



**CULTURAL HERITAGE
DESK-BASED ASSESSMENT**

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**STONECROSS MANSION,
ULVERSTON,
CUMBRIA**

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prepared for
Hurd Rolland Partnership
on behalf of
Persimmon Homes

NAA 13/89
July 2013

NAA Document Authorisation

Project name		Stonecross Mansion, Ulverston, Cumbria		Project number	
Report title		Stonecross Mansion, Ulverston, Cumbria Cultural Heritage Desk-Based Assessment		1156	
Report No.		13/89			
Revision	Date	Filename	NAA_1156_Rpt_13-89_DBA.pdf		
v.1	26.07.13	Description	Cultural Heritage Desk-Based Assessment to accompany planning application		
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This document has been approved for release by: *TIS*

**STONECROSS MANSION, ULVERSTON,
CUMBRIA**

ARCHAEOLOGICAL DESK-BASED ASSESSMENT

Summary

Northern Archaeological Associates Ltd (NAA) was commissioned by Hurd Rolland Partnership, on behalf of their client Persimmon, to undertake a desk-based assessment of land at Stonecross Mansion, Ulverston, Cumbria (NGR SD 2818 7826). This assessment is in support of a planning application for a proposed housing development within the grounds of the former mansion.

The study identified a total of 248 heritage assets within, or just beyond, a 0.5km radius of the proposed development area. These included 136 Listed Buildings, and the Ulverston Conservation Area. No Scheduled Monuments, Historic Parks and Gardens or Registered Battlefields were recorded within the study area.

Stonecross Mansion itself is a Grade II listed building, built in 1874 for Myles Kennedy, a prominent local businessman and ironmaster. The grounds of the mansion include a number of undesignated heritage assets. Unnamed houses, and a row of cottages known as Stone Cross, were located within the site boundary, on the north side of Daltongate. The latter cottages were associated with a weaving factory, also within the site boundary, which dates to at least 1832. The housing and factory were removed when the mansion grounds were laid out, probably in the early 1870s. The development boundary also includes a number of garden features associated with the house, and a stone post, close to the recorded position of the medieval Stone Cross, but believed to be a post-medieval cattle rubbing post.

This desk-based assessment has demonstrated that the proposed development will not have an impact on any designated assets or known non-designated sites of national importance. The potential impact of the scheme on Listed Buildings and the Conservation Area is dealt with in a separate heritage report and is not considered further here. The assessment has identified that there is a low potential for archaeological remains dating from the prehistoric to the early medieval period. However, there is a moderate to high potential of uncovering medieval and post-medieval archaeological remains on the site, through its connection with post-medieval housing and a weaving factory.

In order to more fully evaluate the archaeological potential for the site, and given that there has been a lack of archaeological investigation in the vicinity, a programme of archaeological recording is likely to be recommended by Cumbria County Council Historic Environment Service, in accordance with NPPF Paragraph 128. This is likely to comprise a trial trench evaluation to inform CCCHES of survival of sub-surface remains, and some additional survey of the grounds. It is anticipated that the subsequent impact on any identified heritage assets could be mitigated through a programme of archaeological excavation or monitoring, recording and publication in accordance with NPPF Paragraph 141.

Acknowledgements

Northern Archaeological Associates would like to thank: Chithra Marsh, Hurd Rolland Partnership; Jeremy Parsons and Jo Mackintosh, Cumbria County Council Historic Environment Service; and the staff at the Cumbria Record Office in Barrow-in-Furness.

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1.0 INTRODUCTION

- 1.1 Northern Archaeological Associates Ltd (NAA) was commissioned by Hurd Rolland Partnership, on behalf of their client Persimmon, to undertake a desk-based assessment of land at Stonecross Mansion, Ulverston, Cumbria (NGR SD 2818 7826). This assessment is in support of a planning application for a proposed housing development within the grounds of the former mansion.
- 1.2 This report provides details of all known historic and archaeological sites (“heritage assets”) within a 0.5km study area (centred on the site). It also assesses the potential for unrecorded heritage assets of archaeological interest to be present within the site boundary. The potential impact of the proposed development on heritage assets is discussed and appropriate mitigation strategies are recommended. (The potential impact of the scheme on Listed Buildings and the Conservation Area is dealt with in a separate heritage report and is not considered further here). The purpose of the assessment and heritage statement is to help establish the archaeological / historical sensitivity and significance of the area surrounding the proposed development and the potential impact of the scheme on this significance. The report will be used by Cumbria County Council Historic Environment Service to help determine whether further historic environment work is required pre-determination or as a condition of future planning approval.
- 1.3 A walkover survey of the proposed development site was conducted in July 2013. Designated heritage assets within the vicinity were also visited. The inspection was undertaken in order to: (i) assess the impact on the setting of heritage assets, (ii) establish if the remains of any previously unrecorded heritage assets were present, and (iii) confirm the condition / extent of recorded remains and also current land use. Preliminary informal discussions have been held with Cumbria County Council Historic Environment Service on issues relating to the historic environment.

2.0 BACKGROUND INFORMATION

Proposed Development Site

- 2.1 Planning permission is being sought for the construction of a housing development within the grounds of the former mansion (Figure 1). Stonecross Mansion lies approximately 600m west of the centre of Ulverston. Historically the site lay within the township of Osmotherley. Ulverston now lies in the South Lakeland District of Cumbria, but prior to 1972 formed part of Lancashire North of Sands.
- 2.2 The proposed development is centred at SD 2818 7826. The development area is bounded on the south-east side by Daltongate, on the north side by gardens to the south of Stockbridge Lane, on the north-west side by housing at Stonecross Gardens, and to west by an unnamed drive to the house and stables. The development area covers 75,500m².

Geology and Soils

- 2.3 The solid geology of the proposed development site is comprised of Interbedded Sandstone and Argillaceous Rocks of the Yewbank Formation, overlain by Quaternary drift deposits of Devensian glaciofluvial-derived tills comprising sands and gravels (British Geological Society website).

Topography and Land Use

- 2.4 The proposed development lies at a height of approximately 56m AOD at the northern end of the development boundary, falling to 42m AOD to the east and south. The development area is fringed by modern housing to the north and south-east; the land immediately west of the development boundary in contrast comprises open pasture fields. The boundaries of the fields comprise very well established and mature trees and overgrown hedges.
- 2.5 In comparison to the main settlement of Ulverston, the Conservation Area Character Appraisal describes the area as being of *'a broader grained character with a number of sizeable, detached properties set within more spacious gardens that are often screened from the road by tall stone boundary walls. This is especially true on the north side of the street where an important, long, serpentine masonry wall and belt of perimeter trees encloses the informal but extensively wooded and private grounds that surround the substantial country house of Stonecross Mansion. The continuous canopy of trees in this area helps to create a distinctly tranquil and verdant feel, which, with its noticeable lack of buildings, is a welcome contrast to the nearby bustle and activity associated with the commercial part of the town. The screened vista along the street means that the mansion itself is largely obscured from view but distant glimpses of its complex roofscape are possible at a number of points along its length. This narrow, tree fringed 'lane' continues towards the edge of the conservation area alongside a mixture of older and newer development, the majority of which displays generally good form and positive design character'* (SLDC 2006, 29).

3.0 PLANNING CONTEXT

- 3.1 The historic environment legislation and policies relevant to this development are:

- Planning (Listed Buildings and Conservation Areas) Act 1990;
- National Planning Policy Framework (NPPF) (2012);
- South Lakeland District Council - The Local Plan Core Strategy Development Plan Document (2010).

Planning (Listed Buildings and Conservation Areas) Act

- 3.2 Statutory protection for built heritage is principally provided by the Planning (Listed Buildings and Conservation Areas) Act 1990. Sections 16 and 66 of the Act require authorities to have special regard to the desirability of preserving the setting of any listed building that may be affected by the grant of planning permission.

- 3.3 Section 72 states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of Conservation Areas.

National Planning Policy Framework (NPPF) (March 2012)

- 3.4 The NPPF sets out the Government's planning policies for England and how these are expected to be applied. It states, in the foreword, that '*our historic environment – buildings, landscapes, towns and villages – can be better cherished if their spirit of place thrives, rather than withers.*' The historic environment is defined in terms of all aspects of the environment resulting from the interaction between people and places through time. It includes all surviving physical remains of past human activity, whether visible, buried or submerged, and also landscaped and planted flora. Any remains of these activities are classified as a "heritage asset".
- 3.5 Heritage asset is defined in the NPPF Annex 2: Glossary. It is deemed to embrace all manner of features, including: a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets (a World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area) and assets identified by the local planning authority (including local listing). One of the Core Planning Principles within NPPF is to, '*conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life for this and future generations.*'
- 3.6 Policy 12 *Conserving and enhancing the historic environment* sets out the framework for local planning authorities to make informed decisions. The paragraphs of particular relevance to the proposed development are set out below.
- 3.7 **Paragraph 128** sets out the information requirements for applications where development potentially affects heritage assets. It states that planning applicants should provide, as part of the application process, appropriately detailed descriptions of heritage asset significance and the contribution of setting to that significance. The level of detail should be proportionate to the importance of the asset and no more than is sufficient to understand the potential impact of the proposal on that significance. It also states that where an application site includes, or is considered to have the potential to include, heritage sites with archaeological interest, local planning authorities should require submission of a desk-based assessment and, where desk-based research is insufficient to properly address the interest, a field evaluation.
- 3.8 **Paragraph 129** sets out the policy principle whereby local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by the proposal, including any development effects on the setting of assets. This assessment should be taken into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.
- 3.9 **Paragraph 132** sets out the policy principle guiding the consideration of applications for consent

relating to designated assets. It states that when considering the impact of the proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation, and that the more important the asset, the greater the weight should be. It also states that significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, Grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional. Paragraphs 133 and 134 refer to the level of consideration to be given depending on the level of harm to designated assets.

- 3.10 **Paragraph 133** states that where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, the local planning authority should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or that it can be demonstrated that there is no alternative viable use of the site.
- 3.11 **Paragraph 134** states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.
- 3.12 **Paragraph 135** sets out policy principles guiding the consideration of applications for consent relating to non-designated assets. It states that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.
- 3.13 **Paragraph 137** states that local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.
- 3.14 **Paragraph 141** sets out policy principles guiding the recording of information related to heritage assets and making it publicly accessible. It states that, there should be a requirement to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact. Developers should publish this evidence and deposit copies of the reports with the relevant historic environment record and deposit archives with the local museum or other public depository.

South Lakeland District Council - The Local Plan Core Strategy Development Plan Document (October 2010)

- 3.15 The Core Strategy provides the strategic planning framework for the District, outside the National

Parks. It sets out the long-term spatial vision and the strategic objectives quantity and distribution of development and policies to deliver the vision. Some South Lakeland Local Plan policies are superseded by the adopted Core Strategy. The remaining 'saved' Local Plan policies (adopted in 1997, alterations on 17 March 2006) continue to form part of the Development Plan.

3.16 **CS8.6 Historic environment** sets out the District Council's policy with regards buildings, sites and areas of particular heritage importance, including those of locally designated significance. The strategy ensures that assets are preserved for the future and, wherever possible, enhanced for both their particular intrinsic merit and so as to benefit any broader heritage regeneration proposals. The Core Strategy supports:

- the safeguarding and, where possible, enhancing of historic environment assets, including their characteristic settings and any attributes that contribute to a sense of local distinctiveness. Such assets include listed buildings and features (both statutory and locally listed), conservation areas, scheduled ancient monuments and registered parks and gardens;
- seeking the adaptive reuse of redundant or functionally obsolete listed buildings or important buildings within conservation areas, without harming their essential character;
- the preparation of a list of buildings and features of local architectural or historic importance in order to assist in the planning of a prioritised programme of conservation management for such buildings and features;
- the production of conservation area management plans to identify and explain how the Council will seek to preserve and enhance the special interest of such areas;
- actions that will ensure the proper conservation of all heritage assets, giving particular priority to those identified as being at risk;
- working with owners of heritage assets to ensure their maintenance and repair accessibility and, where opportunities exist, their use as an educational resource;
- consideration of the introduction of tighter controls within conservation areas and other sites or areas of heritage importance by implementing Article 4 (2) Directions to control certain types of permitted development, which, if unchecked, would cause harm to the special character and appearance of such areas; and
- the safeguarding and, where possible enhancement of, locally important archaeological sites and features within the historic environment.

4.0 ASSESSMENT METHODOLOGY

4.1 This assessment has been prepared in accordance with the following guidance on the preparation of desk-based assessments, assessment of significance and implications of change:

- Institute for Archaeologists (2008) Standard and Guidance for Desk-based Assessment;
- English Heritage (2008) Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment; and
- English Heritage (2011) The Setting of Heritage Assets: English Heritage Guidance.

4.2 The study area was defined within a Methods Statement produced by NAA, which was submitted to the client prior to commission (NAA 2013). The proposed study area comprised a 0.5km buffer centred on the proposed development site. The assessment consisted of a comprehensive desk-based review of published and readily accessible documentary, cartographic and aerial photographic information relating to heritage assets within this study area.

Aims of Assessment

4.3 The principal aims of the Cultural Heritage assessment were to:

- identify known heritage assets within or immediately adjacent to the proposed development site;
- identify nationally or regionally important heritage assets within the zone of visual influence whose setting could be affected by the proposals;
- identify areas with the potential to contain any unrecorded archaeological remains within the areas impacted by the development;
- assess the effects of the proposed development and ancillary works upon heritage assets and their settings; and
- propose mitigation measures which could be built into the development proposals to avoid, reduce or remedy any potential adverse effects identified.

Information Sources

4.4 This report is based upon a review of existing available information and desk-based studies. The following organisations were researched for the assessment:

- Cumbria County Council Historic Environment Service (CCCHES);
- English Heritage National Monuments Record (NMR)
- County Record Office (Barrow in Furness) (CRO(B))
- Ulverston Library; and

- Internet (maps, landscape assessment and planning).

4.5 The following data sources were utilised for the assessment:

- Cumbria Historic Environment Record (HER);
- Aerial photographs;
- Published and unpublished historical and archaeological studies;
- Cartographic sources (including Tithe and historic Ordnance Survey maps);
- English Heritage National Monuments Record: Archaeology;
- English Heritage National Monuments Record: Aerial Photographs;
- English Heritage National Heritage List for England

Site Walkover Survey

4.6 An inspection survey of the proposed development site was carried out on the 19 July 2013. In addition, specific designated assets were also inspected in order to more fully assess the impact of the setting of the proposed development. The objectives of these surveys were:

- to confirm the presence and condition of previously recorded assets;
- to identify additional sites of potential Cultural Heritage interest;
- to assess current landscape character, ground conditions and land use; and
- to assess the likely impact the development might have on the significance and setting of specific heritage assets and the historic landscape.

Limitations

4.7 Records exist for Stonecross Mansion at the Lancashire Records Office, mainly related to the tenure of the building by Lancashire County Council as a residential special school. These were not accessed, though could provide further information on the history of the building and grounds.

4.8 A search of the English Heritage NMR identified 31 vertical photographs, the earliest of which date to the 13 August 1945, and 17 oblique photographs, the earliest of which dates to 29 May 1929. An assessment of one of the oblique photographs (EPW026550) was possible through the Britain From Above website (<http://www.britainfromabove.org.uk/>), which shows the house set within mature wooded grounds as it is today, albeit less overgrown. Little detail of any of the landscape features can be assessed from the photographs, and as such these photographs were not accessed, as it was felt that any detail for the site would only have replicated cartographic information.

4.9 The site visit was severely limited by the undergrowth, which meant that at least one third of the site, mainly to the north and east, was inaccessible. Assessments of the grounds were made within the limits of what was possible, and the results are provided in Section 5.

5.0 BASELINE HISTORIC ENVIRONMENT

Prehistory	Palaeolithic	450,000 to 12,000 BC
	Mesolithic	12,000 to 4,000 BC
	Neolithic to Early Bronze Age	4,000 to 1,500 BC
	Middle Bronze Age to Iron Age	1,500 BC to AD 78
Roman		AD 78 to 410
Early Medieval		AD 410 to 1066
Later Medieval		AD 1066 to 1536
Post-Medieval		AD 1536 to 1900
Modern		AD 1900 to current

Table 1 Time periods used

- 5.1 Specific heritage assets recorded within the study area are listed in Appendix 1 and their location is shown on Figure 3. Within this report heritage assets are identified by a unique reference number **(HA)** particular to this text. Appendix 1 also provides HER Primary Record Numbers and NMR Unique Identifiers as appropriate, and includes previously unrecorded assets. Where possible, assets have been assigned to time periods, as defined in Table 1.

Previous Archaeological Interventions

- 5.2 There have been no previous archaeological interventions at the site of the proposed development. Within 0.5km, the NMR identifies 23 archaeological events, of which 8 are desk-based assessments or building recording projects. Archaeological fieldwork projects comprise: 7 watching briefs, carried out during developments, none of which recorded significant archaeological activity; 7 archaeological trial trench evaluations, all recording either post-medieval or modern deposits; and 1 excavation on Stanley Street, which recorded a road surface of probable 12th-13th century date **(HA99)**.

Designated Assets

Listed Buildings

- 5.3 There are 136 listed buildings that are within 0.5km from the site of the proposed development boundary. The majority of the listed buildings lie to the south of the proposed development, on the south side of Daltongate, and to the east, within the main settlement of Ulverston in the Ulverston Conservation Area. Stonecross Mansion which lies within the site boundary is a Grade II listed building **(HA18)**; while Stockbridge Hall **(HA219)** lies immediately adjacent to the development

boundary. Consideration of the listed buildings and the conservation area is given in a separate report.

Conservation Areas

- 5.4 The boundary of the Ulverston Conservation Area is shown on Figure 3. The development boundary lies entirely within the conservation area.

Scheduled Monuments and World Heritage Sites

- 5.5 There are no Scheduled Monuments or World Heritage Sites within the 0.5km study area.

Registered Parks and Gardens and Battlefields

- 5.6 There are no Registered Parks and Gardens or Battlefield sites within the 0.5km study area.

Undesignated Assets

Prehistoric Activity (Palaeolithic to Iron Age periods)

- 5.7 There is no conclusive evidence for Palaeolithic occupation within the area, and evidence of Mesolithic activity is also limited. Archaeological evidence has shown mainly coastal exploitation on the Furness peninsula, with sites located on sand dunes, consisting mainly of casual flint finds from exposures. The use of cave sites is also common, excavations of which have uncovered a meagre amount of evidence for activity. Possible Upper Palaeolithic evidence has been uncovered at Bart's Shelter near Scales, approximately 6km to the south of the development area, and a Mesolithic bone harpoon point was recovered from Bonfire Scar Cave, also near Scales (Hodgkinson *et al* 2000, 35; Young 2002, 20).
- 5.8 Neolithic and Bronze age activity is mainly confined to isolated findspots of Neolithic stone axes, Bronze Age axe hammers (**HA04, HA87, HA103, HA105**) and a single Bronze Age looped and socketed spearhead (**HA07**), mostly recovered in the 19th and 20th centuries, with no known associated settlement (CCC and English Heritage 2002, map D). There are significant ceremonial monuments in the vicinity, such as the long barrow at Skelmore Heads and the stone circle at Birkrigg, all at 3.5km south of the development boundary. A Middle Bronze Age cinerary urn containing a cremation was also found near Ulverston in 1954 (**HA103**).
- 5.9 There are no Iron Age sites within 0.5km of the development, and few securely dated Iron Age sites or finds within Ulverston itself. The Romans, through Ptolemy, record the inhabitants as the *Setantii*, a tribe subject to the *Brigantes* who ruled the north of England (Shotter 2004). A large univallate enclosure identified on Hoad, 1.2km north-east of the development area, is considered to be of late Bronze Age or Iron Age date (Elsworth 2005). Skelmore Heads also has a substantial palisaded hilltop enclosure, of probable late Bronze Age to Iron Age date. However, none of these sites are securely dated, and it is probable that material culture is not easily recognisable.

Roman

- 5.10 Roman activity is also not extensively known, and is confined to findspots of Roman pottery and two Roman coins (**HA01**, **HA06**) with little evidence of settlement. There is no evidence to suggest that this area was ever permanently garrisoned by the Romans, and was probably quite lawless at this time, with traditions of a revolt in AD138 in the Lake District. Shotter (1995) has argued that the relatively large number of Roman coins found in south Cumbria, particularly in the Furness Peninsula, suggests a large degree of interaction between the Romans and the native population, and raises the possibility that a fort may yet be discovered. Recent work reappraising the evidence for Roman activity in the general area suggests a road may have passed close to or through Ulverston and that this could have had an associated settlement (Elsworth 2007).

Early Medieval

- 5.11 Evidence for early medieval activity is extremely limited. The presence of Anglo-Saxon speakers in the area is traceable through local place names, which show particular influence from the kingdom of Northumbria, and, later, Scandinavian influence in the 9th and 10th centuries. Dalton, Ulverston, Aldingham and Bardsea are of Anglian derivation, whilst Biggar, Hawcoat and Scales are of Viking origin (Armstrong *et al*/1950).
- 5.12 Throughout this early period it is probable that Furness came under a number of different rulers, and the place-name may derive from the Anglo-Saxon personal name '*Wulthere*', an Anglo-Saxon lord perhaps based in Lonsdale, who reputedly conquered and settled the Furness area, the '*tun*' element relating to a farmstead or settlement. The name may equally derive from '*how-town*' (hill-town) or '*haugr-tun*', the latter denoting the vill of the manor of Hougum, the name of a local manor recorded in the Domesday Book in 1086 (Elsworth 2005, 15).
- 5.13 The Domesday Book of 1086 records that Earl Tostig, brother of King Harold, held the manor, which encompassed the Furness peninsula, and which was then part of the Yorkshire region of Amounderness (Kenyon 1991). In 1065, Earl Tostig was expelled for bad government, and was replaced by Morcar, son of Earl Edwin of Mercia, who probably never visited the area. Tostig later fell at the battle of Stamford Bridge in 1066.

Later Medieval

- 5.14 The Domesday book is the first written reference to the medieval town of Ulverston (**HA12**), and records it as being held by Roger de Poitou. The book records that in '*Ulurestun*', both *Turnulph* and *Gospatric* held land, the latter having some '*6 carucates and gelden*', while '*the King had 6 carucates*'; there were '*4 villains tenants who did not plough*'; and that the arable land was '*1 luca or mile in length and half a mile in breadth*' (SLDC 2006, 6). It is likely that Furness became depopulated, with much cultivated land falling into waste. Roger was stripped of his lands in 1102, and banished from the kingdom, for his part in a rebellion by Robert Bellême, in opposition to the succession of the king's youngest son, Henry I (Kenyon 1991).

- 5.15 By the early 12th century, Stephen, Count of Boulogne, became Lord of Ulverston, and bestowed part of his 'forest of Furness' to a Benedictine order from Savigny who founded Furness Abbey in 1123 (Ashburner 1992-93, 7).
- 5.16 In 1162, a descendent, William de Taillebois became Lord of Ulverston, Lancaster and Baron of Kendal, and gave permission to Gamel de Pennington to build the first Conishead Priory. The foundation of a religious house at Conishead had a significant impact on the development of Ulverston. The religious house was originally a hospital for the relief of *'decrepid, indigent and leprous persons living in the neighbourhood of Ulverston'*, but it quickly became a Priory.
- 5.17 Furness Abbey retained large parts of Ulverston until 1195, when the Abbot granted it and its inhabitants away to Gilbert Fitz-Reinhard and Helwise (daughter of the second Roger of Lancaster), reserving a rent of 10s yearly. In 1196 Gilbert enfranchised the inhabitants and raised them to burghers with freedom of person and property. The granting of a borough charter implies a desire to create an urban settlement, and much of the medieval settlement of Ulverston was laid out in planned burgage or tenement plots, probably around this time. References are made to a bakehouse, dyeing house and fulling mill, which indicates the importance of the textile industry to the economy of medieval Ulverston.
- 5.18 In 1280, Edward I granted Ulverston a Market Charter, allowing it to hold *'a market on Thursday each week and every year a fair lasting 3 days'*. The market place at Ulverston was located at the southern end of King Street, marked by a market cross (HA02), with a further wayside cross at Stone Cross (HA03) on Daltongate (*'Dalton gatta'* – street – suggesting an early road). The core of the medieval town focused on the Market Place with a complex network of surrounding streets. Despite this, it was forced to compete with the market at Dalton, which was under the patronage of Furness Abbey (SLDC 2006, 6). By the end of the 13th century, large areas of the Lakeland fells had been converted into sheep-runs by the local abbeys and priories, and there was enormous local trade in the area. Records of disputes show that in 1300, Ulverston had a mill, salt pit, bakehouse and two forges, and in the 1340s, a brewery (Ashburner 1992-3).
- 5.19 Documentary records reveal that the economy of the Furness area was severely harmed by Robert Bruce's raids in 1316 and 1322 with that land under the control of the parish church at Ulverston *"lying uncultivated and waste on account of the incursion of the Scots"*.

Post-medieval

- 5.20 With the dissolution of Furness Abbey in 1537, Ulverston was surrendered to Henry VIII. At this time it was recorded as being in the possession of 11 persons, and comprised tenements, mills and gardens (Ashburner 1992-93, 9). Ulverston took over from Dalton as the market centre, ruled by the townsmen, vestry and the manorial courts, and rapidly became prosperous, aided by a severe outbreak of plague at Dalton in 1631 when two thirds of its population succumbed to the Black Death. In 1595, the town is recorded as having three mills, and by 1601 the population stood at only 514. The manorial centre of the town probably focussed on Neville Hall (HA09), the site of which

lay 200m north-east of the site boundary. The hall was probably built in the early 13th century, and descended to the Neville family, before the land was confiscated by the crown in 1596 following a rebellion against Elizabeth I. It was used as a workhouse in 1753 and was dismantled in 1838, being replaced by the Union Workhouse (**HA14**) the following year.

- 5.21 Ulverston's prosperity increased throughout the post-medieval period, as a result of its connections to the iron mining and smelting industries, with two market areas and the large open area of The Gill probably developed for fairs and sheep markets in the early 17th century. The growth of the iron smelting industry in the neighbouring area is alluded to in an Elizabethan ordinance that refers to the planting of trees to replace those consumed by "*the many puddles and bloomeries*". There were numerous foundries established in the area by the 1700's and Hodge Puddle, in Stockbridge Lane and immediately north of the site boundary, was apparently a smelting site well before the end of the 18th century (**HA79**). Other industries in the 18th century included tanning (**HA33**), rope making and corn milling, as well as bone and paper mills. The port at Ulverston formed an easy connection with Lancaster and Liverpool, and in 1796, the construction of Ulverston canal increased the capacity of the town for maritime trade by effectively creating a large quay. A triangle developed with gunpowder, made in the Furness area, being exported to Africa where it was exchanged for slaves, who were taken to work in the plantations of America. Then raw cotton was brought back to supply Ulverston's new textile mills.
- 5.22 Ulverston's industries continued to prosper throughout the 19th century. A railway connection was established with Barrow in the 1854, and then with the wider railway network in 1857 (**HA84, HA85, HA229**). The station buildings off Princes Street were built as part of the development of Ulverston's third railway station in 1873-74 (**HA106**). The railway brought greater access to goods and services, but also, ultimately, led to a slow decline in the town's trading prosperity. Barrow began to gain supremacy, as it was better connected by rail to the rest of the country, and had a deeper and better-protected harbour. Ulverston began to decline as a major trading town.

Stone Cross – cottages and weaving shed

- 5.23 There are no early maps showing the development area in any detail, with Yates' Map of Lancashire from 1786 giving the first reliable picture of the town (Figure 4). Daltongate is depicted in schematic form; of interest is the fact that housing is shown scattered down both sides of the street, with two clear houses depicted on the side of the development area. Woods' 1832 Plan of Ulverston shows the town in detail but little of the development boundary is depicted, as the study area lies on the periphery of the town and mostly within the township of Osmotherley (Figure 5); it does, however, include some interesting information as a number of buildings are depicted on the north side of Daltongate and within the grounds of the development boundary. Towards the north-eastern corner of the development area, a building, depicted as rectangular, lies off-centre from the road with a small triangular yard in front. (This building may also be shown on Yates' map). The land is shown to belong to '*J. Fell Esquire*' on Woods' map. The building appears on the First Edition Ordnance Survey

map of 1849 (Figure 6), with a later extension on the west side. It had disappeared by 1890 and was presumably demolished when the mansion is built.

- 5.24 To the south-west, Woods' map also depicts a row of five houses labelled 'Stone Cross' just on the edge of his drawing (Figure 5), and opposite Fair View (HA113), owned by Charles Kennedy Esquire, of the Kennedy family which later built Stonecross Mansion (HA18). These buildings also appear on the tithe map of 1849 (CRO(B) 30/18/236 - not reproduced) and the First Edition Ordnance Survey map of 1849 (Figure 6). A long rectangular building labelled as 'weaving factory (linen)' (HA17) is shown on this later map perpendicular to the road, with a courtyard and smaller building to the south-west. In a conveyance between John Fell (as named on Woods' map), Henry Dickenson and Joseph Thornthwaite (the latter two described as manufacturers), dated 1835, the weaving factory is described as:

'premises at Stone Cross consisting of the large weaving shed, shop and four warehouses over the same, also the small weaving shop and ware room over' (CRO(B) BDFELL/4/2/3)

The description seems to imply a reasonably substantial, albeit small, business. Fell dies in 1836, and a settlement between Dickenson and Thornthwaite does not mention the buildings, but indicate that Fell's assets were now controlled by trustees to his estate, and the premises may have been leased from this period. Little further information is available on the weaving factory, and its position on the boundary between Ulverston and Osmotherley means it is not mentioned in any of the trade directories for the two settlements.

- 5.25 The 'Stone Cross' cottages first appear in the 1841 census, as part of the township of Osmotherley. Five entries are listed under that name, with eight families listed, most prominent of which are the Monkhouses and the Dalzells. No mention of occupation is given, and the weaving factory is not mentioned, though it is possible that both families were involved in running the factory. By the 1851 census, only the Dalzells are listed (headed by James Dalzell and his wife Elenor), and this continues on the 1861 census, when James is listed as 'keeper of warehouse' (perhaps the weaving shed?). By the 1871 census, the family is no longer listed at Daltongate; Elenor appears to be living with her daughter and son-in-law (previously listed at Stone Cross) in Quebec Street, and James is no longer mentioned and presumably passed away. Shortly afterwards the land passes to the Kennedys and the mansion is built, with all housing cleared from this side of Daltongate.

Stonecross Mansion

- 5.26 Stonecross Mansion was built by Myles Kennedy in 1874, taking the name 'Stone Cross' from the houses previously shown along the road (see comparison between Figures 6 and 7). The Ulverston Conservation Area Character Appraisal (2006) describes the building as a '*the largest traditional building within the conservation area.[...] It is partly Gothic and partly Scottish Baronial in style – a typically eclectic mix for a new country mansion set in its own, modest grounds, for a successful industrialist in the 1870s. It is distinguished by a purposefully asymmetrical and complex design to wall surfaces and roofscape with gothic detailing, such as machicolations and crenulations to the*

porch, gables and chimneys and baronial style elements like the tower and oriel windows. It is a lavish and extravagant house' (SLDC 2006, 34). The 'modest grounds' seems to have comprised a series of landscaped walks to the east and north of the mansion, as well as a fountain, with more open woodland along the eastern boundary, and a large open block of land, perhaps used as a field, to the south.

- 5.27 Myles was born in 1835, one of three sons of Charles Storr Kennedy and Elizabeth (*nee* Burton, a banking family). Charles was one of the great Cumbrian ironmasters; he held shares in the Ulverston Mining Company when it was established in 1838, and also had leases of Green Haume, Mackinon and Roanhead mines. On his death in 1857, his eldest son Charles Burton Kennedy and youngest son Myles took over the business and formed Kennedy Brothers. Charles Burton himself died in 1865, and Myles took over the company, becoming the owner of several iron mines in the area and vice chairman of the North Lonsdale Ironworks Co at its inauguration in 1873. Myles Kennedy married Margaret Rowley, the daughter of A.B. Rowley of Manchester, in 1861. They had sixteen children - six sons and ten daughters (The News 1966).
- 5.28 Myles built Stonecross after making an unsuccessful bid for Conishead Priory. Col. Bradyll, who owned the priory, wanted £35,000, but Myles would offer no more than £30,000. Both were stubborn men and neither would give in. In the end Myles decided to build Stonecross and had spent more than £35,000 before the first floor was completed, and the final bill, when it was presented in 1880, was a colossal £44,872 (*op. cit.*). The main building was built of white limestone with Hexham freestone dressing. The building is thought to have been designed by either JW Grundy of Ulverston, or Paley & Austin of Lancaster. The building housed a large painting on the grand staircase, by Lucien V. Besche, depicting a scene from Sleeping Beauty but using members of the Kennedy family and friends. Besche was a ceramic painter at Minton and was based in Stoke on Trent. He is listed as a miniature painter but the Stonecross painting, c.1880, is in 3 panels, and about 12 feet high (The News 1966).
- 5.29 Myles Kennedy died in 1883, and was succeeded by his son Myles Burton Kennedy. The Kennedy family lived at Stonecross to about 1950 (*op. cit.*). The mansion was then used as a special school by Lancashire County Council. In the main hall an oak staircase was demolished in order to facilitate the playing of indoor football. In the early 1980's the mansion and the estate were acquired by a group of London businessmen for a hotel.
- 5.30 From 1986 to 2002, Stonecross Mansion was the head office of Marl International. Marl undertook a major programme of restoration, which included bringing historic items back to the house. When Marl wished to expand by building an extension at the back of the property, planning was refused and they moved out.
- 5.31 In 2004 the building was damaged by fire and vandalism.

Site Walkover Survey

- 5.32 The site was visited on the 19 July 2013; access to the grounds was generally poor, primarily due to the restrictive vegetation growth which meant that most of the east and north sides of the grounds were inaccessible. As a result, a full assessment of the grounds for undesignated landscape features, relating either to the house (primarily garden features) or to the earlier use of the landscape before the house was built in 1874, was not possible. It is clear from mapping evidence (Second Edition Ordnance Survey onwards – Figures 7 and 8), that an extensive network of paths, and at one time a fountain, existed to the east and north of the house, and it is unclear if any of these features survive.
- 5.33 Adjacent to the house, landscape features are evident, albeit very overgrown. A possible ha-ha (turfed ditch with one sloped side, and one vertical side that is faced with a masonry retaining wall) was identified immediately south of the house; this is depicted on mapping. The extent of this feature was hard to trace but it presumably survives well. On the immediate east side of the house, stone steps leading down from the terrace also survive, again very overgrown.
- 5.34 Away from the immediate vicinity of the house and drive, access and visibility become especially limited, and movement through the undergrowth was only possible in selected areas where the thickness of the tree canopy meant that ground vegetation was slightly thinner. Assessment was mostly confined to the areas south-east and south of the house, which appears from mapping to include little in terms of landscape features, with the occupants of the house perhaps keeping this area ‘wild’ to emulate the countryside beyond. No physical evidence of the earlier weaving shed or houses along the north side of Daltongate was seen, though evidence may survive, now very overgrown.
- 5.35 A standing stone was identified within the undergrowth, under trees to the north-west of the marked pathway, broadly level with the entrance to Daltongate Business Centre (Plate 2); exact positioning was not possible due to the tree coverage preventing the functioning of the GPS.



Plate 1: standing stone within undergrowth on east side of site

- 5.36 The stone is a roughly dressed broadly rectangular block of stone, set upright though now with a distinctive westwards lean. The stone could be a garden feature, but no other stones were seen, and it appears quite old. The position of the stone lies very close to the position of 'Stone Cross' marked on the First Edition Ordnance Survey map, even though it is not clearly depicted on it. It is possible that this is the remains of the medieval wayside cross (**HA03**); however, observations recorded by the Ordnance Survey inspectors in 1958 record this as being a cattle rubbing post, with a further example on the south side of Daltongate, now presumably lost (HER/NMR descriptions).
- 5.37 The boundary wall of the gardens survives well and detailed examination of the Daltongate side of the wall was possible (Plate 2). The wall clearly comprises a single phase of construction, and is built of randomly coursed and roughly dressed squared rubble, topped with flat sandstone slabs. The wall is approximately 1.8m high. Incorporated within the wall are two doorways, probably originally timber though now boarded over. The doorways have rusticated stone Gibbs surrounds with chamfered edging and Tudor arching to the lintel. The wall and doorways are contemporary with the house, and no earlier phases of walling were evident in the construction.

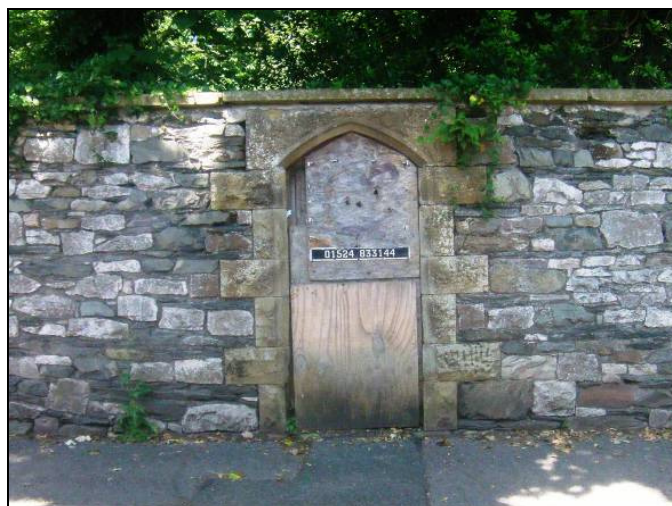


Plate 2: detail section of the boundary wall, showing gate

6.0 ASSESSMENT OF IMPACT

6.1 The proposed application involves the construction of new houses within the grounds of Stonecross Mansion, with development focussing on the east side of these grounds. The following processes involved with the construction phase of the development have the potential to impact on heritage assets, including previously unknown archaeological remains:

- stripping of overburden;
- excavation including foundations, installation of services and landscaping;
- movement of heavy plant and machinery; and
- contractors compound, storage of equipment, materials and spoil.

6.2 The proposed development would not have any physical constructional impacts on designated archaeological assets within the study area. Construction work may have an adverse impact on the following undesignated assets:

Stone Cross Cottages and Weaving Shed (HA17), unnamed cottage to north-east

6.3 A number of undesignated heritage assets, probably dated to the post-medieval period or earlier, are recorded lying within the development boundary, along the north side of Daltongate. These comprise the remains of: a weaving shed (HA17) dating to 1835 or earlier; an unnamed cottage to the north-east, potentially dating to the late 18th century, and a row of cottages known as Stone Cross, dating to 1832 or earlier. All these buildings lie on the medieval street of Daltongate, and could have medieval origins; it is also possible that settlement along the street may have shrunk prior

to the first mapping being produced, and that other medieval housing existed along this street that has left no record. Little information was available on the former buildings, and it would appear that they were removed immediately prior to the construction of Stone Cross mansion in 1874. The site visit failed to uncover any physical remains for the buildings, due to the vegetation coverage, and it is possible that some below ground evidence of these buildings may survive within the development boundary.

- 6.4 The settlement evidence is therefore of local archaeological and historical significance being an early establishment with possible medieval origins. On the basis of the existing information, it is anticipated that effects on this asset from the proposed development are likely to be moderate or major adverse.

Stone Cross (HA03)

- 6.5 A single standing stone (HA03) was recorded lying within the development boundary, close to the location for the Stone Cross medieval wayside cross. There is some degree of doubt as to the origin of this stone, which was identified in 1958 as a cattle rubbing post.
- 6.6 If the stone can be retained in the grounds as part of the development scheme, it is anticipated that effects on this asset from the proposed development are likely to be negligible or minor adverse.

Garden Features

- 6.7 Garden features, in the form of a ha-ha and stone steps, are evident close to the house, albeit very overgrown. Away from the immediate vicinity of the house and drive, access and visibility were especially limited, and a full assessment of the grounds was not possible. Mapping evidence suggests that most formal designed landscape features (pathways, fountains, and so forth), if they survive, appear to lie immediately north and east of the house, with the areas south-east and south of the house including little in terms of landscape features. Most of the new development is concentrated in these latter areas, with little in the way of landscaping proposed around the mansion, and as such impact is likely to be minimal. The boundary wall of the estate is to be retained and is unaffected by the development.
- 6.8 It is anticipated that effects on the garden features from the proposed development are likely to be negligible or minor adverse.

Prehistoric and Roman archaeological remains

- 6.9 There is potential, albeit relatively low, for remains dating from the prehistoric and Roman periods to survive within the areas to be affected by the construction works. The baseline data indicates that coastal sites were the focus of prehistoric activity, and findspots of prehistoric material are known within the town together with a number of Roman coin findspots.

7.0 RECOMMENDATIONS FOR MITIGATION

Remains of archaeological interest - further information requirements

- 7.1 In order to further evaluate the potential for medieval or post-medieval remains to survive at the site, a programme of archaeological recording is likely to be recommended by Cumbria County Council Historic Environment Service (CCCHES), in accordance with NPPF Paragraph 128. This is likely to comprise a programme of archaeological trial trenching, to better inform CCCHES on the significance of any archaeological remains within the development boundary; geophysical survey is unlikely to be possible in view of the extensive tree growth on the east side of the development area. Further survey of the grounds may also be recommended, to assess those areas to be impacted upon by the development which could not be assessed during this phase of works due to the vegetation coverage.
- 7.2 In accordance with NPPF Paragraph 141, it is anticipated that the results of the archaeological recording will be used by CCCHES to inform on the need and scope of further archaeological mitigation.

Mitigation strategy

Remains of archaeological interest

- 7.3 If well-preserved archaeological remains are identified by the archaeological recording, then in accordance with NPPF Paragraph 141, an appropriate scheme of investigation is likely to be required by CCCHES. If further archaeological investigations are considered appropriate, these should be proportionate to the significance of the remains and the impact of the proposed development on this significance. Works could comprise either detailed excavation in advance of construction or as a programme of strip, map and record during the course of preliminary groundworks.
- 7.4 Should CCCHES require any further mitigation following the archaeological evaluation, it is recommended that these works are conditioned. Any condition would require this to take place in accordance with a Written Scheme of Investigation and prior to the commencement of development in this area.

Principles guiding recording and provision of information

- 7.5 All fieldwork and post-excavation work undertaken during the course of this scheme should be agreed in writing, as a Written Scheme of Investigation, with the CCCHES. All work should be undertaken in accordance with appropriate professional standards as endorsed by English Heritage and the Institute for Archaeologists.
- 7.6 Paragraph 135 sets out policy principles guiding the consideration of applications for consent relating to non-designated assets. It states that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced

judgement will be required, having regard to the scale of any harm or loss and the significance of the heritage asset. In this case, it is felt that, subject to suitable mitigation, the scale of harm to the heritage asset does not out-weigh the need for development of this site.

- 7.7 Where heritage assets are to be lost, as in this case, the developer is required to record and advance understanding of the significance of the heritage asset in a manner proportionate to its importance and impact, in accordance with Paragraph 141 of the NPPF. This advancement of understanding could be a requirement to publish evidence gained from the recording of the heritage asset, with copies of the reports generated being deposited with the relevant historic environment record, and archives deposited with the local museum or other public depository.

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3rd Edition OS surveyed 1911

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Appendix 1: Known Heritage Assets within the Study Area

Heritage assets (HA) recorded within the study area are listed below and shown on Figure 3 (unless marked “NI”). Sites are identified by a unique reference number and by their Northumberland Historic Environment Record number (HER...) and/or their National Monuments Record (NMR) Unique Identifier (UI...). A central grid reference (or start to finish for the linear assets) is provided for most sites and a description and date are provided for all sites. The location of the all sites is shown on Figure 2.

The significance of all heritage assets has been assessed and grades have been applied to denote whether they are considered to be of national (grade 1), regional (grade 2), county (grade 2/3) or local (grade 3) importance. Scheduled Monuments are all Grade 1 and listed as SM followed by the monument number. Where buildings are listed the grading is indicated (e.g. LB II). In line with the NPPF buildings graded I or II* are Grade 1 and grade II listed buildings are Grade 2.

HA no.	HER no.	NMR no.	NGR grid ref.	Description	Period	Grade
1	1686		SD 28000 78000	Roman Coin Find, Kings Arms	Roman	3
2	2208	37736	SD 28572 78350	Grade II: Ulverston Market Cross	Medieval, Modern	2
3	2209	37739	SD 28230 78170	Stone Cross, Ulverston	Medieval	3
4	2210	37749	SD 27850 77800	Stone Implements Incl 3 Stone Hammered Fd Pre-1918	Prehistoric	3
5	2230	37836	SD 28500 78500	A Bronze Age Bronze Axe Was Discovered at Kirkdale	Bronze Age	3
6	2231	37841	SD 28000 78000	Roman Coin (Antonius Pius) Found 1533	Roman	3
7	2233	37847	SD 28500 78500	A Bronze Age Looped And Socketed Bronze Spearhead Was Found In The Ulverston Area. It Is Now In Lancaster Museum.	Bronze Age	3
8	2246	37771	SD 28620 78470	Little Cross (Site Of) Removed C19th	Medieval	3
9	3201	1390431	SD 28400 78400	Neville Hall: Site of the Medieval Nevill Hall	Post Medieval	3
10	4163		SD 28582 78494	Woodburn's Town Mill / Hoppers Public House, Ulverston	Medieval, Post medieval	3

HA no.	HER no.	NMR no.	NGR grid ref.	Description	Period	Grade
11	5531	460039	SD 28441 77865	Grade II: Ulverston Railway Station Including Nightclub Premises Springfield Road	Post medieval	2
12	16774	932413	SD 28713 78457	Ulverston Medieval Town	Medieval	2
13	18250	460037; 1504018	SD 28628 78733	Grade II: Congregational Church, Soutergate, Ulverston	Post medieval	2
14	18251	1436510	SD 28480 78669	Union Workhouse, Stanley Street, Ulverston: Ulverston Union Workhouse Was Built In 1839 And Thought To Have Been Designed By Either Edward William Trendall Or George Webster. It Was Built In The Typical Cruciform Design And Accommodated 350 People.	Post medieval	3
15	18256	459919	SD 28522 78776	Grade II: Ulverston Pound, Garden Terrace, Ulverston	Post medieval	2
16	18257		SD 28494 78452	The Gill Brewery / New Brewery / Robinsons Brewery, Ulverston	Post medieval	3
17	18261		SD 28214 78193	Stone Cross Weaving Mill, Daltongate, Ulverston	Post medieval	3
18	18262	460041	SD 28123 78349	Grade II: Stone Cross School / Stone Cross Mansion, Ulverston	Post medieval	2
19	18263		SD 27902 78297	Hill Foot Reservoir / Ulverston Water Works, Ulverston	Post medieval	3
20	19056	37883; 459997	SD 28514 78087	Grade II*: Belle Vue House And Mayfield, 10 Prince's Street, Ulverston	Post medieval	3
21	19979		SD 28647 78603	Back Lane Barn, Ulverston	Post medieval	3
22	19980		SD 28651 78590	Back Lane Barn, Ulverston	Post medieval	3
23	26475	459900	SD 28538 78369	Grade II: Hope And Anchor, 4 Daltongate, Ulverston	Post medieval	2
24	26512	459938	SD 28598 78467	Grade II: Brown Cow / Queen's Hotel, 33 King Street, Ulverston	Post medieval	2
25	26524	459966	SD 28553 78379	Grade II: Braddylls Arms Public House, 12 Market Place, Ulverston	Post medieval	2
26	26569	460011	SD 28540 78298	Grade II: The Globe Inn, 10 Queen Street, Ulverston	Post medieval	2

HA no.	HER no.	NMR no.	NGR grid ref.	Description	Period	Grade
27	26571	460013	SD 28539 78289	Grade II: Kings Head Public House, 12-14 Queen Street, Ulverston	Post medieval	2
28	40218		SD 28696 78207	Littlecroft / Lightburn House / County Hotel / Coronation Hall, Ulverston	Post medieval	3
29	40440		SD 28631 78383	Pottery, Glass, Slag, Finds	Post medieval	3
30	40874		SD 28506 78219	Barn To Rear Of 32 Queen Street	Post medieval	3
31	40881		SD 28326 78813	The Moins / The Mowings	Post medieval	3
32	41156		SD 28490 78475	The Gill Police Station	Post medieval	3
33	41157		SD 28535 78500	The Gill Tannery	Post medieval	3
34	41209		SD 28655 78554	Back Lane Warehouse, Ulverston	Post medieval	3
35	41210		SD 28656 78544	Back Lane Warehouse, Ulverston	Post medieval	3
36	41211		SD 28703 78507	Church Lane/Back Lane Warehouse	Post medieval	3
37	41212		SD 28743 78502	Back Lane Warehouse	Post medieval	3
38	41216		SD 28782 78311	59a Market Street	Post medieval	3
39	41217		SD 28777 78316	59b Market Street	Post medieval	3
40	41218		SD 28745 78366	1 Little Union Street	Post medieval	3
41	41219		SD 28709 78371	The Weint Warehouse	Post medieval	3
42	41220	459888	SD 28685 78403	Grade II: Warehouse Attached To West Of No.1 Buxton Place	Post medieval	2
43	41221		SD 28671 78384	Lower Brook Street Warehouse, Ulverston	Post medieval	3
44	41222		SD 28661 78382	Lower Brook Street Warehouse, Ulverston	Post medieval	3

HA no.	HER no.	NMR no.	NGR grid ref.	Description	Period	Grade
45	41223		SD 28638 78401	Smith's Court Warehouse, Ulverston	Post medieval	3
46	41224		SD 28652 78445	1 Butlers Yard, Buxton Mews, Ulverston	Post medieval	3
47	41225		SD 28644 78442	Buxton Mews Warehouse, Ulverston	Post medieval	3
48	41227		SD 28631 78440	Rushforth Shoe Repairs, Buxton Mews, Ulverston	Post medieval	3
49	41228		SD 28657 78371	Thorntons, 23 Market Street, Ulverston	Post medieval	3
50	41229		SD 28649 78365	Lyn Savage Opticians, 19 Market Street, Ulverston	Post medieval	3
51	41231		SD 28664 78322	Rear Of 22 Market Street, Ulverston	Post medieval	3
52	41232		SD 28710 78304	Brogden Street Warehouse, Ulverston	Post medieval	3
53	41235	459976	SD 28687 78340	Grade II: No.34 Market Street	Post medieval	2
54	41237		SD 28372 78416	Stockbridge Lane Warehouse, Ulverston	Post medieval	3
55	41238		SD 28517 78411	White Hart Yard Warehouse, Ulverston	Post medieval	3
56	41239		SD 28601 78381	Lower Brook Street Warehouse, Ulverston	Post medieval	3
57	41240	459940	SD 28613 78375	Grade II: Ulverston Heritage Centre (Rear Warehouse Only) Lower Brook Street	Post medieval	2
58	41241		SD 28611 78381	Heritage Centre, Lower Brook Street, Ulverston	Post medieval	3
59	41242		SD 28631 78369	Brazier Fell's Yard Warehouse, Lower Brook Street, Ulverston	Post medieval	3
60	41243		SD 28623 78376	Brazier Fell's Yard Warehouse, Lower Brook Street, Ulverston	Post medieval	3
61	41244		SD 28628 78394	Agate House, Bolton's Place, Ulverston	Post medieval	3
62	41246		SD 28616 78497	Soutergate Warehouse, Ulverston	Post medieval	3

HA no.	HER no.	NMR no.	NGR grid ref.	Description	Period	Grade
63	41248		SD 28600 78490	King's Arms Hotel, Mill Street, Ulverston	Post medieval	3
64	41249		SD 28573 78390	Nevinson's Carpets, 5 King Street, Ulverston	Post medieval	3
65	41250		SD 28558 78406	Ralph Spoors Estate Agents, 7 Upper Brook Street, Ulverston	Post medieval	3
66	41251		SD 28551 78412	Home Style, 9 Upper Brook Street, Ulverston	Post medieval	3
67	41252		SD 28562 78419	The Barbers Shop, 4 Upper Brook Street, Ulverston	Post medieval	3
68	41253		SD 28574 78448	1 Leather Lane, Ulverston	Post medieval	3
69	41254		SD 28537 78427	15 Upper Brook Street, Ulverston	Post medieval	3
70	41255		SD 28508 78428	Polkinghorns, 23 Upper Brook Street, Ulverston	Post medieval	3
71	41256		SD 28520 78462	Gill Cycles Ltd, 1 The Gill, Ulverston	Post medieval	3
72	41257		SD 28527 78481	The Gill Warehouse, Ulverston	Post medieval	3
73	41260		SD 28441 78532	20 The Gill, Ulverston	Post medieval	3
74	41261		SD 28447 78518	The Gill Warehouse, Ulverston	Post medieval	3
75	41262		SD 28556 78589	Girl Guides Room, Bugle Horn Hill, Ulverston	Post medieval	3
76	41268		SD 28632 78273	New Market Street Warehouse, Ulverston	Post medieval	3
77	41280		SD 28627 78415	Smith's Court Warehouse, Ulverston	Post medieval	3
78	41281		SD 28564 78550	Bugle Horn Hill Warehouse, Ulverston	Post medieval	3
79	41901		SD 28327 78497	Hodge Puddle Bloomery, Stockbridge Lane	Post medieval	3
80	41902		SD 28734 78454	Well Head Iron Workshop	Post medieval	3

HA no.	HER no.	NMR no.	NGR grid ref.	Description	Period	Grade
81	43666	460035	SD 28608 78712	Grade II: Eagle Inn / 78 Soutergate, Ulverston	Post medieval	2
82	43667		SD 28691 78360	Piel Castle, 37 Market Street, Ulverston	Post medieval	3
83	43776		SD 28420 78555	Gill Banks Beck Culvert	Post medieval	3
84	43835		SD 20000 69900	Furness Railway	Post medieval	3
85	43836	1372699	SD 40834 77829	Ulverston And Lancaster Railway	Post medieval	3
86	19978; 5/05/1404	1502561	SD 28638 78627	The Old Barn, Back Lane, Ulverston (Inc Dba Br And Wb)	Post medieval	3
87	2232/2237	37846	SD 28500 78500	A Neolithic Stone Axe Was Found At Ulverston In 1859	Prehistoric	3
88	40004; 05/10/2253		SD 28779 78030	Old Auction Mart, Lightburn Road, Ulverston (Building Survey; Greenlane Archaeology Ltd)	Post medieval	3
89	40820; 5/04/1278	1407705	SD 28579 78574	The Bugle Horn Inn (Desk Based Assessment & Evaluation; Oxford Archaeology North)	Post medieval	3
90	41155; 5/04/1332		SD 28454 78482	The Gill Cottages/Millers Garage (Desk Based Assessment; Evaluation & Watching Brief; Oxford Archaeology North)	Post medieval	3
91	41230; 5/06/1554	1439310	SD 28582 78302	Queen's Court Warehouse, Ulverston	Post medieval	3
92	41777; 5/06/1652; 5/06/1655		SD 28539 78617	Stanley Street Garage, The Gill, Ulverston (Desk Based Assessment & Evaluation; Excavation; Greenlane Archaeology Ltd)	Post medieval	3
93	5/00/251	1384955	SD 28451 78312	Daltongate; Watching Brief; Lancaster University Archaeological Unit	Post medieval	3
94	5/04/1307	1483747	SD 28480 78600	2-3 Union Lane: Ulverston: Watching Brief	Post medieval	3
95	5/05/1416	1502565	SD 28500 78500	Warehouses In Ulverston: Building Recording	Post medieval	3
96	5/06/1582	1508261	SD 28485 78222	Land To Rear Of Sefton House Hotel; Desk Based Assessment & Evaluation; Oxford Archaeology North	Post medieval	3
97	5/06/1594	1497858	SD 28700 78350	Land At Market Street: Watching Brief	Post medieval	3

HA no.	HER no.	NMR no.	NGR grid ref.	Description	Period	Grade
98	5/06/1681	1448303	SD 28326 78641	Land At Union Lane; Desk-Based Assessment & Evaluation; North Pennines Archaeology Ltd	Post medieval	3
99	5/07/1767	1462189	SD 28507 78439	23-25 Upper Brook Street; Evaluation & Watching Brief; Greenlane Archaeology Ltd	Post medieval	3
100	5/07/1768		SD 28508 78428	23 Upper Brook Street; Building Survey; Greenlane Archaeology Ltd	Post medieval	3
101	5/07/1819	1519633	SD 28685 78403	Former Rogers And Tysons Warehouse; Building Survey; Greenlane Archaeology Ltd	Post medieval	3
102		37739	SD 28230 78170	Probable Site Of Cross.	Medieval	3
103		37744	SD 27520 77810	Mba Cinerary Urn Containing Cremation Fd 1954	Bronze Age	3
104		37851	SD 28500 78500	Leper Hospital Documented In 1247.	Medieval	3
105		37855	SD 28500 78500	A Neolithic Polished Stone Axe Was Found Near Ulverston In Or Before 1899. In 1964 It Was Still In Private Possession. (NB Possible Duplication Of SD 27 Ne 35).	Prehistoric	3
106		37868	SD 28529 77929	Ulverston Station: Original Railway Terminus of the Dalton And Ulverston Railway Opened In 1854	Post medieval	3
107		459887	SD 28688 78399	Grade II: No.1 Buxton Place	Post medieval	2
108		459891	SD 28614 78177	Grade II: Nos 20 And 22 Cavendish Street	Post medieval	2
109		459892	SD 28627 78182	Grade II: Nos 24 And 26 Cavendish Street	Post medieval	2
110		459893	SD 28637 78182	Grade II: No 28 And 30 Cavendish Street	Post medieval	2
111		459894	SD 28650 78477	Grade II: No.2 Church Walk House And Attached Wall And Railings Church Walk	Post medieval	2
112		459897	SD 28656 78180	Grade II: Barclays Bank County Square	Post medieval	2
113		459898	SD 28270 78173	Grade II: Fair View Dalton Road	Post medieval	2
114		459899	SD 28548 78371	Grade II: No 2 Daltongate	Post medieval	2

HA no.	HER no.	NMR no.	NGR grid ref.	Description	Period	Grade
115		459901	SD 28525 78369	Grade II: No.6 Daltongate	Post medieval	2
116		459902	SD 28514 78366	Grade II: Nos 8 10 And 10a Daltongate	Post medieval	2
117		459903	SD 28512 78346	Grade II: No.11 Lonsdale House Hotel Daltongate	Post medieval	2
118		459904	SD 28495 78343	Grade II: No.13 Old Daltongate House Daltongate	Post medieval	2
119		459905	SD 28507 78307	Grade II: Gothic Screen Wall In Garden To Rear Of Nos.11 And 13 Daltongate	Post medieval	2
120		459906	SD 28480 78342	Grade II: Nos.15-21 (Odd) Daltongate	Post medieval	2
121		459907	SD 28422 78324	Grade II: Nos.39 41 And 43 (Formerly Listed As: Daltongate (South Side) Nos.39 And 41) Daltongate	Post medieval	2
122		459908	SD 28375 78293	Grade II: Former Tollhouse In Garden Of No 45 Daltongate	Post medieval	2
123		459910	SD 28680 78468	Grade II: No 7 Fountain Street	Post medieval	2
124		459911	SD 28694 78463	Grade II: Nos.9 And 11 Fountain Street	Post medieval	2
125		459912	SD 28709 78461	Grade II: No.13 Fountain Street	Post medieval	2
126		459913	SD 28723 78455	Grade II: Nos.15 17 19 And 19a Fountain Street	Post medieval	2
127		459914	SD 28772 78489	Grade II: No.21 Fountain Street	Post medieval	2
128		459915	SD 28767 78500	Grade II: Garden Walls To North Of No 21 Fountain Street	Post medieval	2
129		459916	SD 28787 78445	Grade II: Nos 25 And 27 Fountain Street	Post medieval	2
130		459917	SD 28797 78439	Grade II: Nos 29 And 31 Fountain Street	Post medieval	2
131		459918	SD 28808 78443	Grade II: Sale Room Fountain Street	Post medieval	2
132		459920	SD 28414 78545	Grade II: Nos 1 2 And 3 Gill Banks	Post medieval	2

HA no.	HER no.	NMR no.	NGR grid ref.	Description	Period	Grade
133		459922	SD 28566 78370	Grade II: No.1 King Street	Post medieval	2
134		459923	SD 28584 78375	Grade II: Nos.2-4 King Street	Post medieval	2
135		459924	SD 28574 78407	Grade II: No.7 King Street	Post medieval	2
136		459925	SD 28578 78411	Grade II: No.9 King Street	Post medieval	2
137		459926	SD 28578 78417	Grade II: No.11 King Street	Post medieval	2
138		459927	SD 28581 78423	Grade II: Nos 13 And 15 King Street	Post medieval	2
139		459928	SD 28586 78427	Grade II: No.17 King Street	Post medieval	2
140		459929	SD 28580 78434	Grade II: No.19 King Street	Post medieval	2
141		459930	SD 28618 78426	Grade II: No.20 King Street	Post medieval	2
142		459931	SD 28587 78435	Grade II: No.21 King Street	Post medieval	2
143		459933	SD 28589 78439	Grade II: No.23 King Street	Post medieval	2
144		459934	SD 28589 78444	Grade II: No.25 King Street	Post medieval	2
145		459935	SD 28590 78452	Grade II: Nos.27 And 29 King Street	Post medieval	2
146		459936	SD 28590 78461	Grade II: No.31 King Street	Post medieval	2
147		459937	SD 28598 78467	Grade II: No 33 Queen's Hotel King Street	Post medieval	2
148		459938	SD 27689 77696	Grade II: Dykelands Three Bridges	Post medieval	2
149		459939	SD 28227 77949	Grade II: Hill Top Lightburn Road	Post medieval	2
150		459941	SD 28548 78357	Grade II: No.1 Market Place	Post medieval	2

HA no.	HER no.	NMR no.	NGR grid ref.	Description	Period	Grade
151		459942	SD 28536 78345	Grade II: No.2 Farmer's Arms Public House Market Place	Post medieval	2
152		459943	SD 28550 78344	Grade II: No.3 Market Place	Post medieval	2
153		459944	SD 28567 78333	Grade II: Nos.4 And 5 Market Place	Post medieval	2
154		459945	SD 28576 78330	Grade II: Nos.6 And 7 Market Place	Post medieval	2
155		459946	SD 28582 78332	Grade II: No.8 Market Place	Post medieval	2
156		459947	SD 28587 78359	Grade II: Nos.9 And 9a Market Place	Post medieval	2
157		459948	SD 28585 78367	Grade II: No.10 Market Place	Post medieval	2
158		459967	SD 28572 78350	Grade II: War Memorial Market Place	Post medieval	2
159		459968	SD 28596 78362	Grade II: Nos.1 And 1a Market Street	Post medieval	2
160		459969	SD 28589 78334	Grade II: No.2 Market Street	Post medieval	2
161		459970	SD 28603 78363	Grade II: No.3 Market Street	Post medieval	2
162		459971	SD 28608 78363	Grade II: No.5 Market Street	Post medieval	2
163		459972	SD 28618 78369	Grade II: No.9 Market Street	Post medieval	2
164		459973	SD 28624 78366	Grade II: Nos. 11 And 11a Market Street	Post medieval	2
165		459974	SD 28647 78344	Grade II: Nos.16 And 18 Market Street	Post medieval	2
166		459975	SD 28670 78346	Grade II: Nos.26 And 30 Market Street	Post medieval	2
167		459977	SD 28719 78339	Grade II: Nos.46 And 48 Market Street	Post medieval	2
168		459978	SD 28725 78336	Grade II: No.50 Market Street	Post medieval	2

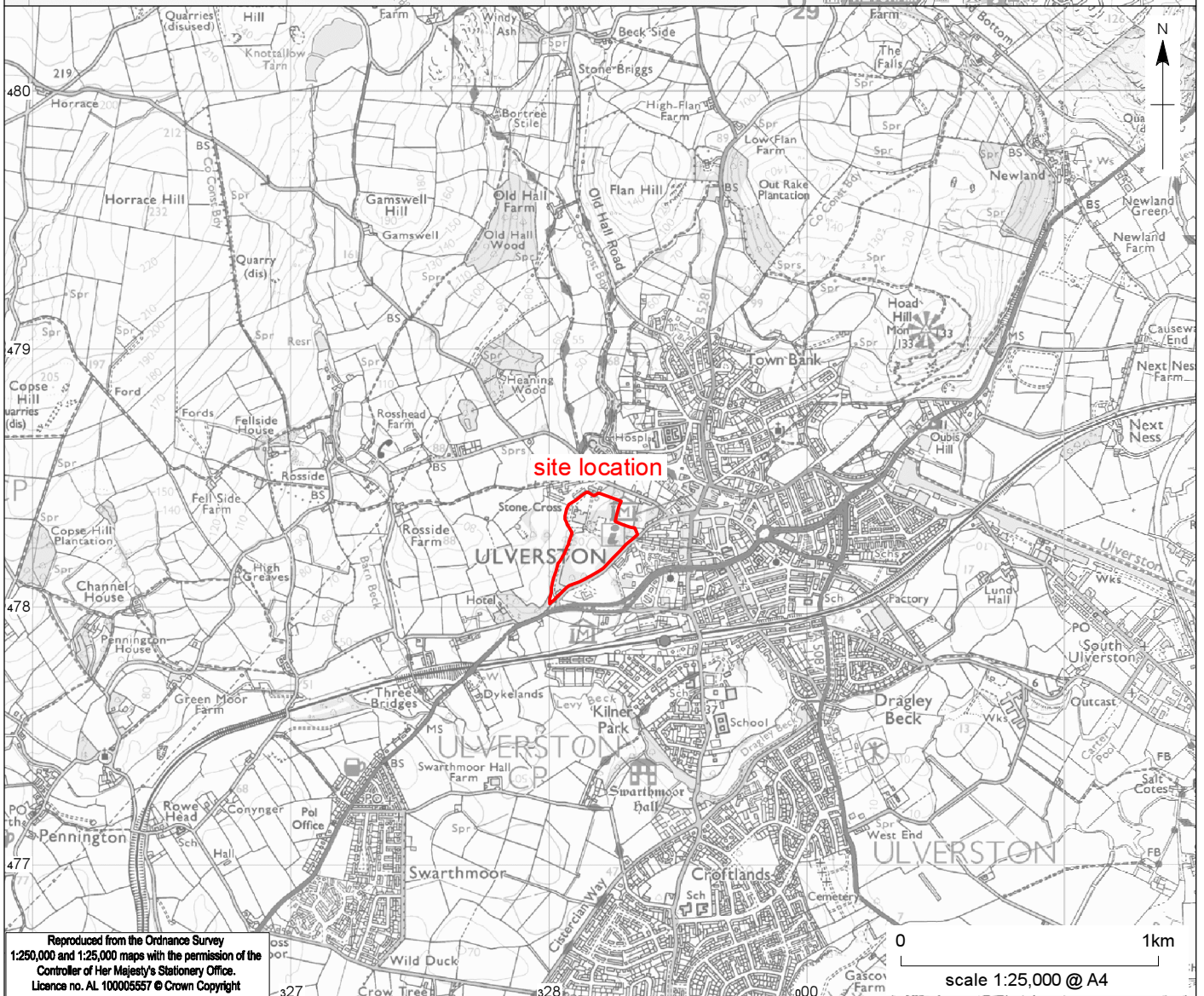
HA no.	HER no.	NMR no.	NGR grid ref.	Description	Period	Grade
169		459979	SD 28760 78326	Grade II: No.51 Market Street	Post medieval	2
170		459980	SD 28727 78331	Grade II: No.52 Market Street	Post medieval	2
171		459981	SD 28730 78328	Grade II: No.54 Market Street	Post medieval	2
172		459982	SD 28734 78328	Grade II: No.56 (Formerly Listed As: Market Street (South Side) Nos.46-84)) Market Place	Post medieval	2
173		459983	SD 28734 78321	Grade II: No.58 Market Street	Post medieval	2
174		459984	SD 28743 78321	Grade II: Nos.60 And 62 Market Street	Post medieval	2
175		459985	SD 28747 78312	Grade II: Nos.64 And 66 Market Street	Post medieval	2
176		459986	SD 28754 78311	Grade II: No.68 Market Street	Post medieval	2
177		459987	SD 28783 78274	Grade II: No.88 The White House Market Street	Post medieval	2
178		459988	SD 28788 78268	Grade II: No.90 White House Cottage Market Street	Post medieval	2
179		459989	SD 28794 78257	Grade II: Ellers House Market Street	Post medieval	2
180		459990	SD 28610 78333	Grade II: Sun Hotel Market Street	Post medieval	2
181		459991	SD 28743 78348	Grade II: Trustee Savings Bank Market Street	Post medieval	2
182		459993	SD 28582 78494	Grade II: Hoppers Public House Mill Street	Post medieval	2
183		459994	SD 28574 78479	Grade II: Victoria Concert Hall (Now Premises Of Emanuel Christian Centre And Shop) Mill Street	Post medieval	2
184		459996	SD 28630 78320	Grade II: Midland Bank New Market Street	Post medieval	2
185		459998	SD 28518 78060	Grade II: Nos.12 And 14 Princes Street	Post medieval	2
186		459999	SD 28526 78020	Grade II: No.18 Princes Street	Post medieval	2

HA no.	HER no.	NMR no.	NGR grid ref.	Description	Period	Grade
187		460000	SD 28524 78007	Grade II: No.20 Princes Street	Post medieval	2
188		460001	SD 28534 77933	Grade II: Former Goods Station Store And House Princes Street	Post medieval	2
189		460002	SD 28525 78135	Grade II: Trinity House Princes Street	Post medieval	2
190		460006	SD 28562 78329	Grade II: Nos 1 And 3 Queen Street	Post medieval	2
191		460007	SD 28537 78334	Grade II: No.2 National Westminster Bank (Formerly Listed As: Queen Street (West Side) No.2) Queen Street	Post medieval	2
192		460008	SD 28562 78323	Grade II: No.5 Queen Street	Post medieval	2
193		460009	SD 28563 78317	Grade II: No.7 Queen Street	Post medieval	2
194		460010	SD 28563 78311	Grade II: No.9 Queen Street	Post medieval	2
195		460011	SD 28562 78305	Grade II: No. 10 Queen Street	Post medieval	2
196		460012	SD 28562 78305	Grade II: No.11 Queen Street	Post medieval	2
197		460014	SD 28563 78295	Grade II: No.13 Queen Street	Post medieval	2
198		460015	SD 28563 78286	Grade II: No.15 Queen Street	Post medieval	2
199		460016	SD 28536 78276	Grade II: Nos 16 And 16a Town House Queen Street	Post medieval	2
200		460017	SD 28562 78277	Grade II: Nos.17 And 19 Queen Street	Post medieval	2
201		460018	SD 28533 78268	Grade II: No.18 Queen Street	Post medieval	2
202		460019	SD 28538 78256	Grade II: Nos 20 And 22 Queen Street	Post medieval	2
203		460020	SD 28533 78245	Grade II: No 24 Virginia House Hotel Queen Street	Post medieval	2
204		460021	SD 28534 78238	Grade II: No 26 Queen Street	Post medieval	2

HA no.	HER no.	NMR no.	NGR grid ref.	Description	Period	Grade
205		460022	SD 28537 78232	Grade II: No 28 Queen Street	Post medieval	2
206		460023	SD 28534 78225	Grade II: No 30 Queen Street	Post medieval	2
207		460024	SD 28533 78217	Grade II: No.32 Queen Street	Post medieval	2
208		460025	SD 28529 78206	Grade II: No 34 Sefton House Hotel Queen Street	Post medieval	2
209		460027	SD 28624 78541	Grade II: Nos.22 And 24 Soutergate	Post medieval	2
210		460028	SD 28620 78554	Grade II: Nos.26 And 26a Soutergate	Post medieval	2
211		460029	SD 28616 78565	Grade II: No.28 Including Wall And Railings Soutergate	Post medieval	2
212		460030	SD 28615 78572	Grade II: No.30 And Attached Railings Soutergate	Post medieval	2
213		460031	SD 28611 78577	Grade II: No.32 Soutergate And Attached Railings	Post medieval	2
214		460032	SD 28590 78608	Grade II: Nos.33 And 35 Soutergate	Post medieval	2
215		460033	SD 28614 78586	Grade II: No.34 Soutergate	Post medieval	2
216		460034	SD 28587 78644	Grade II: No.49 Old Friends' Inn Including Railings To Front Steps Soutergate	Post medieval	2
217		460035	SD 28587 78644	Grade II: No 78	Post medieval	2
218		460036	SD 28612 78724	Grade II: No.82 Soutergate	Post medieval	2
219		460040	SD 28392 78401	Grade II: Stockbridge House Stockbridge Lane	Post medieval	2
220		460044	SD 28464 78559	Grade II: Nos.36 And 37 The Gill	Post medieval	2
221		460045	SD 28472 78561	Grade II: No.38 The Gill	Post medieval	2
222		460046	SD 28489 78569	Grade II: No.39 The Gill	Post medieval	2

HA no.	HER no.	NMR no.	NGR grid ref.	Description	Period	Grade
223		460047	SD 28761 78333	Grade II: No.2 Union Street	Post medieval	2
224		460049	SD 28711 78394	Grade II: Bridge House Weint	Post medieval	2
225		497441	SD 28459 77870	Grade II - Ulverston Station: Railway Station On The Ulverston And Lancaster Railway	Post medieval	2
226		540502	SD 28500 78500	An Early 18th Century House.	Post medieval	3
227		540503	SD 28500 78500	An Early 19th Century House.	Post medieval	3
228		1334109	SD 28670 78340	32 Market Street: Ulverston: Evaluation	Post medieval	3
229		1372713	SD 25887 76115	Dalton And Ulverston Railway	Post medieval	3
230		1389458	SD 28500 78500	Slag Bank: North Lonsdale Road: Eia	Post medieval	3
231		1407086	SD 28000 78000	Land At Miller's Garage: Watching Brief	Post medieval	3
232		1413000	SD 28600 78700	Site Of Second World War Surface Air Raid Shelter At Soutergate.	Modern	3
233		1413003	SD 28500 78800	Site Of Second World War Surface Air Raid Shelter At Garden Terrace.	Modern	3
234		1413004	SD 28400 78600	Site Of Second World War Surface Air Raid Shelter At Union Lane.	Modern	3
235		1413005	SD 28500 78500	Site Of Second World War Surface Air Raid Shelter At The Gill.	Modern	3
236		1413006	SD 28600 78500	Site Of Second World War Surface Air Raid Shelter At Mill Street.	Modern	3
237		1413007	SD 28600 78300	Site Of Second World War Surface Air Raid Shelter Near The Junction Of Queen Street And Market Street.	Modern	3
238		1413009	SD 28800 78300	Site Of Second World War Surface Air Raid Shelter At Market Street.	Modern	3
239		1413010	SD 28700 78100	Site Of Second World War Surface Air Raid Shelter At Victoria Road.	Modern	3
240		1413018	SD 28500 78200	Site Of Second World War Surface Air Raid Shelter At Queen Street.	Modern	3

HA no.	HER no.	NMR no.	NGR grid ref.	Description	Period	Grade
241		1413027	SD 28300 78200	Site Of Second World War Surface Air Raid Shelter At Daltongate.	Modern	3
242		1413028	SD 28200 78600	Site Of Second World War Surface Air Raid Shelter Near Burnside.	Modern	3
243		1413029	SD 28300 78800	Site Of Second World War Trench-Type Air Raid Shelter Near The Fold.	Modern	3
244		1413041	SD 28400 78400	Site Of Second World War Surface Air Raid Shelter In Stockbridge Lane.	Modern	3
245		1413043	SD 28700 78400	Site Of Second World War Surface Air Raid Shelter In Buxton Place Car Park.	Modern	3
246		1571508; 1480497	SD 27880 77870	Land At Swarthmoor Wwtw: Dba And Watching Brief	Post medieval	3
247		459932; 1214726	SD 28600 78400	GRADE II: Rose And Crown Public House: : Built In The 17th Century With Later Alterations. It Is Painted Roughcast With A Slate Roof And Has Two Low Storeys. Surrounds To The Two Ground Floor Windows Have Triangular Tops With An Incised Ornament.	2	3
248		459995; 526821	SD 28475 78110	GRADE II Holy Trinity Church: Early To Mid 19th Century Anglican Parish Church, Redundant In 1990's. Built To The Designs Of Anthony Salvin. North-West Tower With Spire. Stained Glass By Kempe And Morris.	Post medieval	2

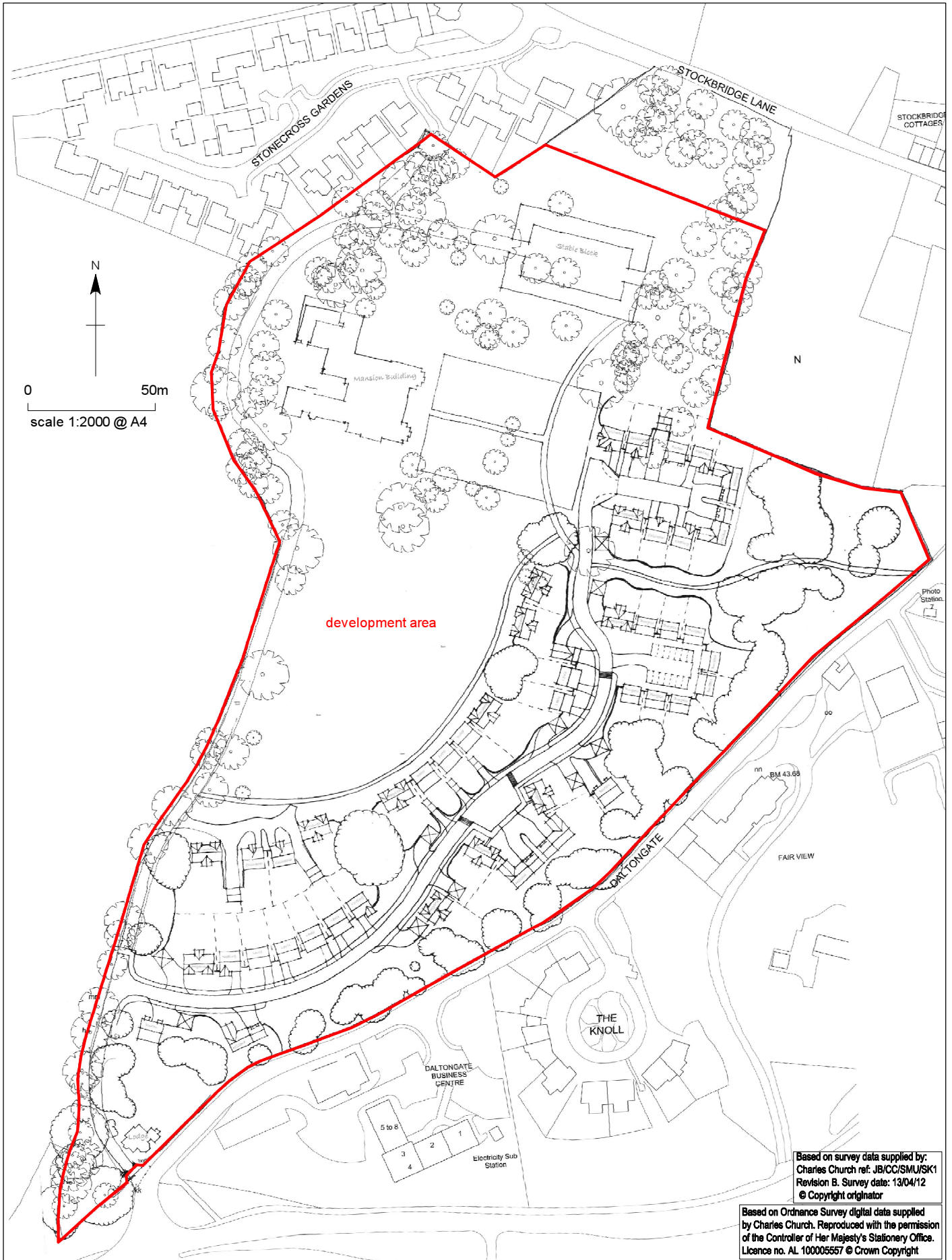


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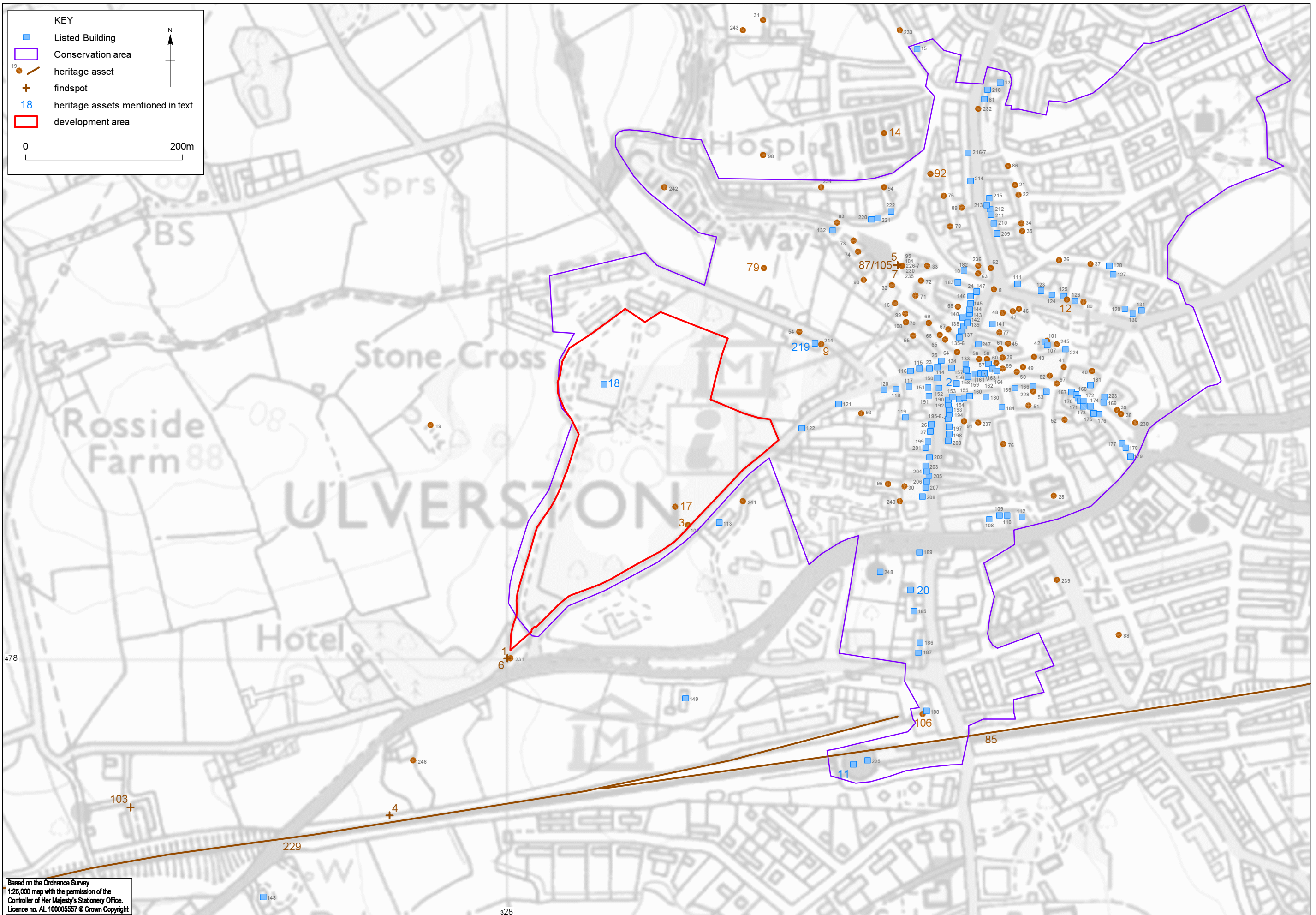
Stonecross Mansion, Ulverston: site location

Figure 1



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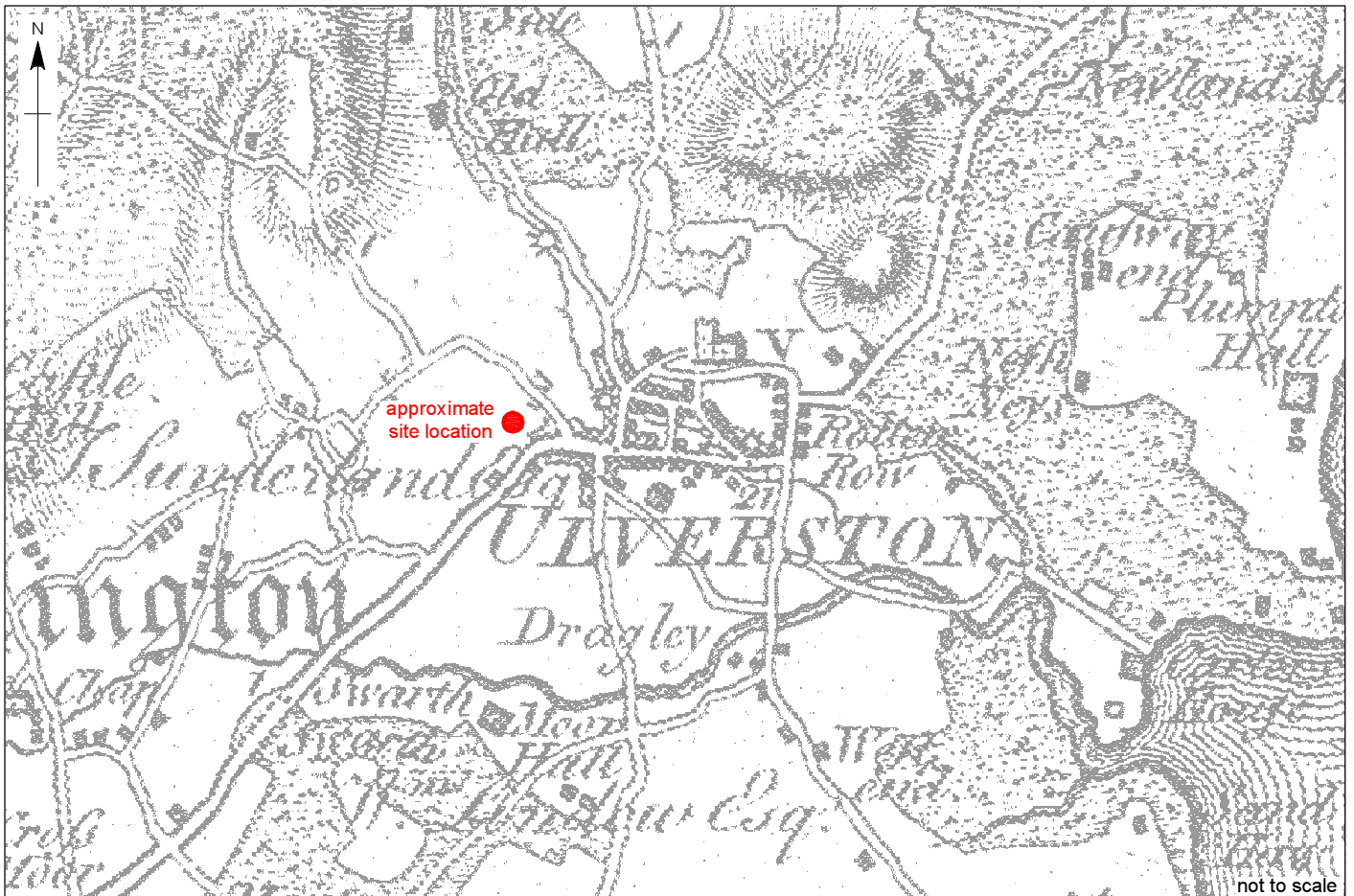


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Stonecross Mansion, Ulverston: heritage assets in the vicinity

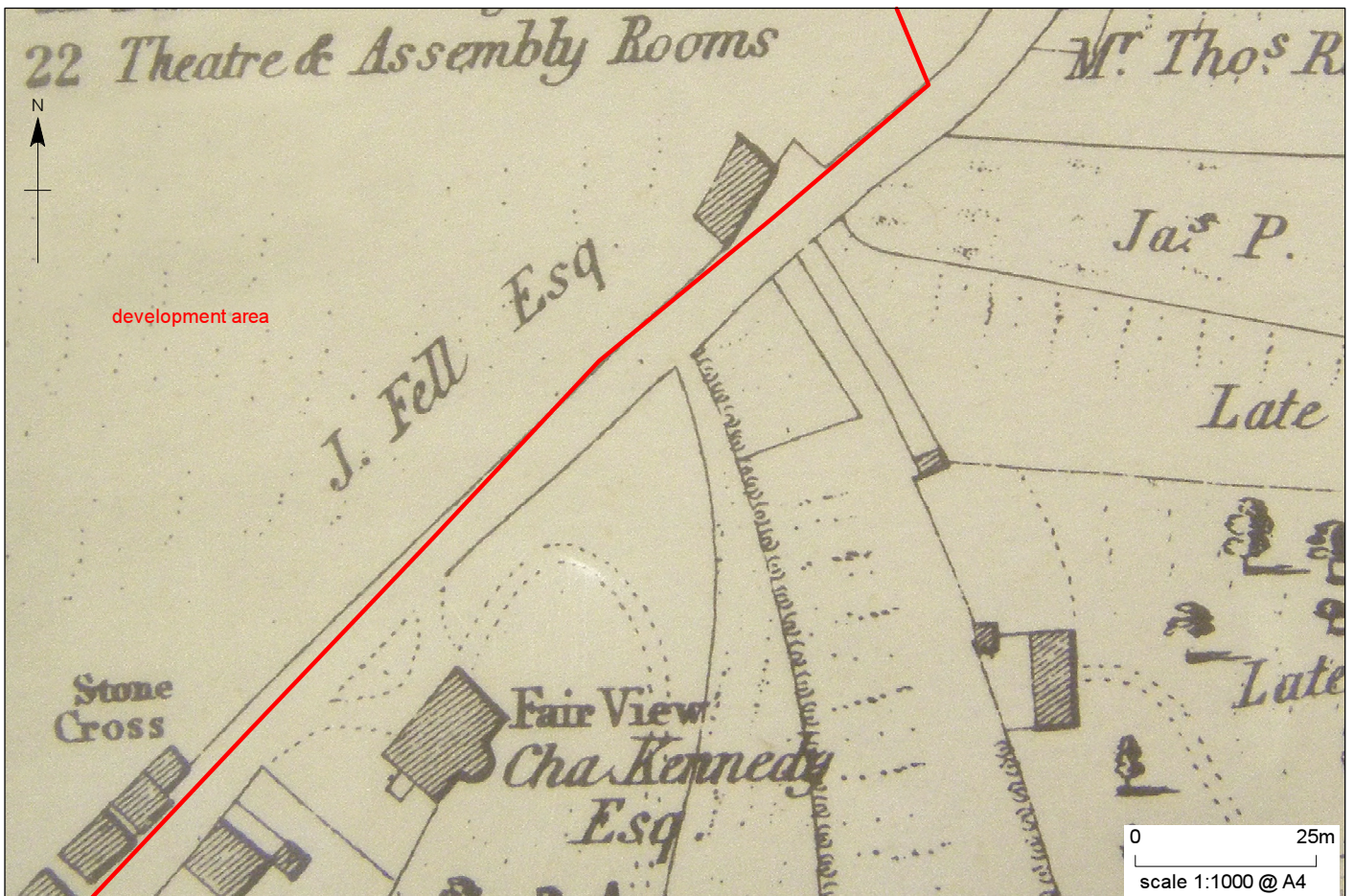
Figure 3



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Stonecross Mansion, Ulverston: Yates' map of 1786

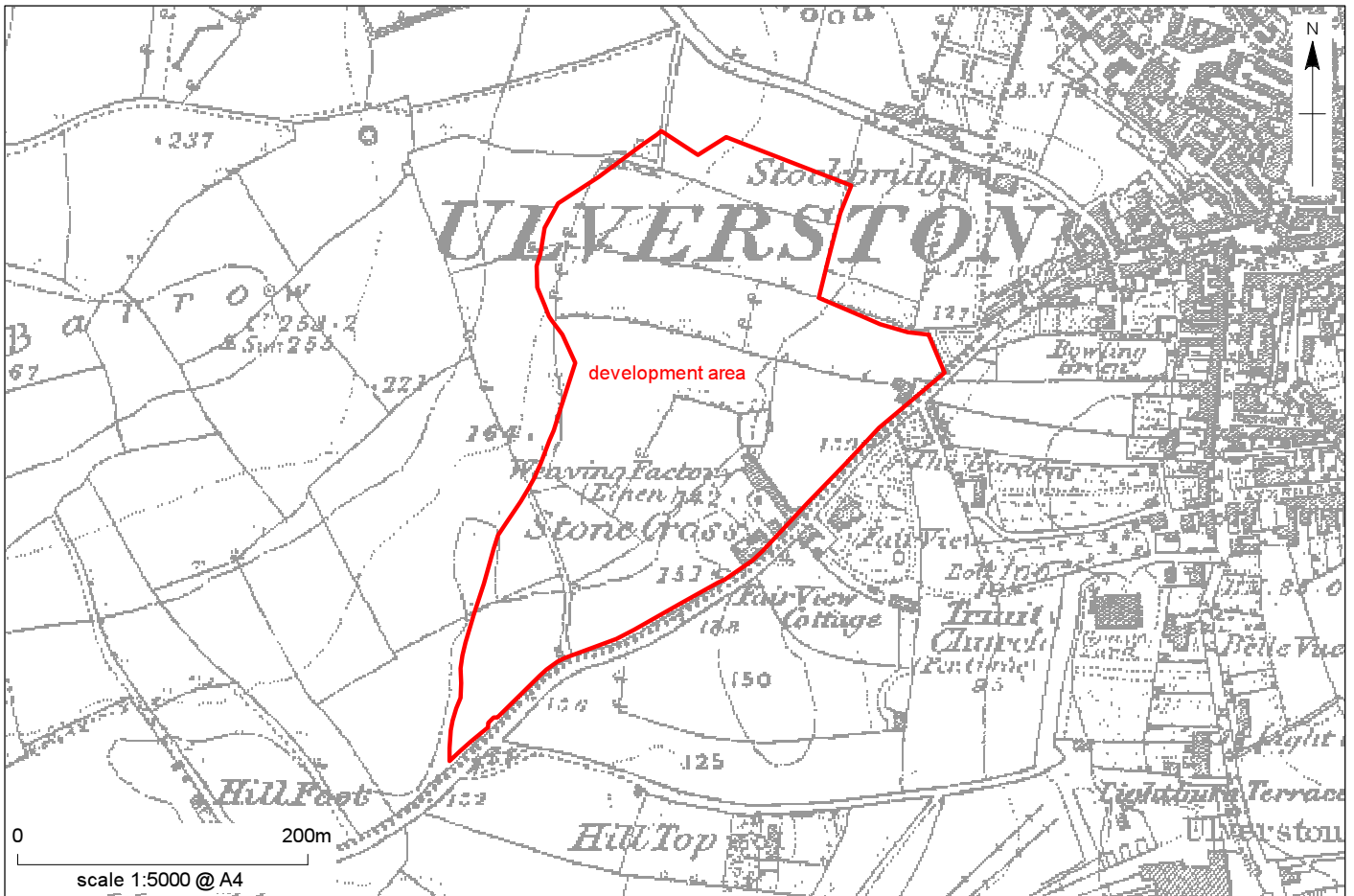
Figure 4



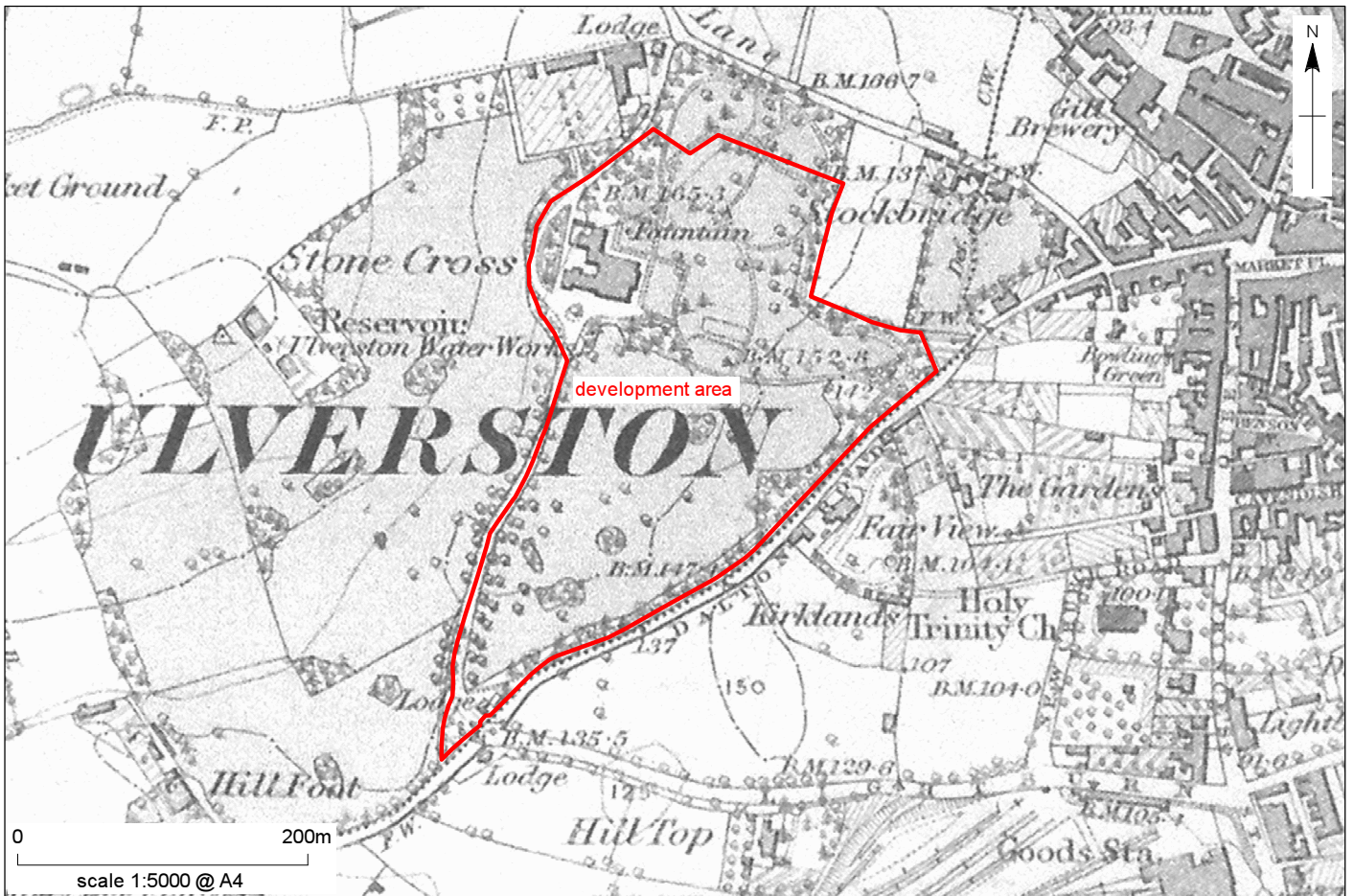
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Stonecross Mansion, Ulverston: Woods' map of 1832

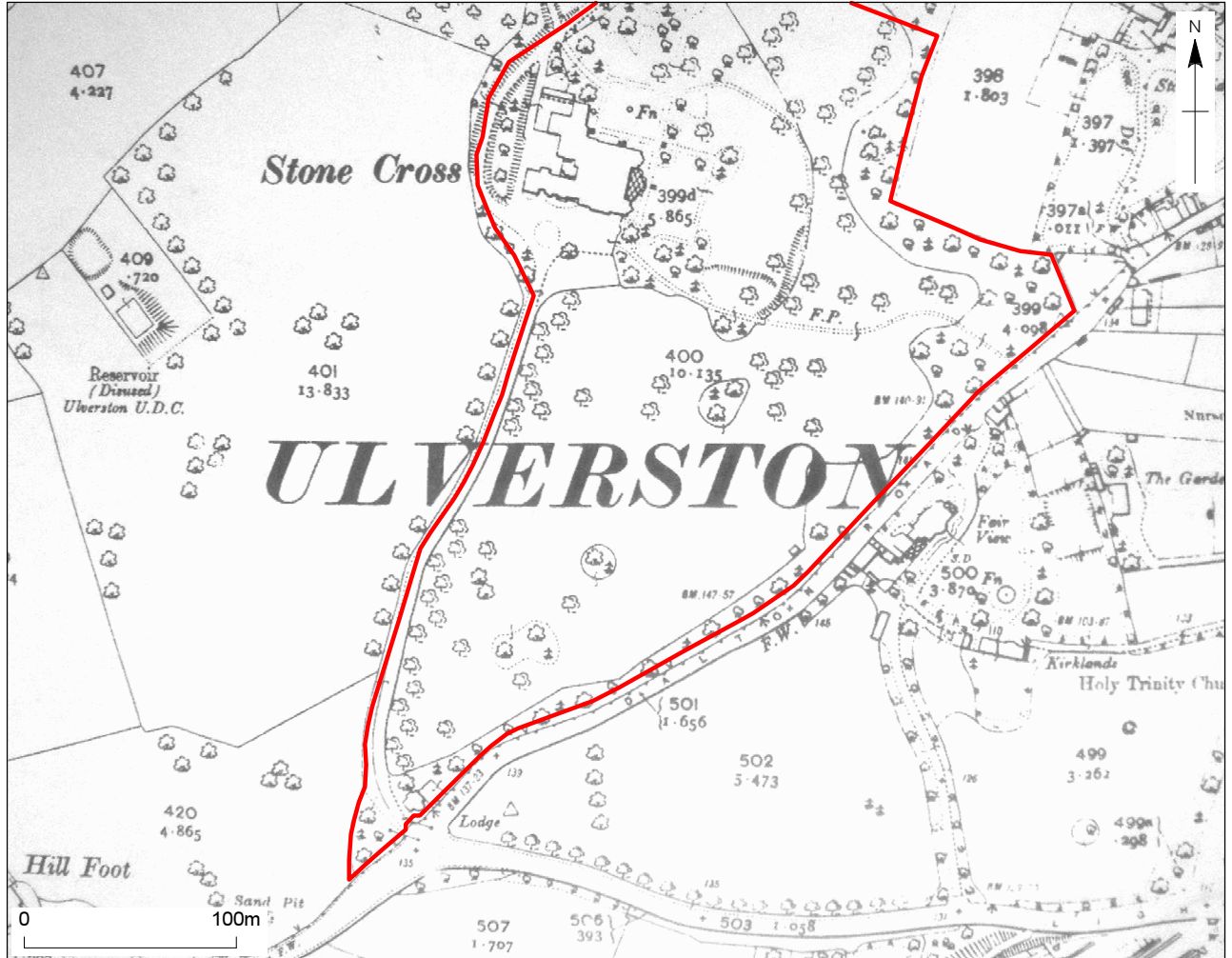
Figure 5



©NAA 2013 Stonecross Mansion, Ulverston: 1st Edition Ordnance Survey map, 1849 (6" series) Figure 6



©NAA 2013 Stonecross Mansion, Ulverston: 2nd Edition Ordnance Survey map, 1890 (6" series) Figure 7



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Stonecross Mansion, Ulverston: 3rd Edition Ordnance Survey map, 1911 (6" series)

Figure 8