

# 5 PARK VIEW, CARTMEL, CUMBRIA

## Archaeological Building Recording



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April 2013



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## Non-Technical Summary

Following the submission of a Listed Building Consent application for modifications to 5 Park View, Carmel, Cumbria, a condition was placed by South Lakeland District Council requiring an archaeological building recording. The building is Listed Grade II, and it was considered necessary to better understand its historical development and significance in order to make a record of the building before alteration. Following the provision of a project design by Greenlane Archaeology the work on site was carried out in March 2013.

There are few early historical sources in which 5 Park View can be identified, largely because early mapping of the village is not detailed and the early historical sources do not refer to houses in Cartmel by specific names. The Listed Building details suggest that it is 18<sup>th</sup> century in origin, and the earliest available maps show that it was certainly in existence by the mid-19<sup>th</sup> century, by which time it occupied much of its present footprint. This is confirmed by the more detailed mapping of the late 19<sup>th</sup> century, by which time it is clear from the early mapping that it had undergone a number of alterations and additions to the rear.

The building recording revealed that the earliest phase of the building comprises an L-shaped house of two storeys, although it is possible that this was built around a thick wall, possibly a surviving part of the precinct wall of the medieval Cartmel Priory. The house retains a number of decorative features such as cornices, doors and the staircase, all of which suggest a late 18<sup>th</sup> or even early 19<sup>th</sup> century date, but it is possible that they relate to a subsequent phase of remodelling. The roof truss certainly seems later than 18<sup>th</sup> century in date and perhaps replaced. Subsequent additions were mainly concentrated to rear (east) of the property, with a number of small extensions being made, followed by later infilling of the resulting gaps, during the 19<sup>th</sup> and early 20<sup>th</sup> century. It is apparent that in the late 20<sup>th</sup> century a further programme of renovation was carried out, including, as a minimum, extensive repointing of the east elevation, but more likely rebuilding. This saw the addition of a new doorway and also the incorporation of several pieces of re-used medieval masonry.

The earliest phase of the house comprises a relatively unusual plan, perhaps on account of it fitting round the earlier wall, with a number of original decorative elements. The most extensive alterations have been carried out to the rear, damaging and obscuring the original fabric. Given this fact the proposal to make further changes in this area are unlikely to have a particularly adverse affect on the building.

## Acknowledgements

Greenlane Archaeology would like to thank Catherine Mackay for commissioning the project and providing information about the building, and John Coward Architects, for providing the as existing drawings of the building. Additional thanks are due to the staff of the Cumbria Archives Centre in Barrow-in-Furness (CAC(B)) for their assistance with accessing the archives.

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

# 1. Introduction

## 1.1 Circumstances of the Project

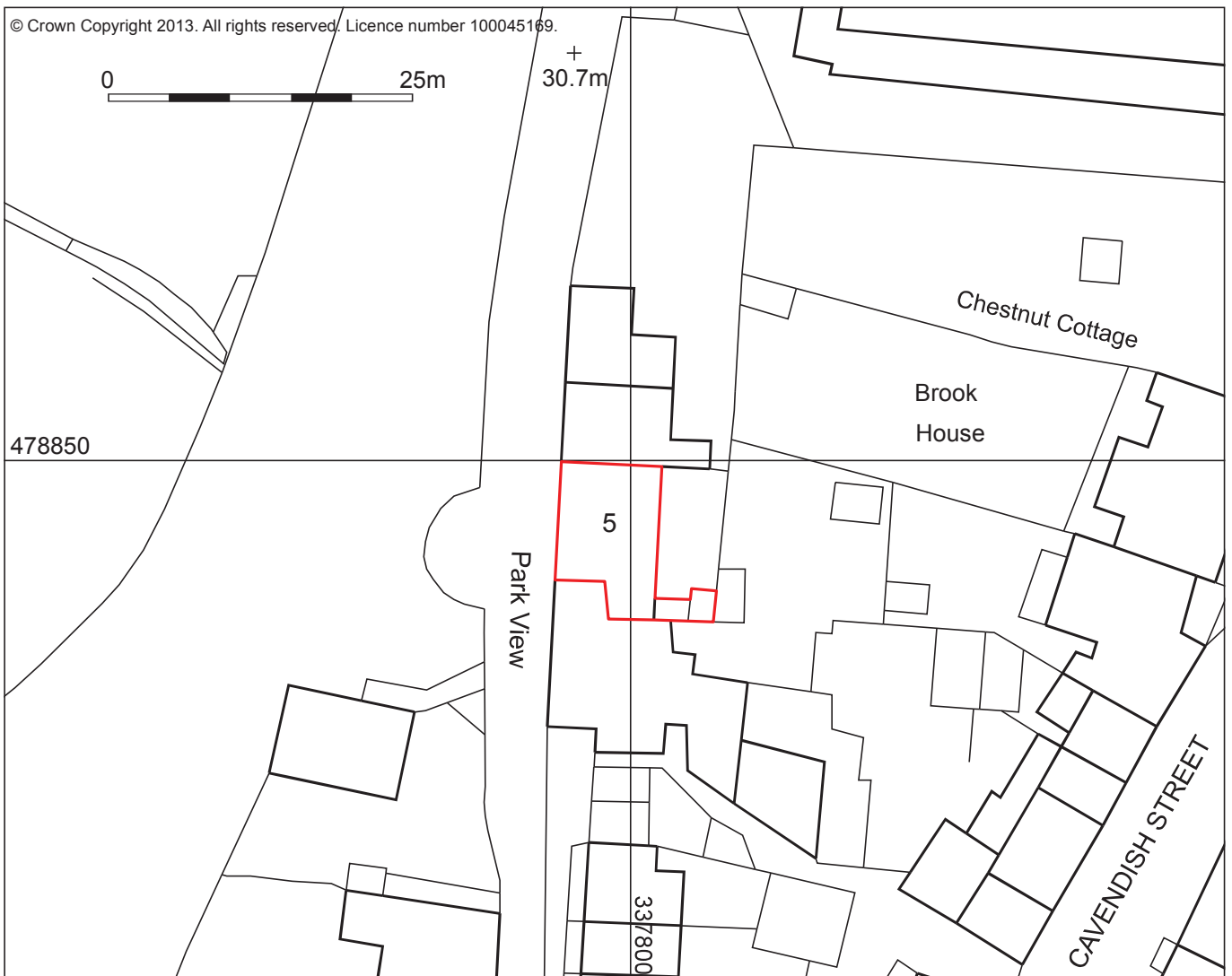
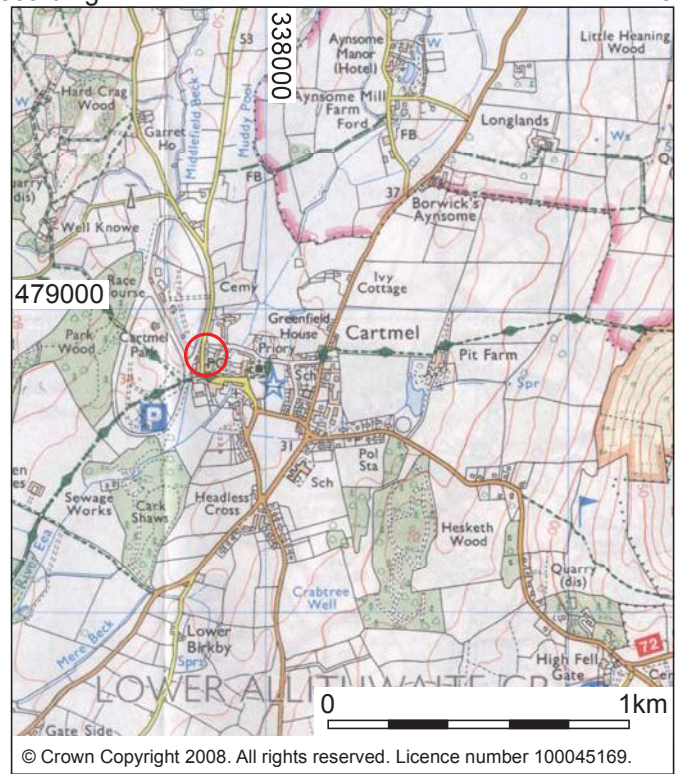
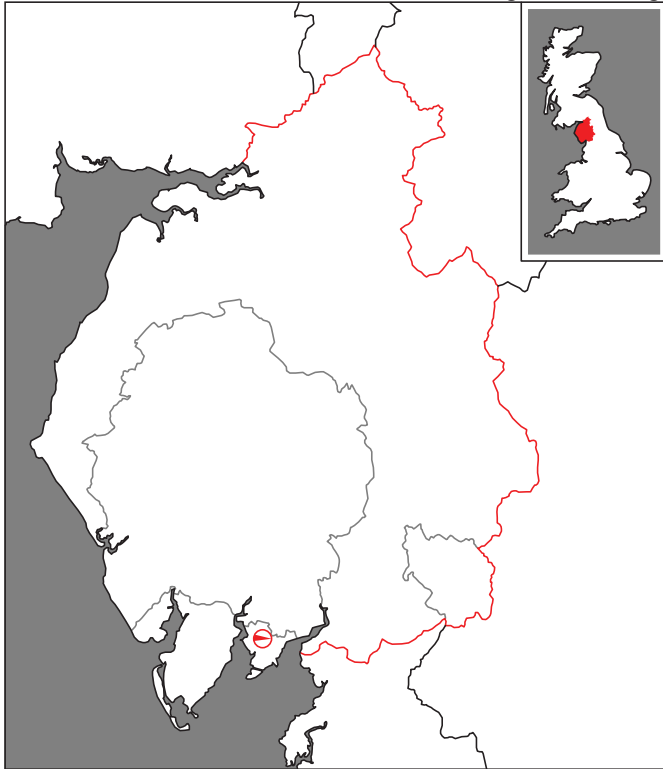
1.1.1 Following the submission of a Listed Building Consent application (ref. SL/2012/0907) to extend and alter No. 5 Park View, Cartmel, Cumbria (NGR SD 37798 78853), a condition (No. 3) was placed on the planning consent by South Lakeland District Council requiring an English Heritage Level 2-type survey be carried out prior to the development commencing in order to provide an 'as existing' record of the building and an assessment of its development. Greenlane Archaeology was approached by John Coward Architects on behalf of their client, Catherine McKay (hereafter 'the client'), to carry out the recording in order to fulfil the condition on the Listed Building consent. In response to this Greenlane Archaeology produced a project design and carried out the work in March 2013.

1.1.2 The building is Grade II Listed and thought to be of 18<sup>th</sup> century date (English Heritage 2013; *Appendix 1*), and forms part of a row of buildings, with the slightly earlier Thimble Hill to the south.

## 1.2 Location, Geology, and Topography

1.2.1 The site is fairly centrally located within the village of Cartmel, less than 100m to the 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 east 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 Archive Centre, Barrow (CAC(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;
- **Client**: information about the building was obtained verbally from the client;
- **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 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 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-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 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 Archive Centre in Barrow-in-Furness on completion of the project. Three copies of this report will be provided, for the client as required, 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 19<sup>th</sup> 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 including 5 Park View (Plate 1). It is apparent that by this time much of the present arrangement was in place.

3.1.3 **Ffoliott 1854:** this is essentially the same as the earlier map. It is at a more useful scale but does not provide much additional information (Plate 2). Indeed, it appears to show a more basic level of detail regarding the rear of the property, especially when compared to the more detailed maps that follow.

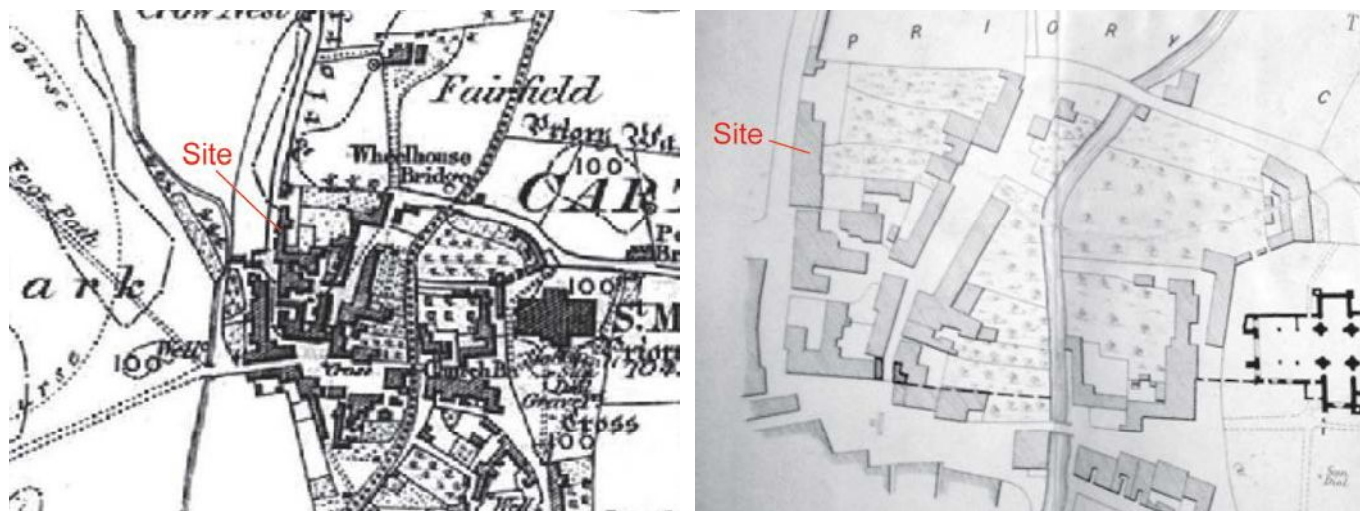


Plate 1 (left): Extract from the Ordnance Survey map of 1851

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

3.1.4 **Ordnance Survey, 1890:** this is probably the first map to accurately show the divisions between the row of buildings and the manner in which the elements of 5 Park View are arranged (Plate 3). It is apparent that the main part of the house is essentially L-shaped and that there is an infilled section to the rear (east) between it and the adjoining property to the south. A small detached structure is also shown to the east, against the boundary wall.

3.1.5 **Ordnance Survey, 1913:** this provides much the same information as the previous map, although the lack of fill makes distinguishing between structures and open spaces more difficult (Plate 4). It does show, however, that the small structure to the east is in fact made up of two elements.

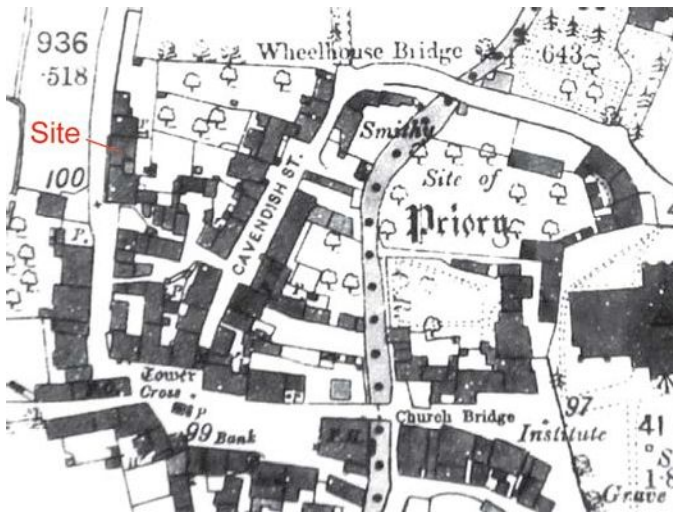


Plate 3 (left): Extract from the Ordnance Survey map of 1890

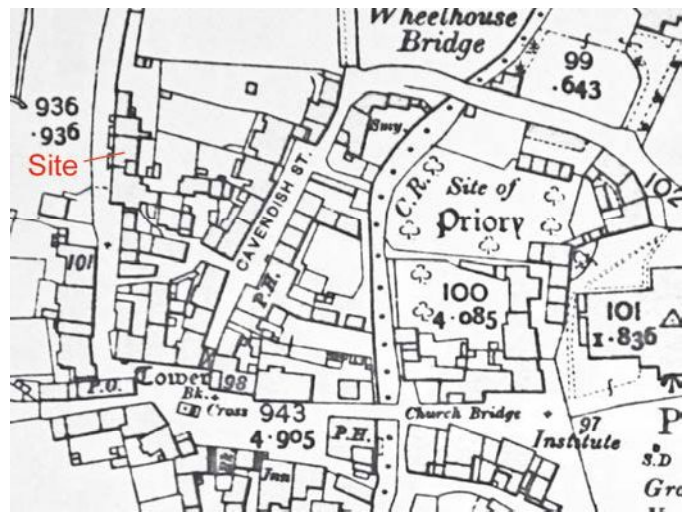


Plate 4 (right): Extract from the Ordnance Survey map of 1913

3.1.6 **Ordnance Survey, 1933:** this shows essentially the same information as the previous maps (Plate 5). The numbering for the rating valuation of 1910 is marked on this map, but is incomplete for Cartmel and does not include the site. This would normally provide the details of the owner and occupier.

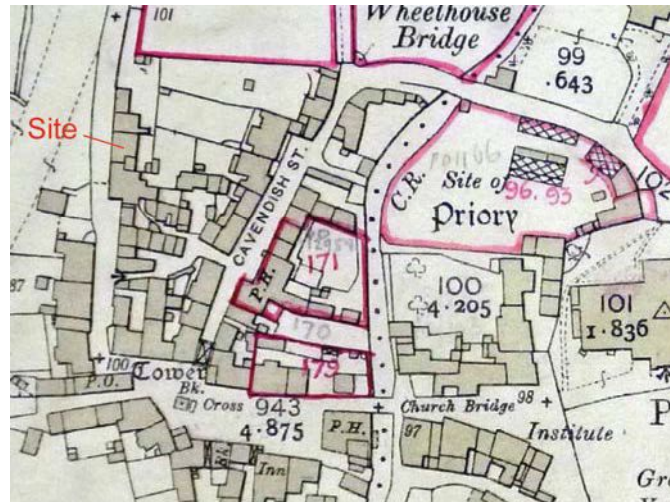


Plate 5 (left): Extract from the Ordnance Survey map of 1933

## 3.2 Site History

3.2.1 **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 12<sup>th</sup> century priory, 5 Park View is thought to be 18<sup>th</sup> century in origin (English Heritage 2012). As a result only information relating to the post-medieval period has been included in this section, specifically that relating directly to 5 Park View.

3.2.2 **5 Park View:** the Listed Building details consider 5 Park View to be 18<sup>th</sup> century in origin (English Heritage 2013; see *Appendix 1*), something that is demonstrated by the results of the building recording (see *Section 4* and *Section 5*). The adjoining Thimble Hill to the south is considered to be late 17<sup>th</sup> or early 18<sup>th</sup> century (*ibid*). There is, however, essentially no information available about the properties for this period.

3.2.3 The lack of title map for Cartmel and incomplete mapping of the 1910 valuation make it difficult to identify the historic owners and occupiers of the property. In addition, an examination of early directories and the census returns was not able to identify it as most of the houses in Cartmel during the

19<sup>th</sup> century were not known by any specific name, or at least not one that was used in either of these sources. Some documents were located relating to properties at Park View; a conveyance of 1891 that relates to a building known as Park View with a stable and outbuildings (CAC(B) BD/KF/70/12 1891), and a plan of 'Park View Cottages' that were being 'reconstructed' in 1935 (CAC(B) BSRDNL/3/1086 1935), but in both cases it is not clear if these have any connection with the site.

### 3.3 Conclusion

3.3.1 Although early sources relating to the property and identifying the owners and occupiers are difficult to find it is reasonable to agree with the earlier Listed Building entry in seeing 5 Park View as having 18<sup>th</sup> century origins. The available maps certainly demonstrate that it was in existence by the early 19<sup>th</sup> century, by which time it appears to have been extended to fill most of its current footprint. This was certainly the case by the end of the 19<sup>th</sup> century, by which time it had evidently been considerably extended.

## 4. Building Recording

### 4.1 Arrangement and Fabric

4.1.1 Number 5 Park View is situated within a row of houses orientated north/south and situated on the east side of the road, overlooking the race course to the west. It is evident that it butts against the house to the south (Thimble Hall). As a result it has no north and south elevations as such, although the outbuildings to the south have a north-facing elevation. The building now comprises a single rectangular block, with a low range projecting to the east from the south end, so that it forms an irregular L-shape (Figure 1 and Figure 2).

4.1.2 Externally the entire building is constructed from stone rubble, mostly limestone but with some slate and glacially derived material, although pieces of dressed pale yellow sandstone, including medieval masonry, evidently taken from the priory, in are also present. The front (west) elevation is finished with roughcast concrete render while the rear (east) has been thickly repointed in concrete mortar. The building has a grey slate roof with a chimney at either end of the main roofline, both finished with render. The north is situated on the party wall with the adjoining property, while the south is slightly east of the ridge and butts against the chimney serving Thimble Hall. Both chimneys have two square-section ceramic pots. A further chimney projects from the roof line on the east side, and has a tiered stack with a round top (see *Section 4.2.2* below). Internally it has a very modern finish to a high standard, with plaster, paint, and wallpaper throughout. Much of the exposed timber, including the floorboards, has been stained although some is painted.

### 4.2 External Detail

4.2.1 **West elevation:** this forms the front of the house, looking onto the street. It is two storeys high, with three windows on the first floor each with a 12-light sash casement and stone sill, although the central window is slightly narrower (Plate 6). The casements are evidently relatively modern. The ground floor has a central doorway with flanking engaged pilasters with moulded capitals and plinths supporting a flat canopy (Plate 7). The door has six moulded panels and the doorway is flanked by a window, each with a 16-light sash casement and stone sills. The elevation is topped with a beaded barge board to which is attached a moulded iron gutter.



Plate 6 (left): General view of the west external elevation

Plate 7 (right): Detail of the door in the west external elevation

**4.2.2 East elevation:** this is the rear elevation, facing onto the garden. It is essentially single storey due to the sloping outshut roof, but with a raised dormer in the centre extending to the first floor. There are several pieces of re-used medieval masonry built into the wall, in particular forming the north jamb of the central door. The north end of the elevation has two windows with flattened limestone arches, which are probably relatively modern rebuilds, with slate drip courses above (Plate 8) and a single piece of re-used medieval masonry built into the wall above each (Plate 9 and Plate 10). The casements are modern four-light sash, and the northern most is slightly lower with a concrete infill above and both have thin concrete sills. To the south is a small ceramic vent built into the wall and a small window with a thin slate sill and single light. There are iron downpipes running down from the central dormer and adjacent to the doorway below. This has a gabled porch over it with a slate roof. As already mentioned the north jamb is largely constructed from re-used dressed medieval masonry (Plate 10), suggesting that it is inserted, beyond which is a line of limestone quoins forming the original end of the building, indicating that the wall to the south, including the doorway is a later addition. The door is relatively late in date, and comprises beaded tongue and groove boards with six glazed panels above and there is a flight of curved concrete steps leading down to it.



**Plate 8 (left): North end of east external elevation**

**Plate 9 (right): Re-used medieval masonry above the northern window at the north end of the east external elevation, probably part of a moulded window or door arch**



**Plate 10 (left): Re-used medieval masonry above the southern window at the north end of the east external elevation, probably a piece of window tracery**

**Plate 11 (right): Re-used medieval masonry in the northern jamb of the doorway, probably mostly moulded door and window arches and jambs**

4.2.3 There are two further windows to the south, essentially the same style as those to the north, but with thick sandstone sills and there are ceramic vents below (Plate 12) and a piece of re-used medieval masonry inserted between (Plate 13). There is a row of quoins utilised in the north jamb of the northern window, apparently again marking the line of the original wall end with the wall to the south butting against it. There is a slight return at the south end, finished with dressed limestone quoins, against which is butted by the outshuts extending to the east (see *Section 4.2.3* below). The dormer extending above the central doorway has a gabled roof and a small window with a four light sash casement (Plate 14). To the north of it is a large chimney stack with a tiered square-section base and rounded top (Plate 14). The base is rendered and the tiers topped with slate, while the top is exposed stone, again with a projecting capping and single ceramic pot. A concrete[?] plaque marked '1985' is attached to the round section of the chimney.



**Plate 12 (left): Windows on the south side of the east external elevation**



**Plate 13 (right): Re-used medieval masonry, probably part of a capital**



**Plate 14 (left): Dormer and chimney in the centre of the east external elevation**

**4.2.4 Outbuildings:** this comprises a low elevation formed by a row of connected but separate outbuildings. The west end butts against the slight return at the south end of the east elevation. This section comprises concrete blocks, finished with a rough render finished with a corrugated sheet roof (Plate 15). There is a central doorway within this section with a thin timber lintel and four lights above a beaded tongue and groove panel. The elevation returns slightly where the concrete block wall butts against an outside toilet. The return, which faces west, is gabled and contains a single doorway the doorway of which is constructed from tongue and groove planks (Plate 15). The north-facing return to the east contains a small single-light window with a thin slate sill and the wall of the outside toilet appears to butt the boundary wall to the east.



Plate 15 (left): The north-facing elevation of the outshuts



Plate 16 (right): The west-facing elevation of the outside toilet

4.2.5 **Garden:** there are several fragments of worked masonry lying loose in the garden to the east of the house (Plate 17). Several of these are clearly medieval, such as fragments of window tracery (Plate 18), door or window surrounds and other less-easily identified fragments, as well as grindstone.



Plate 17 (left): Re-used masonry in the garden to the east



Plate 18 (right): Detail of window tracery in the garden to the east





EAST EXTERNAL ELEVATION

Key:

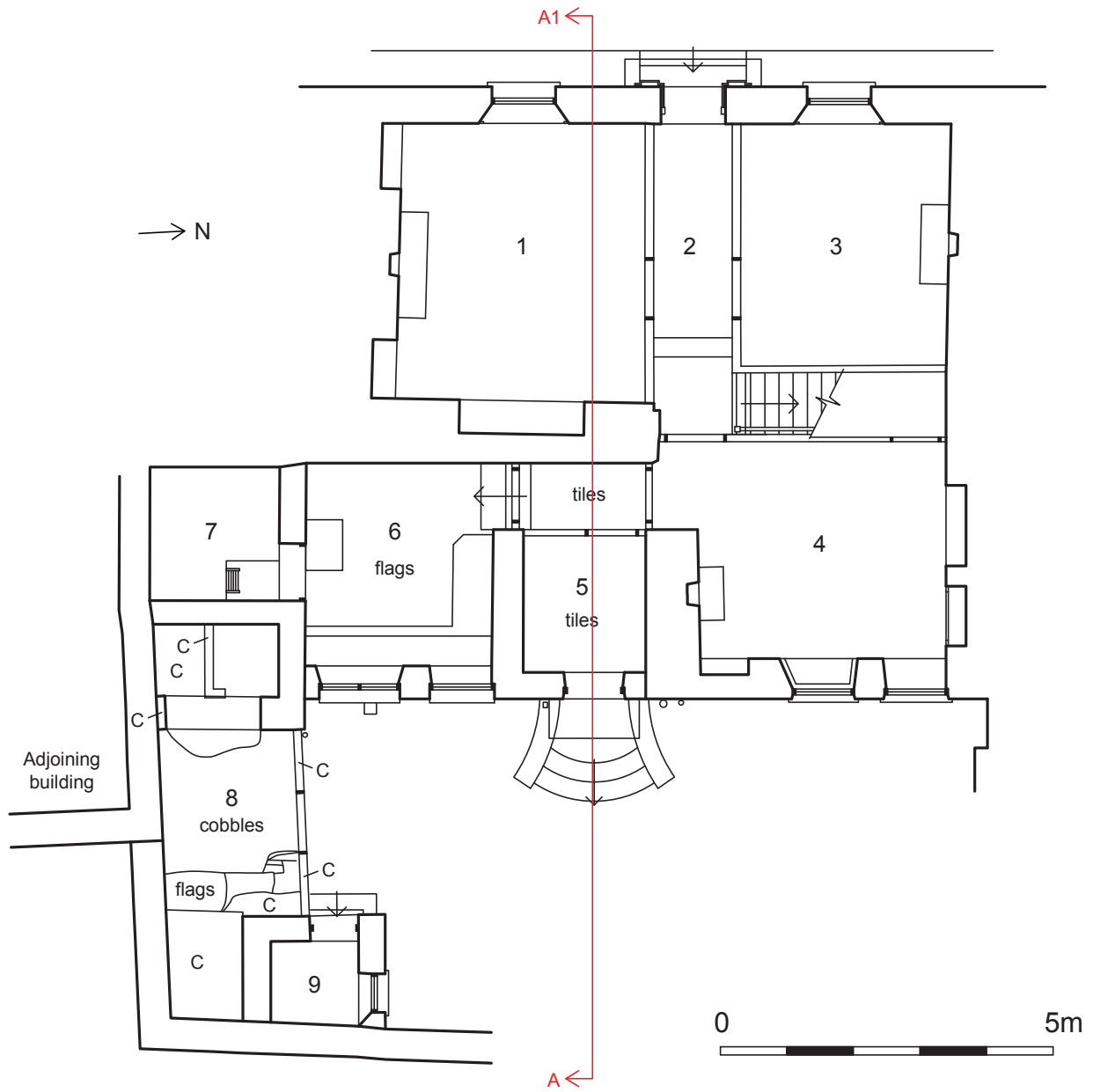
- cross-sectional timber
- ▨ cross-sectional wall
- continuation of line
- 15 room number



SECTIONAL ELEVATION A-A1



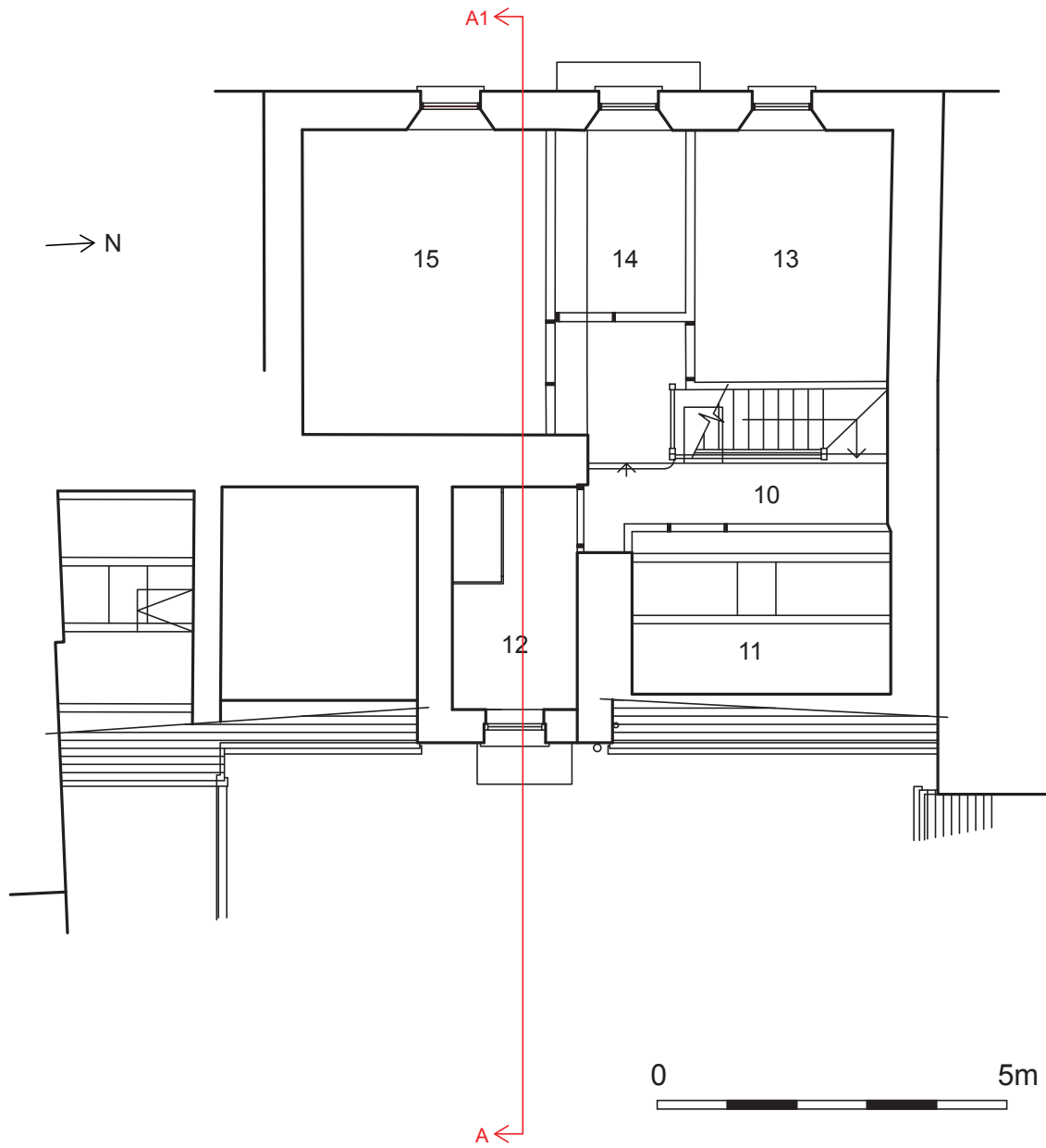
GROUND FLOOR PLAN



Key: C	concrete	9	room number	A1 ↑	cross-section
■	cross-sectional timber	—	overhead features		

Figure 3: Ground floor plan

FIRST FLOOR PLAN



Key: c	concrete	12	room number	A1 ↕	cross-section
■	cross-sectional timber	—	overhead features		

Figure 4: First floor plan

### 4.3 Internal Detail

4.3.1 **Ground Floor, Room 1:** The floor of this room had varnished floorboards of regular size and spacing that appear relatively late, and the ceiling was covered by plain wallpaper. All the walls had a moulded picture rail and moulded skirting boards, in addition to this, all the walls were covered in modern wallpaper. The north wall was plain with the exception of a six panelled wooden interior door that had a ogee-moulded timber frame (Plate 19). The east wall has a large rounded recessed alcove situated centrally, but is otherwise plain (Plate 19). The south wall has two smaller rounded recessed alcoves on either side of a modern fireplace. The west wall had a 16-light timber sash window within a timber panelled recess with wooden shutters on either side.

4.3.2 **Ground Floor, Room 2:** the main entrance corridor to the house, this room has a modern vinyl laminate floor and a plain plastered ceiling with moulded cornice and moulded skirting board and wallpapered throughout. There is also a moulded decorative arch spanning the width of the corridor (Plate 20). The north, east and south wall are plain and are notable only for interior doorways all with moulded doorframes. The west wall takes the form of a substantial six panelled wooden front door with a glass overlight.



Plate 19 (left): North-east corner of Room 1



Plate 20 (right): Detail of rounded arch Room 2

4.3.3 **Ground Floor, Room 3:** this room has regular sized varnished floorboards and a plain plastered ceiling, also moulded cornices and moulded skirting boards. The north wall has a modern classical style fireplace but is otherwise plain (Plate 21). The east and south walls are also plain with no distinguishing features. The west wall has a 16-light timber sash window with wooden shutters and a timber panelled cupboard below.

4.3.4 **Ground Floor, Room 4:** this room has a red and black tiled floor and has a plastered ceiling with exposed joists that have been stained dark; the skirting boards are made of plain unadorned timber and painted white. The north wall has a recessed alcove shelf within the wall that has a curved timber lintel possibly a reused cruck beam (Plate 22). There is also a recessed alcove immediately to the east of this feature that is currently used as a display cupboard with a stained moulded doorframe (Plate 22). The east wall is plainly plastered and has two windows recessed into the wall and separated by a plastered column. The northernmost window has a reused timber lintel above it, again perhaps originally part of a

cruck blade, and may have originally been a doorway as the recess extends to the ground (Plate 23). The southernmost window has a splayed reveal and a timber panelled alcove with a built in window seat (Plate 24). There is also a small recessed shelf high up at the southernmost end of this wall above another alcove with a round-arched top (Plate 24). The south wall has a modern fireplace but is otherwise plain. The west wall is plain apart from an understairs cupboard and a four-panelled varnished interior door.



Plate 21 (left): Fireplace in Room 3



Plate 22 (right): North Wall in Room 4



Plate 23 (left): Window, original a doorway, on the north side of the east elevation of Room 4



Plate 24 (right): Window and alcove in east elevation of Room 4

4.3.5 **Ground Floor, Room 5:** has a modern slate tile floor with a plain timber skirting board and is plainly plastered throughout. The east wall has a partially splayed door recess with a modern doorframe and door. The rest of the walls are plain.

4.3.6 **Ground Floor, Room 6:** the floor in this room is comprised of a stone flag and painted concrete floor with a plain plastered ceiling with a modern skylight. The walls are somewhat obscured by a modern fitted kitchen but all appear to be plain and un-noteworthy.

4.3.7 **Ground Floor, Room 7:** this room has a stone flag floor and a plain plastered ceiling. All the walls are plain and plastered. This room is notable for having an upper level which can be accessed by a timber ladder (Plate 25). The upper area has painted stone walls and shelving on all sides with possible Baltic timber marks, or possibly just graffiti, on the single joist supporting the sloping ceiling (Plate 26).



Plate 25 (left): Fixed ladder on east side of Room 7

Plate 26 (right): Joist with Baltic timber marks or graffiti, upper level of Room 7

4.3.8 **Ground Floor, Room 8:** this exterior room has a rough cobbled floor with stone flag and concrete patches and a corrugated asbestos roof. The concrete on the west side has '1965' scratched into it. The north wall is comprised of a modern concrete wall adjoining older rough stone wall sections heavily patched up with concrete at either end of the building. The east wall is made of slate and roughly hewn stone that has been heavily patched up with concrete and mortar. The south wall is made of roughly hewn stone that has been patched up with mortar and concrete, there is a clear vertical demarcation running centrally down the wall indicating different phases of construction. The west wall is made of roughly hewn stone with a large patch of roughcast render with a straight edge on the south side, seemingly indicating the position of a former wall line (Plate 27).

4.3.9 **Ground Floor, Room 9:** this room is currently in use as an exterior toilet (Plate 28) and has a concrete floor and a ridge beam wooden roof all the walls are plain apart from the north wall which had a small timber framed window. The interior window sill was made of black polished stone with an intricate design etched into it, possibly re used.



**Plate 27 (left): East elevation of Room 8, showing roughcast render**

**Plate 28 (right): Room 9**

4.3.10 **First Floor, Room 10:** this room is a first floor landing and provides access to all the first floor rooms, the room is divided in two by a step that is highest on the west side. The floor has wide varnished floorboards on the east side (Plate 29) and regular sized floor boards on the west side (Plate 30). There are moulded skirting boards throughout, and all the walls and ceiling are plain and wallpapered. The east wall, significantly, is a partition wall that has a door with two fielded panels that could well be original to the house (Plate 31). The central section of the south wall is notable because of its thickness; this could potentially indicate the presence of an earlier construction incorporated into the existing house. The posts on the staircase do not match and the handrails do not fit as smoothly as they perhaps should, this may indicate that work has been carried out on the staircase at some point (Plate 32).



**Plate 29 (left): Wide floorboards on the east side Room 10**

**Plate 30 (right): Regular sized floorboards on the west side of Room 10**



**Plate 31 (left): Interior door in Room 10**



**Plate 32 (right): Handrail in Room 10**

4.3.11 **First Floor, Room 11:** wide un-varnished floorboards make up the floor of this room, there are no skirting boards and the roof is slanted and plainly plastered with two hand-finished beams running

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horizontally. A Velux skylight has been incorporated into the roof in the recent past. All the walls were roughly plastered and plain, with the exception of the west wall which was a partition wall, as mentioned in the description of Room 10. The west wall was covered in plain wallpaper and had a timber moulded doorframe.

4.3.12 **First Floor, Room 12:** the current bathroom of the property has very wide hand-finished floorboards and slightly convex, plastered ceiling. All the walls are completely obscured by modern tiles and are thus rendered featureless. A wooden cupboard butts the south and west walls.

4.3.13 **First Floor, Room 13:** the floor is finished with regular sized floorboards with no delineation from Room 10, moulded skirting boards and a plain plastered ceiling. All the walls are plain and are wallpapered and without features apart from the west wall which had a 12-light timber sash window with a splayed reveal surround.

4.3.14 **First Floor, Room 14:** The floorboards are the same as Room 10 and 13 with no demarcation between them and a plain plastered roof with plaster covered beam. A nut is visible within the beam; the nut secures the roof truss that is in the attic space. All the walls are plain and finished with wallpaper, the skirting boards are of moulded timber. The window in the west wall is a 12-light timber sash window within a splayed reveal, and has a timber panelled low windowsill.

4.3.15 **First Floor, Room 15:** The same floorboards that run through Rooms 10, 13 and 14 can also be found in this room. The roof is plain and plastered, the skirting boards are moulded timber and all the walls are plain and wallpapered. The window, which can be found in the West wall, is a 12-light timber sash window within a splayed reveal.

## 5. Discussion

### 5.1 Phasing

5.1.1 **Introduction:** the building clearly retains much of its 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 (medieval?):** anecdotal evidence suggests that the building contains part of the original precinct boundary for Cartmel Priory (Catherine Mackay pers comm.). It is certainly conceivable that the thick section of wall running through the building and essentially forming its spine (although it actually formed the external wall of the original building (see *Section 5.1.3* below)) represents a remnant of the precinct wall of the medieval priory. It is certainly unnecessarily thick, approximately 1m at the base, although tapering at the top where it is closer to 60cm, and is on the presumed line of the wall. However, the line of the wall is not known with any certainty and recent archaeological investigation has questioned its location as shown in early maps (see *Section 3.1* above) (Greenlane Archaeology 2011).

5.1.3 **Phase 2 (18<sup>th</sup> century):** the Listed Building details consider 5 Park View to be 18<sup>th</sup> century (English Heritage 2012), and the fact that it clearly butts Thimble Hill, which is thought to be late 17<sup>th</sup> or early 18<sup>th</sup> century (*ibid*), clearly supports this. Within the building dating evidence is not plentiful, especially as many of the original features that would have been useful in this respect, such as the fireplaces, have been removed. The general classical style of the decorative elements that do remain does, however, fit with an 18<sup>th</sup> century date, albeit a relatively late one or even early 19<sup>th</sup> century. The staircase, for example, is suggestive of a date of perhaps 1780 to 1810 (Burton 2001, 37-42) while the king post truss is more likely to be 19<sup>th</sup> century (Brunskill 2002, 152-153). It is possible that both of these represent later additions belonging to Phase 3, especially because much of the timber elsewhere, particularly the purlins in the roof, appear earlier, but it is difficult to see how an entire truss could be replaced without substantial alteration. The form of the building at this time is of interest as it appears to have comprised a large L-shape, made up on the ground floor of Rooms 1-4 and first floor Rooms 10-11 and 13-15. This probably therefore comprised reception rooms (Room 1 and 3) either side of the hall, and a rear kitchen (Room 4) with bedrooms above. The large chimney with its round stack serving Room 4 and 11 appears to be quite early, again perhaps an indication that the generally late 18<sup>th</sup> or early 19<sup>th</sup> century look of the rest of the building is perhaps misleading, but this has clearly been rebuilt in 1985 and so it is not clear how much of it is original. The relationship with buildings to north is uncertain. It is likely that at least one of the pair of alcoves, one now forming a cupboard with a glazed door, originally formed a doorway into the adjoining building. Indeed, it is thought that the buildings to the north formed associated service buildings such as a workshop and/or barn (Catherine Mackay pers comm.) but they are presently dwellings and without further investigation of them their origins are uncertain.

5.1.4 **Phase 3 (early 19<sup>th</sup> century):** the decorative scheme, comprising elements such as the panelled doors, cornices, pilasters around the front door, staircase and king post truss, may be an 19<sup>th</sup> century addition but this is uncertain. However, it is clear that the building was enlarged in the early part of the 19<sup>th</sup> century. The cartographic sources demonstrate that two small extensions were made against the east side of the building and these were evident during the building recording, one butting the wall housing the large chimney (comprising Room 5), and presumably including the first floor dormer, the other forming a small monopitch addition to the south (comprising Room 7 and the west end of Room 8). The order and exact date at which these were all built is uncertain, but it would appear that they were all in existence by the middle of the 19<sup>th</sup> century, although the scale of the available mapping makes it difficult to be sure of the detail. The purpose of these additions is also uncertain. Room 5 was perhaps an adjunct to the kitchen in Room 4 with the room above perhaps forming an early bathroom. The outshut comprising Room 7 and part of Room 8 was perhaps a hen house or similar, the small space above Room 7 with loft access via a ladder perhaps in order to gain entry to the roost, but it could also have been built as a larder, as it is at present. The presence of Baltic timber marks on one of the joists in the space above Room 7 would fit with an early 19<sup>th</sup> century date, although an earlier date would also be possible (Greene 1995; 1996).

5.1.5 **Phase 4 (late 19<sup>th</sup> century):** the map evidence and the building recording again demonstrate alterations that post-date Phase 3, primarily the insertion of a wall between the two earlier extensions

filling the gap and forming Room 6 (this junction was previously interpreted as a blocked doorway; John Coward Architects 2012). This now appears to be quite a modern addition but the map evidence shows it was in place by 1890. The structure forming Room 9 was probably also built during this phase; the addition of an outside toilet being common feature of the late 19<sup>th</sup> century due to changes in hygiene and sanitation legislation in the 1860s and 1870s (Muthesis 1982, 58-60).

**5.1.6 Phase 5 (20<sup>th</sup> century):** the 20<sup>th</sup> century saw a number of changes, the most substantial to the outbuildings to the east and the east external elevation. The earliest of these was the infilling of the gap between the south-east outshut and the outside toilet with a concrete block wall forming Room 8. The map evidence shows that this was carried out after 1933 and it is likely that at the same time what had been the east wall of the earlier monopitch outshut was broken through. Later alterations were also evidently carried out; including modifications within Room 8 that can apparently be dated by the date scratched into the concrete to 1965 and perhaps include the addition of further concrete block walling creating internal divisions. The east external elevation was, as a minimum, heavily repointed, and the chimney was probably rebuilt, presumably in 1985 as stated by the attached plaque (not 1935 as previously read; John Coward Architects 2012). The doorway into Room 5 was clearly inserted at this time and the pieces of re-used medieval masonry incorporated (the previous owner of the property apparently had access to stone from Cartmel Priory; Catherine Mackay pers comm.). Internally alterations are less evident, although it is clear that all of the windows were replaced with modern sash casements and the original fire surrounds removed and replaced with the current ones.

## 5.2 Significance

5.2.1 The earliest phase at 5 Park View potentially represents a surviving fragment of the medieval Cartmel Priory, although it is difficult to be certain of this. Nevertheless the earliest phase of the house represents an interesting example of an 18<sup>th</sup> century building with a relatively unusual plan, perhaps caused by the incorporation of earlier remains, with a continuous outshut on the north-east side. It retains a number of decorative features, although it has seen an unfortunate amount of later alteration including the removal of all of the original fire surrounds. The medieval masonry incorporated at this time, while of archaeological interest, is probably of no relevance to the building. The rear of the house has seen the most extensive alterations, in particular the south-east end, with several additions, extensions and the infilling of gaps. This section is, as a result, the most altered, latest and least significant as it represents additions to the original building of limited architectural or historical merit. The further alterations proposed in this area will, in a sense, be continuing what has gone on before.

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## Appendix 1: Listed Building Information

(From English Heritage 2012)

**Name:** 5 Park View, Cartmel

**Grade:** II

**Date first listed:** 15<sup>th</sup> March 1989

**Details:**

House. Probably mid to late C18. Roughcast stone with slate roof. 2 storeys, 3 bays. Windows are sashed with glazing bars, horns to 1st floor windows. Central entrance has flat pilasters, frieze and wide cornice; panelled reveals and 6-panel (3 over 3) door and overlight. Wide areas of wall and cross-axial stacks to each end.