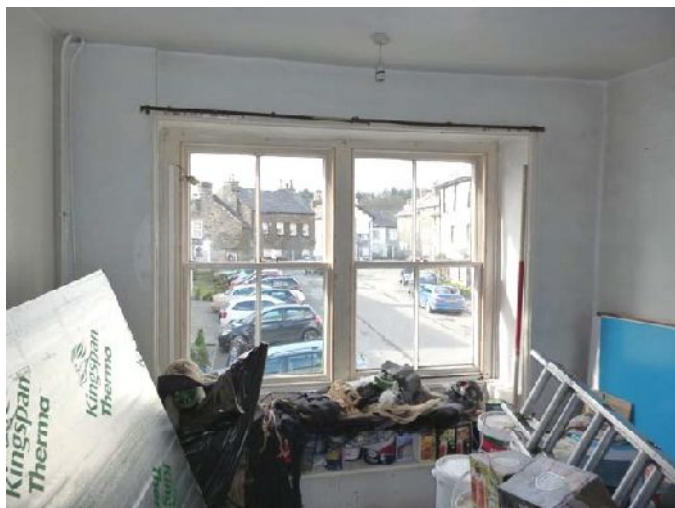


Plate 37 (left): Window in Room F5



Plate 38 (right): Hearth slab in Room F6

4.3.10 **First Floor Room 6:** this is now essentially just a hall, connecting rooms to the east and north to a fire escape in the south elevation. It too has relatively wide early floorboards, which are stained black around the edges of the room. There is a hearth stone set into the floor against the west side of the south elevation representing the position of an evidently blocked fireplace (Plate 38). The walls are finished with plaster and paint throughout, with an ogee-moulded skirting board, and are mostly plain. The north elevation has a doorway, really just an opening, on the west side, which connects to Room F3. The east elevation has a doorway on the north side and the central section of the wall is slightly bowed and has an early pub sign attached and there are boxed pipes from the floor above on the south side. The south elevation has a doorway on the east side with a door for a modern fire escape and the plaster has been partially removed because of the damp conditions revealing lathe and plaster 'dry-lining' behind. The west elevation is a stud wall and has a doorway on the south side with a modern door.

4.3.11 **First Floor Room 7:** this has relatively early but more regular floorboards, again exposed beneath sheets of plywood. The ceiling is finished with plaster, which five beams orientated north/south across it, including one against each of the end walls, all of which have a slight chamfer. Within the roof space there is a single tie beam truss and two purlins per pitch, all of which are neatly hand-finished and stained dark brown (Plate 39). The principal rafters are lap jointed together and the ridge purlin and rafters are relatively modern machine cut timbers. The walls are relatively plain and finished with plaster and have a beaded skirting throughout. The north elevation has a large window on the west side with a three light hinged casement (Plate 40). To the east there is a vent built into the wall where there is evidently a blocked fireplace, and there is some timber boxing along the base of the wall. The east elevation has a central window with a four-light sash casement and splayed jambs, which extend to the floor, beneath which is a modern timber bench, set in to the window reveal but projecting into the room on either side (Plate 41). The south elevation is plain, although the south-west corner has projecting stud walls, incorporating a doorway with a modern door, coming from it forming a porch. Within this is a doorway leading down two concrete steps to the east and an earlier doorway to the west, the surround of which remains and is clearly early and ovolo-moulded and beaded and leads to two timber steps (Plate 42).



Plate 39 (left): Truss within the roof space over Room F7

Plate 40 (right): General view of west end of Room F7



Plate 41 (left): General view of east end of Room F7

Plate 42 (right): Doorway with moulded surround at the south end of the west elevation, Room F7

4.3.12 **First Floor Room 8**: this comprises a small group of interconnected rooms including what is essentially a hall with a large cupboard off one side and two toilets, separated by stud walls. The floor is finished with tongue and groove floorboards covered in places by vinyl, and the ceiling is finished with plaster and paint. The walls are finished with plaster and paint, with an ogee-moulded skirting board throughout, there are modern stud walls in the north-east corner forming a bathroom, and there are earlier stud walls forming the south and west elevations. The walls are generally plain, although there are doorways to the north, south and east with early four-panel doors; the one to the east has two lights over it (Plate 43). There is a shower against the north elevation, set against what may be an early door, and there is a toilet and sink against the east elevation in separate cubicles with a small two-light window in each.



Plate 43 (left): Door with light over, Room F8

Plate 44 (right): Beam against east elevation, Room F9

4.3.13 **First Floor Room 9:** the floor is finished with carpet and the plaster ceiling slopes down to the south and is supported with a single east/west beam, which is hand-finished (Plate 44), and there is a step in the ceiling to the north of this. The walls are generally plain and finished with plaster and paint and an ogee-moulded skirting board throughout. The north has a doorway on the west side with an early four-panel door, while the east has a window on the north side with a four-light sash casement and timber sill, to the south of which the wall returns slightly. The south and west elevations are plain stud walls.

4.3.14 **First Floor Room 10:** this has a tongue and groove plank floor and a plaster ceiling, sloping down to the south, with a large beam, presumably the end of a principal rafter from a half-truss. To the north of this is a large beam just below the ceiling level with an iron strap supporting its north end, presumably the tie beam or collar of the same half-truss, and between the two the ceiling steps out, presumably to hide a purlin. Both of the exposed timbers are hand-finished. The walls are finished with plaster and flock wallpaper and an ogee-moulded skirting board. The north elevation projects on the west side, with stud walls housing a modern door although it has an earlier moulded surround. The east elevation is plain apart from the beam against it. The south elevation has a window to the west with a four-light sash casement and timber sill. The west elevation has a projecting block in the centre, with a step on its south side formed by boxing for pipes.

4.3.15 **Second Floor Room 1:** this is sub-divided by stud walls forming three rooms. In general the floors are finished with relatively late tongue and groove floorboards, which have been stained black, although only around the edges in the main sub-division. There is a doorway with a late 19th or early 20th century door in the north stud wall and a modern door to the east (Plate 45). There is a plaster ceiling, slightly sloping to the north, covering the upper part of the roof structure, but the lower parts of two trusses are visible. These are of tie beam type (Plate 46), the principals curving slightly at either end (Plate 47) where they meet the tie beam (although this is below the level of the floorboards), with collars above to which the ceiling has been attached. A row of slots in the underside of the northernmost collar indicate the position of an earlier stud wall, essentially on the same line as the present one. There are

three purlins per pitch, which overlap at the trusses and the top ends of the principals, which could only be viewed in the small roof space, were joined with a simple lap joint (Plate 48). A number of additional timbers have been added, in particular along the east side, evidently in connection with the addition of the extension on this side. The majority of the timbers are hand finished, some evidently re-used, and the joints held with pegs, although some later machine cut timbers have been added, including the rafters and ridge purlins, which would suggest it has been relatively recently re-roofed.



Plate 45 (left): Door in the dividing stud wall, Room S1



Plate 46 (right): Roof truss exposed on the north side, Room S1



Plate 47 (left): East end of north truss, Room S1



Plate 48 (right): Top of south truss, roof space over Room S1



Plate 49 (left): South elevation and west end of south truss, Room S1

4.3.16 All of the walls of the room are finished with plaster and wallpaper and there is a plain modern skirting board throughout. The north elevation has an off-centre window with a four-light hinged casement, and there is boxing, presumably for pipes, along the base of the wall below. Within the low space formed by the stud wall to the east there is another window in the north elevation. This is formed by the top part of the tall window evident externally, has a two-light casement, and is partially obscured by the floorboards. The east elevation is raised on the north side, to form the gable end of the extension and there are several additional purlins corresponding to this, which rest on the purlins of the main block; one of these is further supported by an iron strap. To the south of this is a modern skylight, probably replacing an earlier one, positioned over an area of boxing above the stairs. The south elevation has an opening on the east side leading to a 'lobby' between two doorways in Room S2. In the centre is a projecting chimney breast, which tilts to the east, to the west of which is a small alcove in the wall, which is plain but was presumably originally a window (Plate 49). The west elevation is plain, although the purlins are exposed above it.

4.3.17 **Second Floor Room 2:** this evidently forms an extension to the main block to the north, and is sub-divided by a stud wall into two smaller rooms with a connecting 'lobby'. The floor is finished with relatively late tongue and groove boards, which are stained black round the edges. It has a flat plaster ceiling throughout, above which the roof structure (which could be viewed through a hatch on the east side) comprised only two purlins per pitch, all of which were hand finished although one appeared to have Baltic timber marks on it, and the ridge purlin and rafters were later and machine cut. The walls in general are finished with plaster and paint on the east side, but wallpapered on the west. The stud wall meets at a triangular 'lobby' at the north end, with doors leading into the two rooms. Both of these doors are very early in style, built of wide planks with chamfered battens, and with strap hinges (some early) and with early latch plates (Plate 50 and Plate 51).



Plate 50 (left): Early doors on the north side of Room S2

Plate 51 (right): Early door latch on the north-east door, Room S2

4.3.18 The north elevation is generally plain, with the 'lobby' on the east side. The east elevation is also plain, and partially finished with tiles and has a plain skirting board and a sink attached. The south elevation has a window on the east side, with a four-light hinged casement, with boxing below, a toilet and bath attached, and tiles over the east side. It is divided by the stud wall, to the west of which is a window with a four-light hinged casement and an attached sink to the west. The west elevation is covered by a stud wall, which forms a low cupboard behind which one of the purlins is visible, although another is visible in the room proper above this. Within the roof space the remnants of render are visible on the north elevation and brick denoting the line of a flue in the west.

5. Discussion

5.1 Phasing

5.1.1 **Introduction:** the building clearly retains some original fabric but has also undergone a number of alterations and modifications. In total, four phases of development were identified.

5.1.2 **Phase 1 (early 18th century?):** the earliest phase of the building clearly comprises the square block forming the north-west corner, and comprising rooms G1, F1-F4, and S1. This is essentially a double-pile plan form, a type which is generally considered to be late 18th to early 19th century in date (Brunskill 2002, 81-83). However, this dating is perhaps not reliable; comparison with similar examples and elements within the building suggest it is likely to be at least early 18th century. In particular, the ovolo-moulded beam in Room G1 is at the very latest early 18th century, and could be much earlier (Alcock and Hall 2002, 38), and while it could be re-used it can be paralleled in at least one similar building (Greenlane Archaeology 2006a). In addition, the presence of levelling marks in Room F4 is suggestive of an early date; these would be unlikely to be found after the early 18th century, and are usually much earlier (Miller and Russell 1995), and the cupboard with panelled doors, also in Room F4, is likely to be early rather than late 18th century (Alcock and Hall 2002, 51). The form of the staircase, although not overly decorative but with square newel posts is also perhaps suggestive of an early 18th century date, perhaps 1700-1720 (Burton 2001, 22-23). One, now accurately dated, example of a double-pile plan house that compares to the Kings Arms is at Slackwood Farm, which is known to date to within the first two decades of the 18th century (Greenlane Archaeology 2011). The available documentary evidence is of little use in supporting this dating of this phase, but it is clear that the original block had been constructed and substantially enlarged by the middle of the 19th century. There is one significant anomaly in terms of the plan, if this is a true double-pile house; the position of the staircase. More typically this would be found directly opposite the main entrance (see Brunskill 2002, 82), which was, in this case, apparently slightly to the north of the present one (although it should be noted that there was once another entrance in the north elevation). It is possible, therefore, that the original staircase was situated in the centre of the east elevation of Room G1, but it was moved to accommodate the extension on that side. The doorway behind the bar, between G1 and G3, and the doorway between F3 and F7 may correspond to the position of an earlier stair window. In addition, the presence of what appears to be a tall stair window on the east side of the north elevation, which is cut across by the second floor level, is also difficult to explain, as there was never apparently a staircase in this corner. It certainly seems logical to assume that the present staircase, although early, is a later addition.

5.1.3 **Phase 2 (late 18th – early 19th century):** it is evident that the original block was extended with the addition of lower (but still two storey) extension to the east, comprising Rooms G3 and F7, and an angled extension to the south of the main block, of the same height, comprising Rooms G2, F5 and F6 and S2. The form of these additions would suggest that they were broadly contemporary, and the map evidence shows that they were in existence before the mid-19th century. However, there are some anomalies; the doors in S2 are much earlier in style, their fittings suggesting an early 18th or even late 17th century date (Alcock and Hall 2002, 26); these were presumably re-used. The presence of possible Baltic timber marks in the roof structure is indicative of a late 18th to early 19th century date (Greene 1995; 1996), and the apparent position of the bridge over the River Eea, which appears to be built against the east extension and is dated 1829, perhaps demonstrates that this section was completed before that date. It is possible that these additions relate to the conversion of the original building, perhaps a private dwelling, into a public house; the large room created to the east on the first floor (Room F7) was perhaps constructed as a function room and is reminiscent of a large room with kitchens below created at a similar time at the Castle Hotel in Hornby (Greenlane Archaeology 2007).

5.1.4 **Phase 3 (late 19th):** it is clear that before the numerous alterations (proposed and actually carried out) between the 1909 and 1939 (see *Section 5.1.5* below) several more additions had been made to the building, principally the addition of further outshuts to the east. These included the section projecting over the adjacent River Eea (Room G4), which had evidently been constructed by at least the late 1880s although its purpose is not clear, as well as the areas comprising Rooms G5-G7 and F8-F10. Most of

these probably formed more functional areas, indeed G6 is clearly marked as a stable on the plan of 1909 (see Plate 5).

5.1.5 Phase 4 (later 20th century): the numerous surviving plans show that a number of alterations were either made or proposed between 1909 and 1939, all to the designs of JW Grundy and Son, architects of Ulverston. Many of these were relatively minor, comprising little more than internal reorganisation such as changes to the arrangement of doors, windows, and internal walls, although they did include moving the main entrance to its present location and opening out the main bar area on the ground floor (Room G1). Alterations were less substantial on the upper floors, and they were largely concerned with changes to the sanitary accommodation. A number of these schemes were evidently connected to proposed changes to the section projecting over the river, but the more substantial alterations were evidently not carried out. It is also apparent that the second entrance to the north was blocked some time after 1939, and a number of other internal alterations were carried out such as the addition of new stud walls, typically to create *en suite* bathrooms, porches and the like, and the removal of many of the remaining original features such as fire surrounds and doors.

5.2 Significance

5.2.1 The earliest phase at the Kings Arms represents an interesting example of a double pile plan house, a form that became relatively common in the late 18th and early 19th centuries, although in this case, as with a number of others, the evidence suggests that they were often slightly earlier. Much of the early fabric of this phase has been lost, however, due to a succession of alterations, particularly in the 20th century. The roof structure, the beams on the ground floor, the cupboard in Room F4, and probably the staircase are the only elements that survive in good condition. An early phase of additions was also carried out, perhaps in the late 18th or early 19th century, which is also of interest. Again, the roof structure is essentially all that survives from this, although a moulded door surround is present in Room F7, and two doors present in Room S2 are clearly early but the latter seem likely to have been re-used. Later phases are less significant and in some cases actually damaging to the earlier fabric, although the section projecting over the River Eea, to the east, is of interest for its unusualness. The connection with JW Grundy of Ulverston is also of interest; although not much known outside of the Furness area, Grundy was a Fellow of the Royal Institute of British Architects (RIBA) and responsible for the construction of many important buildings in the area in the late 19th century, such as the police station and original market hall Ulverston (Greenlane Archaeology 2006b).

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Appendix 1: Listed Building Information

(From English Heritage 2007)

Name: Kings Arms Public House

Grade: II

Date first listed: 25th March 1970

Details:

LOWER ALLITHWAITE THE SQUARE SD 3778 (South side) Cartmel 8/101 Kings Arms Public 25.3.70 House G.V. II Public House. C18 with later additions. Roughcast stone with slate roof. West facade of 2 storeys, 3 bays. Windows are sashed; 2 windows to 1st bay of ground floor (one originally entrance) have vertical glazing bars; those to 3rd bay and 1st floor have paired sashes with single glazing bars. Entrance to 2nd bay is C20, 6-panel door with side light and large flat canopy on side supports. Double-sided mounting block. Gable-end stacks and cross-axial stack. 2 gabled wings to rear. Left return has varied fenestration including paired sash and window with small-paned fixed glazing and opening light; lateral stack. Rear has lean-to extension, part projecting over River Eea on posts. Interior has stop-chamfered beams and ovolo beam.