

COACH HOUSE, STOCKBRIDGE HOUSE, STOCKBRIDGE LANE, ULVERSTON, CUMBRIA

Archaeological Building Recording



Client: Steve Meyer

Planning ref: SL/2018/0237

NGR 328374 478413

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Non-Technical Summary

Following the submission of a planning application for the conversion of a former coach house at Stockbridge House, Stockbridge Lane, Ulverston, Cumbria, into a dwelling, a condition was placed requiring an archaeological building recording. Greenlane Archaeology was commissioned to carry out the work, which was carried out in July 2018, and is intended to form a permanent record of the structures as well as providing an understanding of their development and significance.

The origins of the site are uncertain. The current Stockbridge House is thought to be of early 19th century date and may be the work of well-known Kendal-based architect Francis Webster. However, the map evidence seems to suggest that there were no substantial buildings on the site before 1832 but that by 1837 a probable precursor to the current structure had been erected. In the later 19th century this was substantially remodelled to form the current building; an architect's drawing of 1874 provides the probable date at which this was carried out.

The building recording revealed that while there was a considerable amount of early fabric remaining the building had undergone several phases of alterations, with elements of the earlier building of probable early 19th century date incorporated into the remodelling of 1874. This was then left largely untouched for much of the 20th century although a general decline in its condition meant that some repairs were carried out, primarily the replacement of the roofs, and other areas were modified.

The building represents an interesting example of a purpose-built coach house and stable block with additional outbuildings, attached to a large house. Perhaps more noteworthy is its development from an earlier building, elements of which have seemingly survived into the present structure.

Acknowledgements

Greenlane Archaeology would like to thank Steve Meyer for commissioning the project and for providing information about the site and the 'as existing' drawings. Further thanks are also due to Andrew Smith for his assistance during the building recording, and the staff of the Cumbria Archive Centre in Barrow-in-Furness for their help in accessing the archives. Special thanks are also due to Peter Lowe, Chair of the Ulverston and District Civic Society, for discovering the plan of the building in their collection.

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

1. Introduction

1.1 Circumstances of the Project

1.1.1 Following to the submission of a planning application (ref. SL/2018/0237) for the change of use of a disused former coach house and stable at Stockbridge House, Stockbridge Lane, Ulverston, Cumbria (NGR 328374 478413) into a dwelling, a condition (No. 5) was placed on the decision notice by South Lakeland District Council (SLDC) requesting a programme of archaeological building recording. Greenlane Archaeology was commissioned by Steve Meyer (hereafter 'the client') to carry out the building recording, which was intended to provide a record of the building and outline its historical development and significance. The building recording was carried out in July 2018.

1.2 Location, Geology, and Topography

1.2.1 Stockbridge Lane is on the south-western edge of Ulverston, off Daltongate, which in turn leads to the market place. The coach house and stable are immediately west of Stockbridge House but connected to it via an adjoining courtyard enclosed within tall walls. The site is located at around 40m above sea level (Ordnance Survey 2011; Figure 1).

1.2.2 Ulverston is on the boundary between the West Cumbria coastal plain and the higher ground of the Furness Fells to the north. The solid geology typically comprises Bannisdale slates (Moseley 1978, plate 1) and this is overlain by a drift geology made from glacially-derived tills comprising gravels and clays (Countryside Commission 1998, 66).

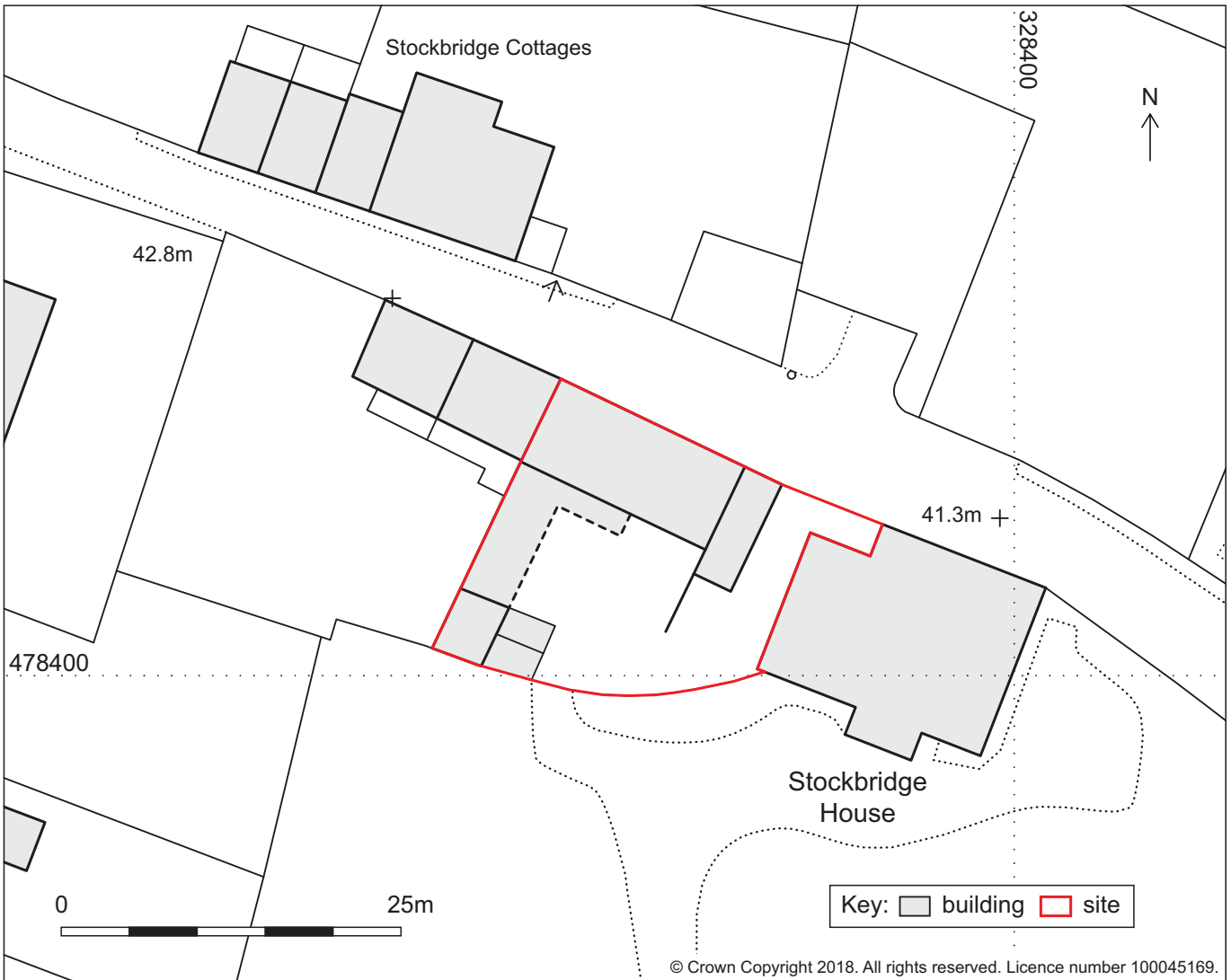
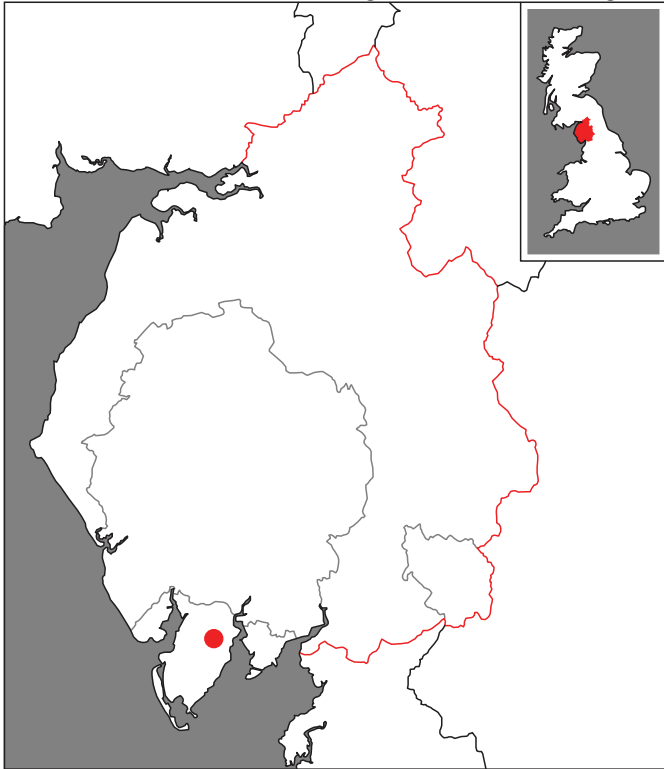


Figure 1: Site location

Client: Steve Meyer

2. Methodology

2.1 Introduction

2.1.1 The archaeological building recording is intended to provide a suitable record of the structure equivalent to Level 2 survey as defined by Historic England (Historic England 2016). The building recording was carried out according to the guidelines of the Chartered Institute for Archaeologists (CIfA 2014a; 2014b). A suitable archive has also been compiled to provide a permanent paper record of the project and its results, also in accordance with CIfA guidelines (CIfA 2014c).

2.2 Desk-Based Assessment

2.2.1 A desk-based assessment was carried out in accordance with the guidelines of the Chartered Institute for Archaeologists (CIfA 2014b). This principally comprised an examination of early maps of the site and published secondary sources. A number of sources of information were used during the compilation of the desk-based assessment:

- **Cumbria Archive Centre (Barrow-in-Furness):** this contains the majority of relevant primary sources relating to the site, in particular early maps, and these were examined, as well as any relevant secondary sources;
- **Ulverston and District Civic Society:** a copy of a plan of the building dating to 1874 was obtained from the collection of the Ulverston and District Civic Society;
- **Greenlane Archaeology:** additional primary and secondary sources held in Greenlane Archaeology's library and online resources were also examined to provide information for the site background and map regression.

2.3 Building Recording

2.3.1 The building recording was carried out to Historic England Level 2 type standards (Historic England 2016), which provides a relatively detailed record of the building, but not necessarily incorporating the results of the desk-based assessment in the discussion of its development. 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 colour digital format (as both 12meg jpegs and RAW files) 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:** 'as existing' architect's drawings were provided by the client. These were plotted at a scale of 1:100 and annotated by hand with additional detail. The drawings produced ultimately comprised:
 - i. 'as existing' elevations at 1:100, incorporating the cross-section of the external pent roof (Figure 2);
 - ii. 'as existing' floor plans at 1:100 (Figure 3 and Figure 4).

2.4 Archive

2.4.1 The archive, comprising the drawn, written, and photographic record of the building, will be deposited with the Cumbria Archive Centre in Barrow-in-Furness (CAC(B)). The archive has been compiled according to the standards and guidelines of the CIfA guidelines (CIfA 2014c). A copy of this report will be supplied to the client, a digital copy will be supplied to the Cumbria County Council Historic Environment Record (HER), and one will be retained by Greenlane Archaeology. In addition, a digital record of the project will be made on the Online Access to the Index of Archaeological Investigations (OASIS) scheme.

3. Desk-Based Assessment

3.1 Map Regression

3.1.1 **Wood's map, 1832:** this map appears to show a only single small building in the eastern half of the site, orientated roughly north-east/south-west (Plate 1). The western half of the site is open fields. Stockbridge is owned by 'Mrs Pennington'.

3.1.2 **Plan, 1837:** this plan (CRO(B) BDX 20/10/8 1837), only five years after the previous map, is much more detailed, and it is clear that several houses have been built in the intervening years, and yet more are laid out in pencil on the opposite side of Stockbridge Lane (Plate 2). The brown fill presumably indicates domestic dwellings, whereas the grey fill represents agricultural or industrial buildings. Stockbridge House appears essentially unchanged, and the single building within the site shown on the previous map may be the easternmost of the four buildings shown on the site on this plan. No indication of ownership is given, and the description is only 'House and yard'.

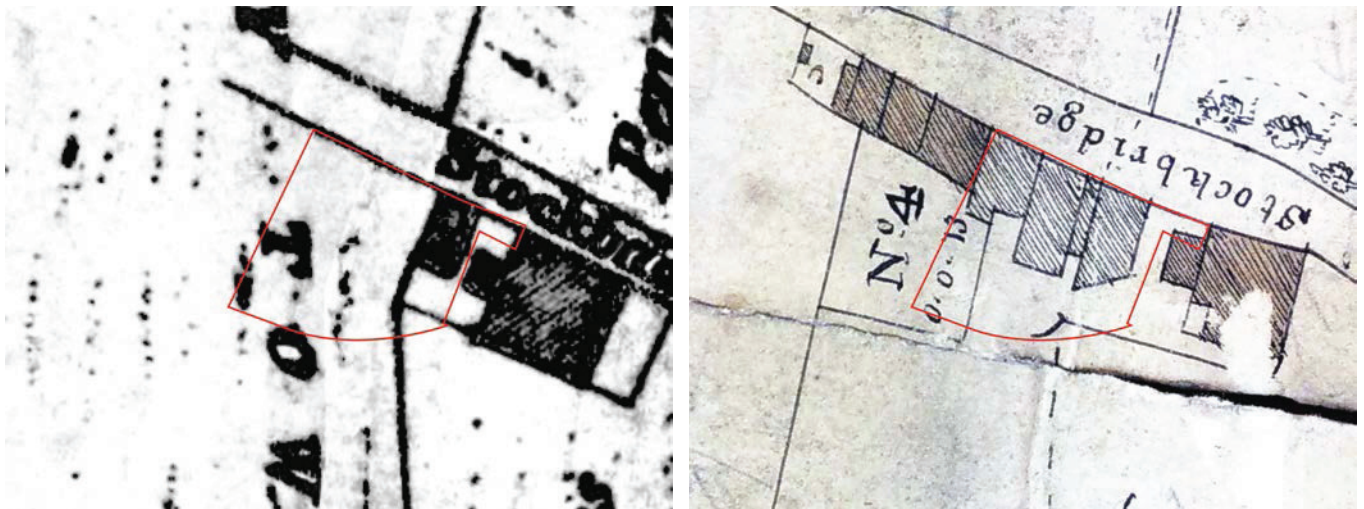


Plate 1 (left): Extract from Wood's map of 1832

Plate 2 (right): Extract from plan of Stockbridge, 1837 (CRO(B) BDX 209/10/8 1837)

3.1.3 **Ordnance Survey, 1850:** this map is less detailed than the previous plan but appears to show the same arrangement of buildings on the site (Plate 3). There is one significant difference – the parish boundary which runs through the site is shown to the east of the buildings, rather than to the east of all but one of them. Stockbridge House has changed though: it no longer has an extension on the west side.

3.1.4 **Ordnance Survey, 1852:** this is the first of two very large-scale Ordnance Survey maps of Ulverston (Plate 4). It shows a pump in the yard, and the boundary walls and gates along the site boundaries. It also shows that the easternmost building has a walled enclosure at its southern end, and that a covered passage apparently runs just to the west of this building. The arrangement of buildings is similar to that shown on the 1837 map, but the outlines are somewhat different.

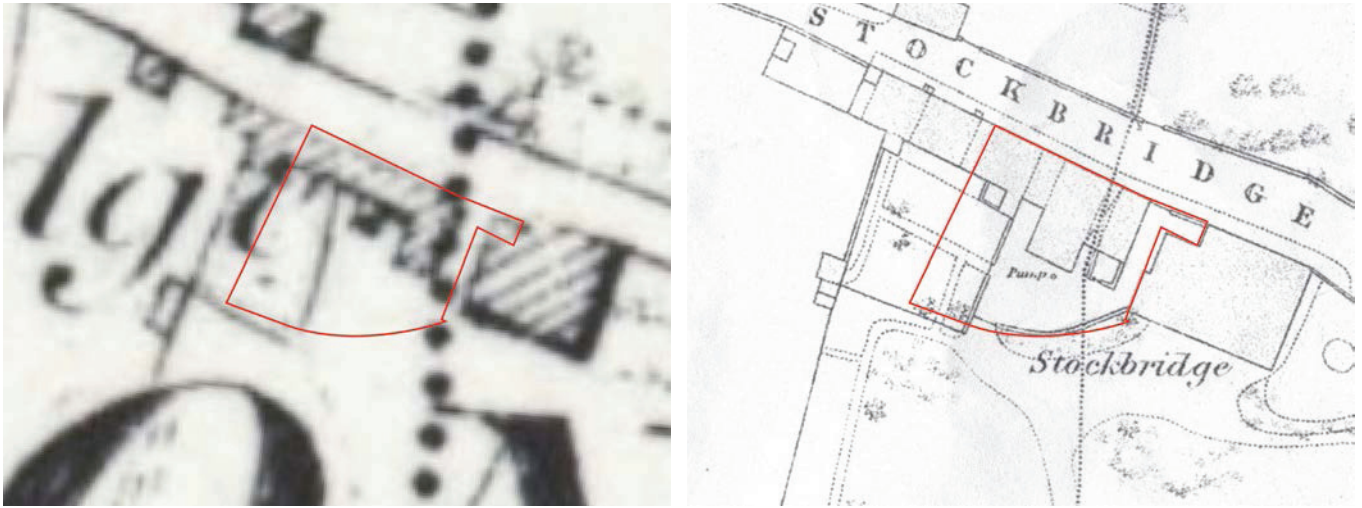


Plate 3 (left): Extract from Ordnance Survey map of 1850

Plate 4 (right): Extract from Ordnance Survey map of 1852

3.1.5 **Plan for Stables and Coach House, 1874:** fortunately a partial photocopy (the north half of the first floor is missing) of the proposals for the coach house exists, although the whereabouts of the original is unknown. It closely corresponds with the building as it now is and is useful because it names the various parts of the building. On the ground floor these comprise a 'Wash House' and 'Coals' in the outshuts at the east end, with the main rooms beginning with the 'Coach House' at the east end, the 'Harness Room' in the centre, and 'Stables' at the west end. The pent roofs extending to the south into the yard are also shown, and the outbuildings in the south-west corner of the yard are shown to include a 'Dung Pit' and 'Ash Pit' with a 'space for riddling cinders' to the south of the latter and two toilets in the south-west corner. At first floor level the east end is marked 'Straw' while the central room is labelled 'Grainary' with two boxes labelled 'Corn' in the north-west corner. The James Park named on this document is presumably the architect who produced the drawings.

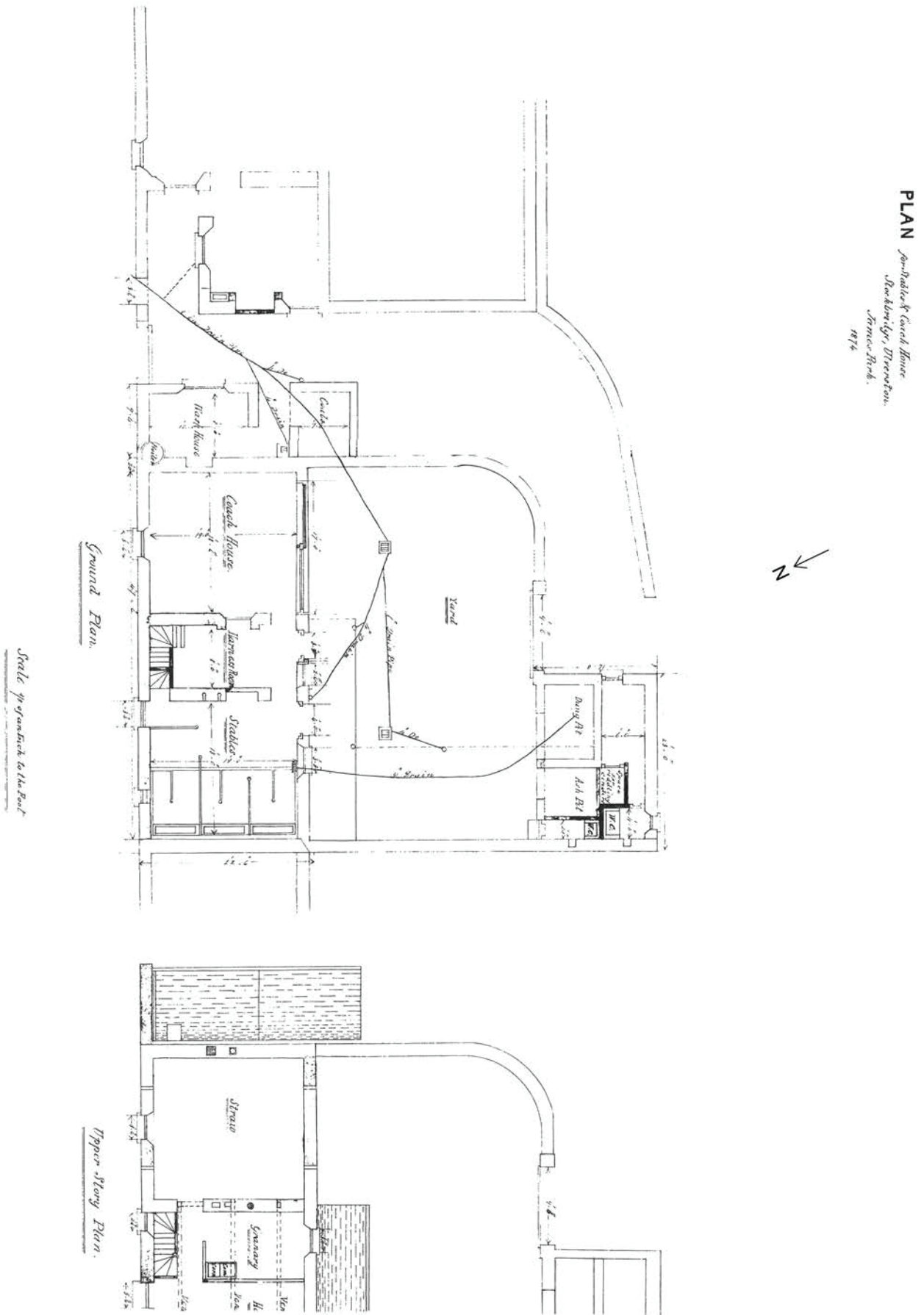


Plate 5: Plan for Stable and Coach Houe, 1874 (courtesy of the Ulverston and District Civic Society)

3.1.6 Ordnance Survey, 1890: this is the second of the two very large-scale Ordnance Survey maps of Ulverston. It is the first Ordnance Survey map to show the buildings that are there at present, which are clearly those built according to the plan of 1874 (see *Section 3.1.5* above). The south-west building has an open side along the east, and there is access through this building via some steps to the walled garden to the west. There is a double walled enclosure in the south-west corner of the site. The outline of Stockbridge House along its west side has changed, and a conservatory has been added in the south. The layout of the paths and planting in the grounds has also altered. The 'F.W.' which appears on this edition and all the subsequent maps relates to the parish boundary between Osmotherly in the west, and Ulverston in the east, and indicates that at this point (the section between the two lines with small circles on the ends) the boundary is along the face of the wall.

3.1.7 Ordnance Survey, 1912: this is an enlarged version of the 25-inch map that follows it, drawn up to show the numbers of the 1910 rating valuation. The site forms part of number 2406, and the 1910 rating valuation book shows that it was occupied by Sarah Jane Petty, and owned by Miss Petty (CRO(B) BT/IR 1/28 1910). It is described as 'House & grounds', and the address given is 'Stockbridge' (*ibid*).

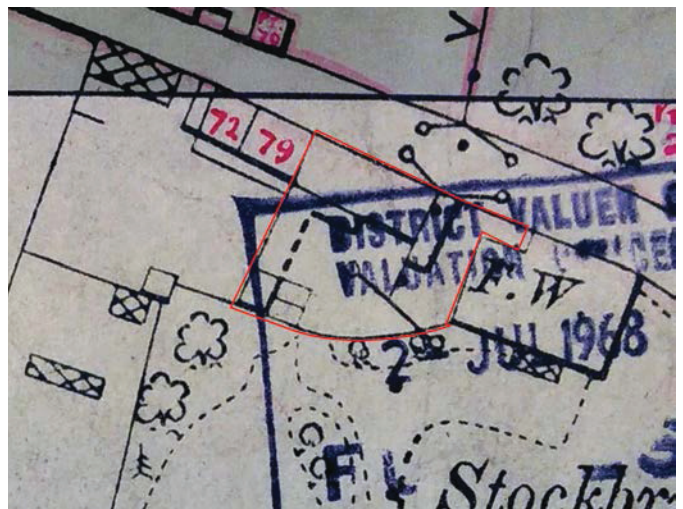
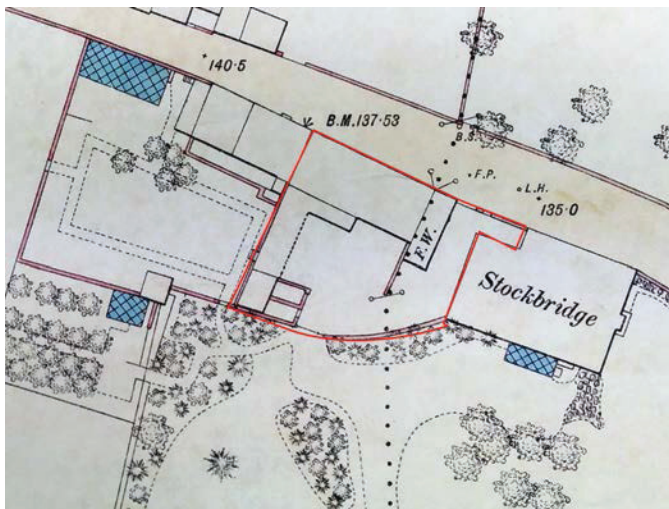


Plate 6 (left): Extract from the Ordnance Survey map of 1890

Plate 7 (right): Extract from the Ordnance Survey map of 1912, showing the numbers corresponding to the 1910 rating valuation

3.1.8 Ordnance Survey, 1913: this map shows the same arrangement of buildings at that shown in 1890.

3.1.9 Ordnance Survey, 1933: this map shows the same arrangement of buildings at that shown in 1890.

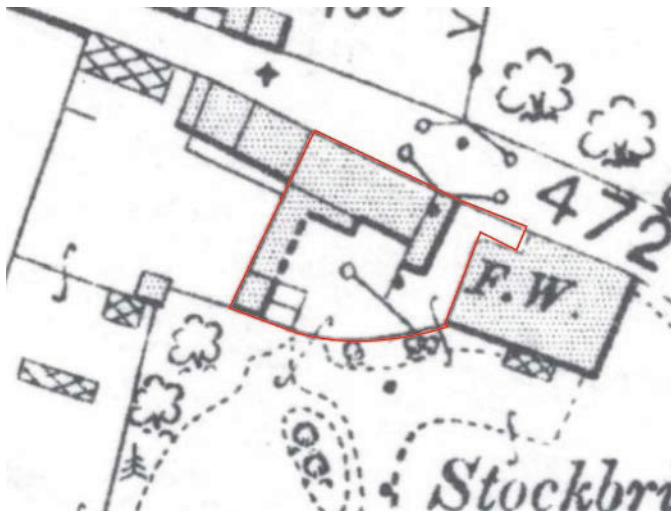


Plate 8 (left): Extract from the Ordnance Survey map of 1913

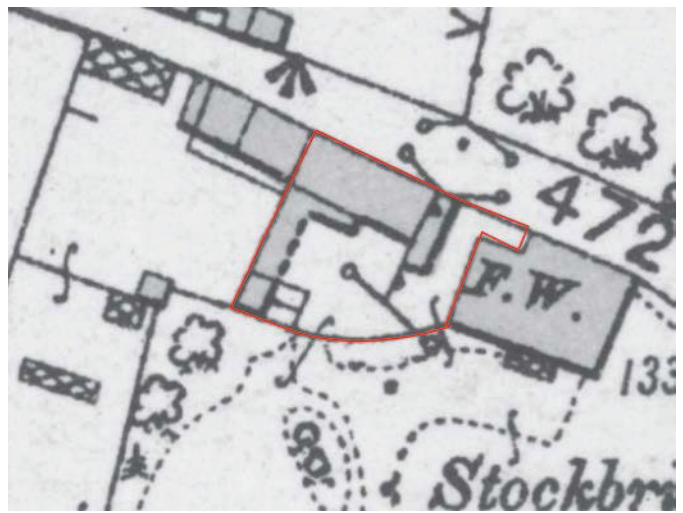


Plate 9 (right): Extract from the Ordnance Survey map of 1933

3.1.10 **Ordnance Survey 1941:** this map shows the same arrangement of buildings at that shown in 1890.

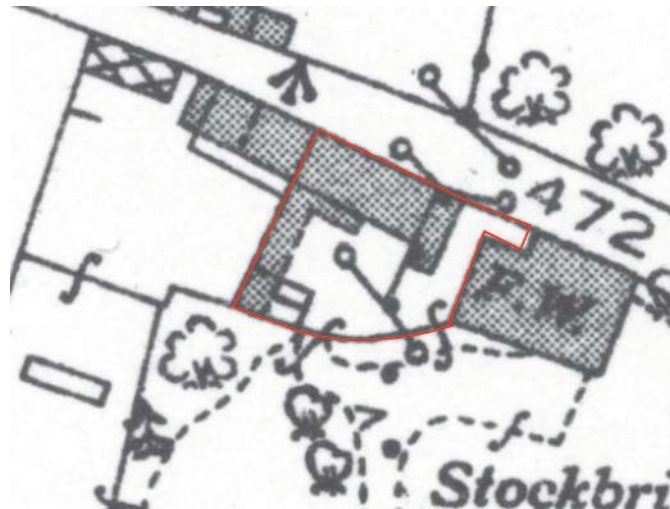


Plate 10: Extract from the Ordnance Survey map of 1941

3.2 Site History

3.2.1 The origins of Stockbridge House, which the stable and coach form part of, are uncertain. The Listed Building details suggest that it is early 19th century (Historic England 2018; *Appendix 1*), and it has been suggested that it is c1815, inspired by Storrs Hall, and was perhaps designed by the Kendal-based architect Francis Webster (Martin (ed) 2004, 132). It seems likely that it replaced an earlier house on the site.

3.2.2 The associated coach house and stables are presumably no earlier than the current house, indeed the map evidence seems to suggest that a building, probably a precursor to the current coach house, was first constructed on this site between 1832 and 1837, assuming Wood's map hasn't just missed this area off (see *Section 3.1* above). The plan of 1874 demonstrates that this was substantially remodelled in the later 19th century (see *Section 3.1.5* above).

3.2.3 An investigation of various published and other sources gives a reasonable list of the occupiers of Stock Bridge house, or simply 'Stockbridge', from 1829 until c1912 (Table 1).

Year	Address	Occupier	Reference
1829	Stock bridge	Mrs Jane Pennington	Parson and White 1829, 724
1832	-	Mrs Pennington	Wood 1832
1849	Stockbridge House	Reverend Richard Gwilym, incumbant of St Mary's	Mannex 1849, 452
1882	Stockbridge House	Miss Sarah Jane Petty	Mannex & Co 1882, 224
1910	Stockbridge	Sarah Jane Petty	CRO(B) BT/IR 1/28 1910
c1912	Stockbridge house, Daltongate	Miss Petty	Bulmer c1912, 391
c1912	Stockbridge House	Miss Sarah Jane Petty	Bulmer c1912, 391

Table 1: Occupiers of Stockbridge House

4. Building Recording

4.1 Arrangement and Fabric

4.1.1 **Fabric:** externally the building is finished with roughcast concrete render, but it is mostly stone built, with some brick internally and in the two chimney stacks, which each have a single string course or water tabling near the top and the east has a single square ceramic pot. There are iron and plastic rainwater goods, and a grey slate roof. Internally the walls are plastered, and the exposed timber is mostly machine-cut or modern.

4.1.2 **Arrangement:** there is essentially a single block orientated east/west along Stockbridge Lane, with the front overlooking the road to the north. It has been extended by two monopitch outshuts to the east and a covered walkway to the south. There are boundary walls to the west and south, and the house is to the east. There is a courtyard to the rear (south).

4.2 External Detail

4.2.1 **North external elevation:** this has concrete render over stone. There are two windows on the ground floor, and they are nine-light, with the top three possibly hinged, and they have square render bands and a thin sill, with the stone neatly dressed. The first floor has a row of four vents – circles at either end of a slot, with a loading doorway at either end with a timber plank and batten door with concrete stop chamfer band round and a projecting stone sill, thin and nearly dressed, on angled corbels. Over the east there is a small rectangular hole cutting through the surround. There is a central window between, small, with nine lights, fixed, and with a concrete band around and a thin dressed stone sill. This elevation is continued by a tall boundary wall to the east and butts a row of two cottages to the west, at first floor level at least.



Plate 11: General view of the north external elevation, from the north-east



Plate 12: Detailed view of the north external elevation, from the north

4.2.2 **East external elevation:** this is the gable end of the building, extended slightly to the south and partly covered by monopitch extensions. It has a roughcast concrete render finish. There is some more recent render evident where the lead flashing has been redone. The main gable is fairly plain, with projecting scrolled purlin ends supporting eaves and topped by a brick chimney. There is an iron vent pipe on the south side. The lower part of the elevation is covered by two monopitch outshuts, the north one slightly taller, with a long low 12-light window, the top six pivoting, with a slate drip course over it and a heavy stone sill. The south outshut is plain with just a doorway at the junction with stop chamfered concrete bands over the jambs, a timber lintel hidden behind a barge board to which the gutter is fixed. There is a single skylight in the roof of the south outshut and there are stone flags on top extending to the east beyond the main line of the building.



Plate 13 (left): The upper part of the east external elevation and the northern side of the monopitch outshut, viewed from the east

Plate 14 (right): The monopitch outshuts forming the lower part of the east external elevation, viewed from the south-east

4.2.3 **South external elevation:** the east side is extended by the two monopitch outshuts, with the lowest obscuring the tallest. Both have a plain render finish. The tall boundary wall extends from the west side to the south and is topped by flags, which also top the smaller outshut. The main elevation has a large double sliding door on the east side with beaded plank and batten construction, sliding in an iron rail below the timber lintel with a slate drip course. The beaded rail attached over the lintel is fire damaged on the east side as is the east end of the sliding doors. There are two vents at first floor level on the east side, as per those in the north elevation. To the west is a covered walkway comprising a pent roof supported on iron columns with a small half truss at the east end. There is a stop chamfered tie beam and two upright posts. The roof has two three-light skylights, and the roof extends around to the south (see below). There are two iron posts to the south elevation, one at each corner, which are probably original, and a third thinner one that is likely to be a later addition.



Plate 15 (left): The outshuts on the east side of the south external elevation, viewed from the south-east

Plate 16 (right): The south external elevation, viewed from the south



Plate 17 (left): Detail of the pent roof on the south external elevation, viewed from the south-east

Plate 18 (right): The pent roof against the east external elevation inside the courtyard, viewed from the north-east

4.2.4 **East external elevation inside courtyard:** this is covered by a walkway formed by a pent roof supported on four iron columns, three presumably original, one of which has an end for a down pipe from the gutter, and one later. The tall wall to the west is finished with smooth concrete. There is a small doorway on the north side with plain surrounds, a beaded plank and batten door and fairly long strap hinges. There is a further plank and batten door to the south, with long strap hinges, hung on pintels, with a square concrete stop chamfered surround. The pent roof is supported by a single half truss, with a king post against the wall, supported by an iron post at the east end and an extra one to the west.



Plate 19 (left): Doorway on the north side of the external elevation inside the courtyard, viewed from the east



Plate 20 (right): Doorway on the south side of the external elevation inside the courtyard, viewed from the east

4.2.5 The elevation is continued at the south end by a return for the outbuilding. Underneath the pent roof to the west this has two further doorways, the western one just a simple opening with a plain surround set against the wall, the eastern raised off the ground by 0.6m and with a single panel door and early hinges and beaded surround. The east return has a further doorway with a square concrete band surround, stop chamfered with a wide doorway with two iron L-shaped beams for a lintel with concrete between and a partial sill. There are flags on top of the concrete rough cast wall and no roof.



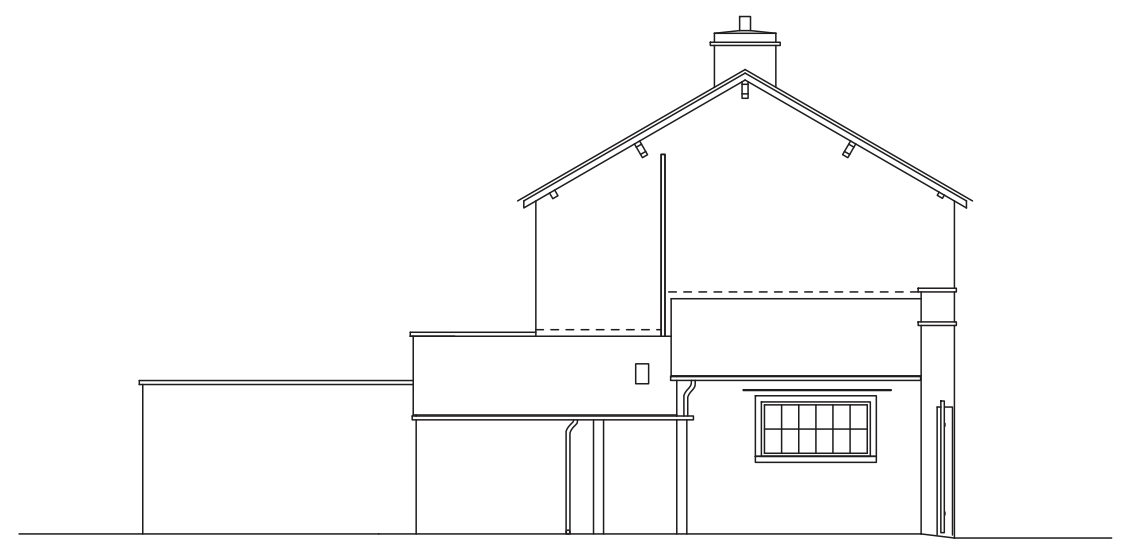
Plate 21: Doorways underneath the pent roof on the east return of the external wall of the courtyard, viewed from the north



Plate 22: Wide opening at the east end of the eastern return of the external courtyard wall, viewed from the north



NORTH EXTERNAL ELEVATION



EAST EXTERNAL ELEVATION

Key: - - - end of building recorded
▨ cross-sectional wall
- - - re-rendering



SOUTH EXTERNAL ELEVATION

Figure 2: External elevations

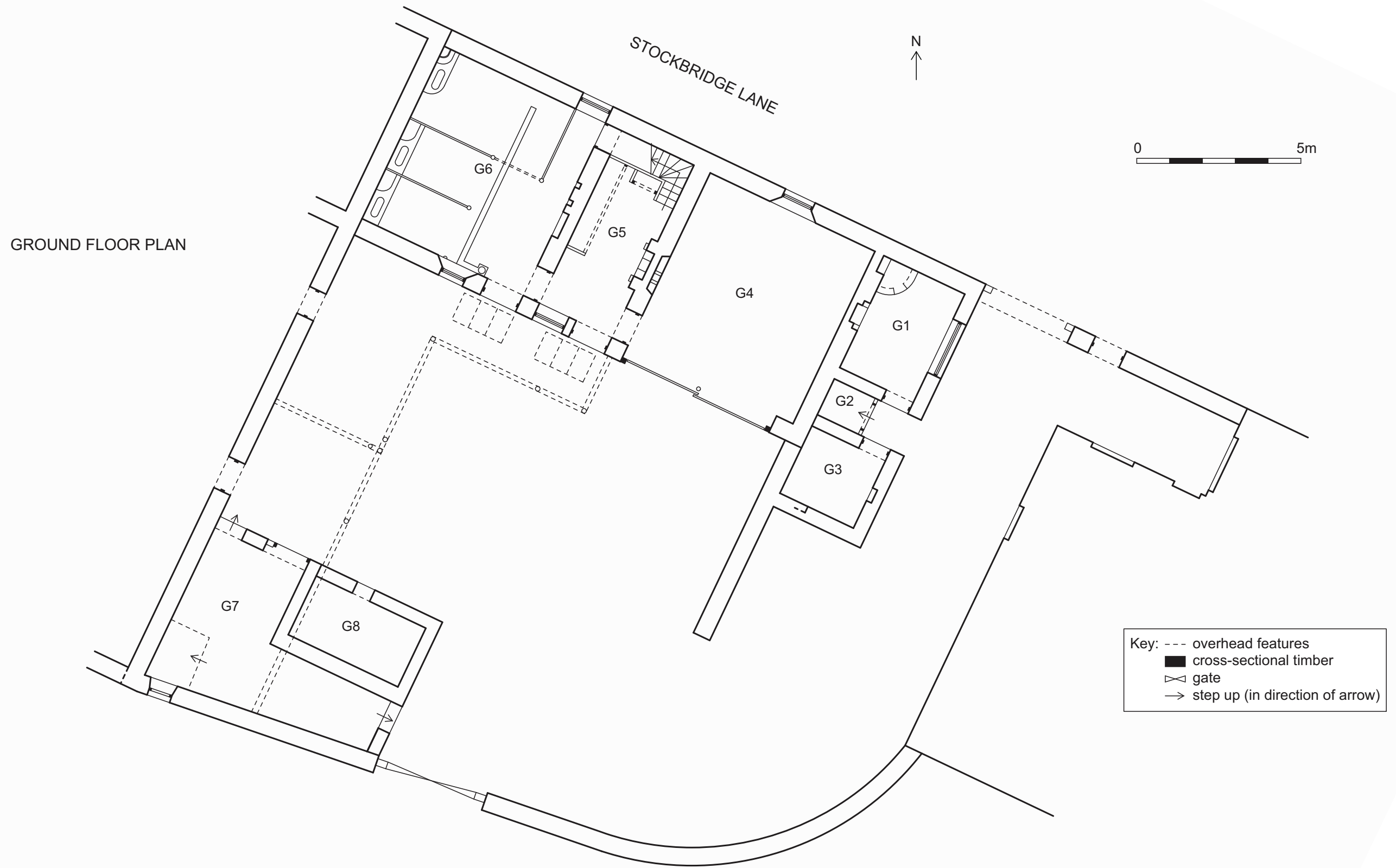


Figure 3: Ground floor plan

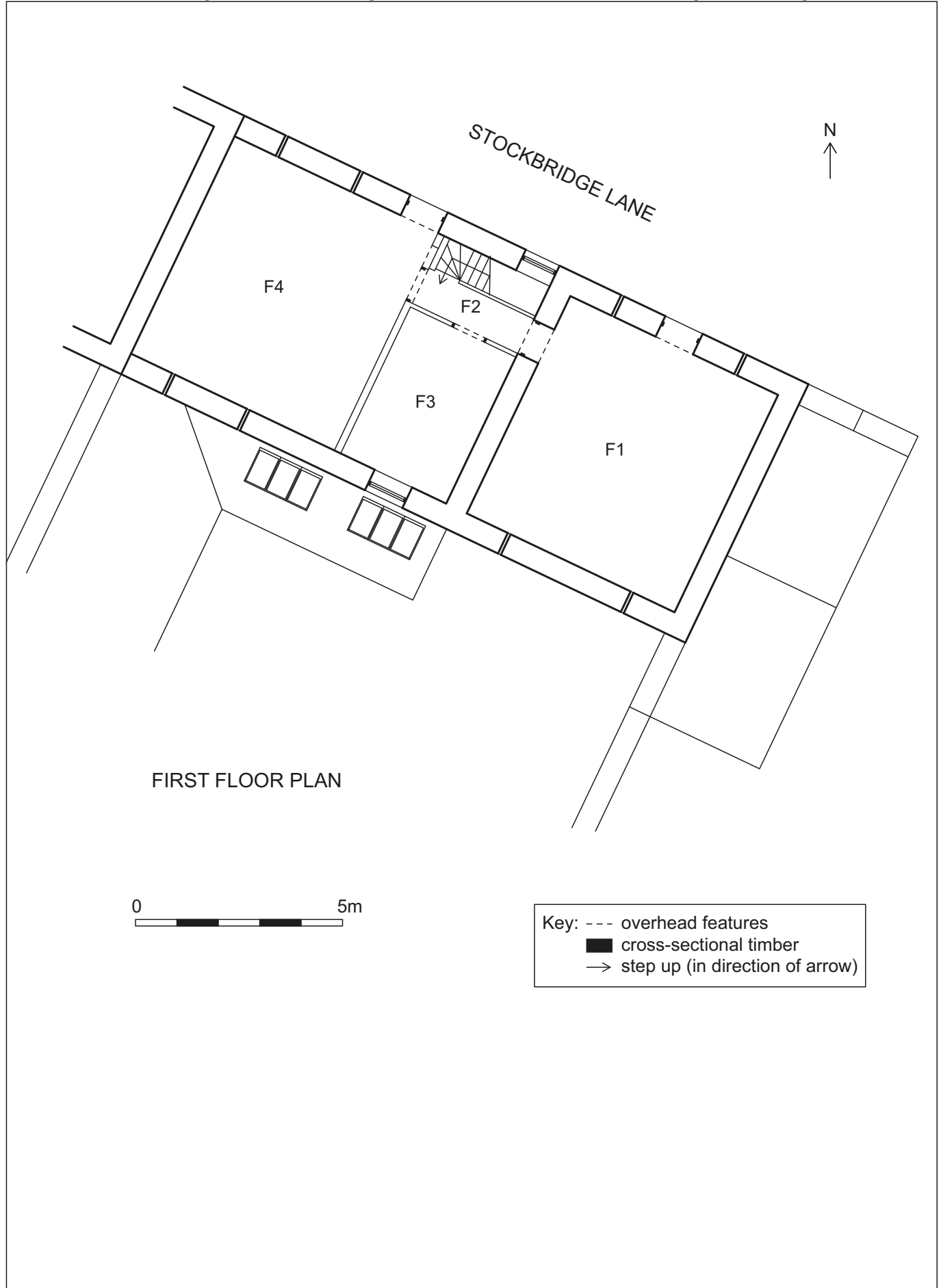


Figure 4: First floor plan

4.3 Internal Detail

4.3.1 **Ground floor Room 1:** this has a slate flag floor, and is open to the monopitch roof, with a single purlin running north/south and another against the west wall, all stop chamfered and limewashed. The rafters are original with space for a skylight on the north-west side but the roof laid on modern plastic backing. The walls are finished with plaster and limewash or distemper. The **north elevation** is plain apart from a projecting wash boiler in the north-west corner, semi-circular in plan with a slate top and a round timber lid and an opening in the south-east side for the hearth. There is also a small alcove in the wall behind the copper. The **east elevation** is plain apart from a long low horizontal sliding sash window of 12 lights. It has a thin timber sill and a beaded surround. The **south elevation** has a doorway on the east side with a plank and batten door on strap hinges with an early lock and latch. The **west elevation** has a central fireplace, with a wide hob grate with side panels decorated with floral mouldings. There is a flat round arch over and plain surrounds.



Plate 23: Horizontal sliding sash window in the east elevation of Room G1, viewed from the south-west



Plate 24: Hearth and copper on the west side of Room G1, viewed from the south-east

4.3.2 **Ground floor Room 2:** there is a small lobby to the east leading to the toilet to the west. There is a flag floor in the lobby, which is open to the roof. It has purlins only, all new with modern plastic behind. The walls are plaster with limewash/distemper. There are doors to the north, south, and west, and it is open to the east below a timber lintel. The door to the north has wide beaded planks and the remains of an early latch. The door to the west is the same. The door to the south is a cut down six beaded panel door with an early latch. The surrounds are plain, except the west which is beaded. The toilet to the west is up a single step, and there is a flag floor but it is not slate – possibly sandstone. It is open to the roof, plastered, and with a single light skylight. The walls are plaster and paint, and mostly plain. The toilet is attached to the west, and is early with a timber seat, with a transfer-printed mark ‘Superex British Made’, and there is a vent pipe to the north, and a timber cistern. There is a plank and batten door to the east.



Plate 25 (left): Doorway to the west in the lobby of Room G2, viewed from the east

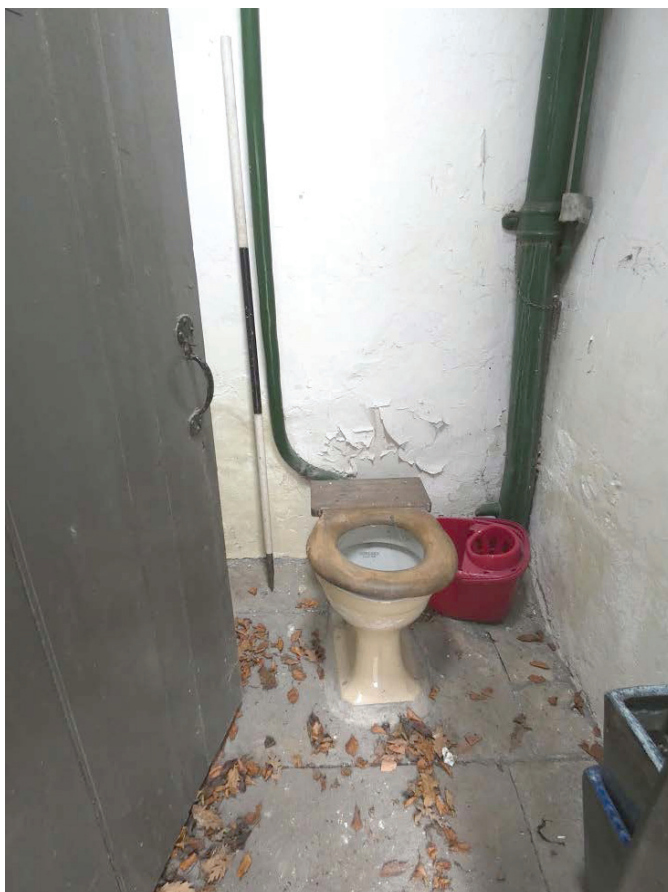


Plate 26 (right): Toilet in Room G2, viewed from the east



Plate 27 (left): Doorway to the south, Room G2, viewed from the north

Plate 28 (right): Reverse of the same door, viewed from within Room G3

4.3.3 **Ground floor Room 3:** this has a cobble floor with a stone threshold to the north. The walls are rough stone and lime mortar. It is open to the roof, which is monopitch, with one original purlin, modern rafters and backing and a modern purlin to the west. The **north elevation** has a doorway on the east side, with the opening bigger than the door, leaving an alcove on the west side. It has a reused timber lintel and a cut down four-panel door with an early lock, and a beaded surround. The **east elevation** is plain, except for a small alcove near the centre, with a rough timber lintel. The **south elevation** is plain, with a possible small alcove with a stone lintel. The **west elevation** is evidently butting the north elevation, with quoins evident and supporting timbers.



Plate 29 (left): Small alcove in the east elevation of Room G3, viewed from the west

Plate 30 (right): Junction of the walls in the north-west corner of Room G3, viewed from the east

4.3.4 **Ground floor Room 4:** this has a tongue and groove board floor running east/west, with space below, with joists on bricks. It has a flat lath and plaster ceiling. The walls are finished with plaster and distemper/paint. The **north elevation** is plain except for a high central window, which has a nine-light casement with the top three pivoting (?). The **east elevation** is plain, with a beaded batten with an iron hook and timber pegs on the south side and a curved timber bracket, possibly a saddle or tack stand. The **south elevation** has a double sliding door, beaded plank and batten, with a timber lintel supported by an iron column with a flanged bracket at the top and a flat plate at the bottom. There is a plain square truss to the east with pencil graffiti with calculations and diagrams of the truss. The **west elevation** has a doorway on the south side with a beaded plank and batten door on early pointed strap hinges. It has a plain surround and jambs. To the north is an alcove with splayed jambs, blocked with iron sheets and with a brick structure on the south side, possibly a fireplace. There is a bracket for a gas lamp over it.



Plate 31 (left): Window in the north elevation of Room G4, viewed from the south-east



Plate 32 (right): Battened hooks and saddle bracket attached to the south side of the east elevation Room G4, viewed from the west



Plate 33: Sliding wagon doorway in the south elevation of Room G4, viewed from the north



Plate 34 (left): Door in the west elevation of Room G4, viewed from the north



Plate 35 (right): Alcove in the west elevation of Room G4, viewed from the east

4.3.5 **Ground floor Room 5:** this has a tongue and groove floor running north/south, with a flat plaster ceiling with an iron bar hung from iron rods (a drying rack) running north/south down the centre. The walls are finished with plaster and distemper. The **north elevation** has an attached cupboard on the west side (see below) and stairs on the east side, timber with low beaded skirting. Between is a fixed cupboard with a plank and batten door on strap hinges with moulded entablature. Behind this, forming the side of the staircase, is a beaded plank and batten section with a large bracket attached with a curved top and a curved iron support below. The **east elevation** has a projecting chimney breast with a fireplace with a square stone surround with a beaded edge, square stone mantle and hob grate with moulded panels and water tank with tap on south side, iron fender still in place and stone hearth. There is a doorway to the south with a chamfered surround and a plank and batten door. There is a bracket to the north. The **south elevation** has a doorway on the east side, a plank and batten door with long strap hinges and three-light overlight. There is a window to the west with nine lights, with the top three hinged and a thin timber sill. The **west elevation** has a doorway on the south side, a beaded plank and batten door with long strap hinges and an early lock, with the surrounds otherwise plain. There is a fixed cupboard to the north with a double sliding door, each nine panels on timber runners, beaded plank interior, and batten with timber pegs fixed to the back, and a beaded outer surround. There is a bracket with iron hooks to the south.



Plate 36 (left): Stairs and cupboard on the north and west side of Room G5, viewed from the south

Plate 37 (right): Fireplace on the east side of Room G5, viewed from the west

4.3.6 **Ground floor Room 6:** this has a flag floor on the east side, and scored concrete to the west. It is divided by a U-shaped drain of stone blocks, turning at the south end to drain to the east. It is divided on the west and north side by timber and iron partitions into three stalls. The stalls have tongue and groove plank walls finished with metal sheeting attached over the lower part, topped with iron rails coming to posts at the end with ball finials and marked 'Musgraves Patent Belfast'. There is also a door to the north with an iron grill on top between two timber posts. There is a corresponding feed trough along the west side and a manger in the north-west corner. There is a lath and plaster ceiling with two decorative metal vents on the west side. There is a narrow cornice throughout the north, south, and west elevations. Most of the lower part of the **north elevation** is covered by beaded tongue and groove boards with plain skirting and a moulded cornice. There is a further decorative metal vent on the west side, partially below the cornice. The east end has a window with a nine light casement and a thin timber

sill. The **east elevation** has a small door at the north end leading to a cupboard below the stairs with a panelled section above. It has a plank and batten door. To the south are two timber slots built into the wall with iron chutes at the base with iron shutters. There is a bracket with timber pegs above, and a bracket for a gas light to the south. There is a tall alcove to the south with three timber shelves and a further bracket with two pegs to the south of this before the doorway with plank and batten door in a chamfered surround. The **south elevation** has a doorway on the east side with a plank and batten door on long strap hinges, with a three light overhead pivoting. There is a further window to the west, which is nine-light with the top three tilting. The lower part of the elevation beyond the door is covered by beaded planks continuing into the stall side with a post and iron rail set against the wall.



Plate 38: Stalls in Room G6, viewed from the south-east



Plate 39: Detail of manager and feed trough in the northern stall in Room G6, viewed from the east



Plate 40 (left): Grain chutes built into the east wall of Room G6, viewed from the south-west



Plate 41 (right): General view of the south side of the east elevation of Room G6, from the west

4.3.7 **Ground floor Room 7:** this is an L-shaped room, the west side with a monopitch roof and the east side unroofed. The floor is rough flags, and earth. It is slightly raised in the south-west corner (originally a small room with a toilet – Andrew Smith pers comm). The roof is mostly modern rafters and slates, with a single pair of purlins next to each other and a beam over the opening to the east. The walls are rough stone and rough cast render. The **north elevation** has a doorway on the west side, with concrete over the jambs, and a step up to the concrete floor beyond. It has a rough timber lintel. There is a further doorway to the east, raised off the floor in an originally wider opening, partially blocked on the west side with bricks. The door is planks set in a wide surround which is roughcast, and it has a timber sill. The return to the south is plain. The return to the east is roughcast. The **east elevation** has a doorway to the courtyard with the remains of a plain surround, sandstone lintel, and a stone step up. The **south elevation** is mostly plain and rough cast. There is a scar of a partition wall at the west end corresponding to the floor. There is a small window above, which has a four light fixed casement, and a rough timber lintel. The **west elevation** has a corresponding scar in the render but is otherwise plain.



Plate 42: North side of Room G7, viewed from the south



Plate 43 (left): South-west corner of Room G7, viewed from the north



Plate 44 (right): South-east side of Room G7, viewed from the west

4.3.8 **Ground floor Room 8:** this has an earth floor covered in compost. The walls are exposed stone some brick and sandstone and modern concrete pointing in places. There is no roof. The walls are topped with stone and concrete flags. There is a doorway on the north side with two iron L-shaped lintels. The beam from the pent roof continues along the west side.



Plate 45: General view of Room G8, from the north-west

4.3.9 **First floor Room 1:** this has a board floor running north/south, with the boards relatively wide. It is open to the roof, which has new slates and plastic backing, a single purlin per pitch and a ridge plank, neatly finished, sawn with runout stop chamfer. The walls are rough plaster. The **north elevation** has two vent slots either side of a central doorway, with a plank and batten door with long strap hinges set into a wider opening with a rough beam across and a hole in the wall. The **east** and **west elevations** are plain gables. The **south elevation** has two vent slots. The west side has brick at the top for the chimney, and a two-panel door on the north side with L-shaped hinges.



Plate 46: North elevation of Room F1, viewed from the south-west



Plate 47 (left): Doorway in the north elevation of Room F1, viewed from the south

Plate 48 (right): Doorway in the west elevation of Room F1, viewed from the east

4.3.10 **First floor Room 2:** there is a landing at the top of the stairs, and a board floor running north/south with relatively wide boards. It has a flat lath and plaster ceiling, sloping down on the north side. The walls are finished with plaster and distemper, except for the south wall which is beaded tongue and groove planks. The west is mostly brick. There are stairs on the north side. The **north elevation** has a window on the east side, with a 9-light fixed casement, thin timber sill and recessed up to the roof. The **east elevation** has a single door with two raised and fielded panels. The **south elevation** has a doorway on the east side, the door now detached but the same as that to the east but with strap hinges. The **west elevation** has a single door, also two panels. There is a shelf to the north at the top of the stairs, which butts the north elevation.



Plate 49 (left): Window in the north elevation of Room F2, viewed from the north
Plate 50 (right): Doorway in the east elevation of Room F2, viewed from the west



Plate 51 (left): Doorway and boxing on the west side of Room F2, viewed from the east



Plate 52 (right): Timber wall forming the north elevation of Room F3, viewed from the south

4.3.11 **First floor Room 3:** this has a timber board floor running north/south, running into room **F2**, with fairly wide boards. There are various areas that have been patched with thin metal sheets and pieces of slate. There is a lath and plaster ceiling, sloping down to the south with a small attic above (inaccessible). The east and west walls are plain, with plaster and paint. The north wall has timber boards, beaded, with a beaded batten and a row of iron pegs. There is a doorway on the east side, and the door is missing but there is a beaded surround. The door is loose in the room, with two raised and fielded panels and strap hinges and an early lock and latch. The **south elevation** has a central window, nine light casement, one hinged, with a timber sill and splayed jambs.



Plate 53 (left): Loose door in Room F3, viewed from the north-west

Plate 54 (right): South elevation of Room F3, viewed from the north

4.3.12 **First floor Room 4:** this has a board floor running north/south, with fairly wide boards in poor condition so there was limited access to this room. It is open to the roof, with a single purlin per pitch and a ridge plank, neatly sawn with run out stop chamfer, overlapping with rougher earlier/reused purlins above **F3**. The roof has modern slate and backing. The walls are mostly stone with mortar, the east is constructed from brick. The bricks are very neatly machine-made, typically 23cm by 13cm by 8cm, and with timber battens every 10-12 courses. The **north elevation** has a doorway on the east side, extending to the roof, with plank and batten door with long strap hinges and wooden latch. There are two vents to the west. The **east elevation** is brick butting a short stone section on the north side 0.3m long. There is a hatch low on the north side on long strap hinges, leading into a cupboard below the stairs below, and with a chamfered stop, with tongue and groove planks below a machine cut lintel. The door to the south has a plain surround, reused (?) below a machine cut or sawn lintel. The two is two panel on long strap hinges, with slight moulding, and concrete filling round the sides. The brick is laid in stretcher bond. The **south elevation** is plain with two vents. The **west elevation** is plain, with patches of external early roughcast and some through stones and a large piece of timber low on the north side and a corbelled stack below an arch supported by two iron brackets. The relationship with the north elevation is not clear.



Plate 55 (left): Doorway in the north elevation of Room F4, viewed from the south



Plate 56 (right): Doorway and hatch in the east elevation of Room F4, viewed from the east



Plate 57: West elevation, Room F4, viewed from the east

5. Discussion

5.1 Introduction

5.1.1 It is apparent from the map evidence that a building was present on the site from at least the late 1830s, but that this was substantially altered in the late 19th century, evidently to the design produced in 1874. While elements of the earlier building do remain within the current one, it is difficult to determine what its function was. Nevertheless, it is possible to establish a relatively detailed understanding of the manner in which the building developed.

5.2 Phasing

5.2.1 **Introduction:** the evidence present within the buildings, combined with the documentary evidence, has allowed three phases of development to be identified.

5.2.2 **Phase 1 (early 19th century – 1832-1837):** assuming Wood's map of 1832 is correct, the map evidence seems to demonstrate that prior to this date the only building present on the site (excluding Stockbridge House itself) was a small structure on essentially the footprint of the east end of the current structure, corresponding with Rooms G1 to G3. It is apparent that this is not the same as what is present now so this must have been demolished prior to the construction of the precursor to the present coach house and stable. However, it is apparent from the external render visible in the west end of Room F4 that the two cottages to the west were built first. The original building was therefore constructed between 1832 and 1837, and it would seem that the basic three-room division evident within the current building (Rooms G4-G6) is a reflection of the original arrangement and that this building was subsequently reworked. The form of the fireplaces in Room G1 and G5, although relatively plain, is certainly suggestive of an early 19th century date (Burton and Porten 2000), although the panelled doors and L-shaped hinges on the first floor are more typical of the 18th century (Alcock and Hall 2002, 25) and may therefore have been used from elsewhere; they seem too polite for a coach house so may have originated in the main house. The function of this original building is uncertain, but it is likely to have also been an earlier coach house and/or stables serving the main house. The north elevation probably retains much of the fabric from this phase, which is why there is an odd stump of masonry wall remaining, which is butted by the brick wall dividing the rooms on the west side of the main building, and the two first floor openings are almost certainly pitching doors to hay lofts, which were retained in the later phases. Most noticeable is the covered passage shown on the detailed map of 1852 on the east side, which indicates that there was access to the building directly from Stockbridge Lane at this time.

5.2.3 **Phase 2 (late 19th century (1847-1889):** it is clear from the map evidence that the original building on the site was extensively remodelled in the second half of the 19th century, resulting in essentially what is now present; the architect's plan of the building (see *Section 3.1.5*) indicates that this was almost certainly carried out in or around 1874. This was clearly primarily a well-planned coach house and stable block, represented by Rooms G1-G6, and F1-F4 open onto a courtyard to the south, which suggests that the main point of entry was entirely from this direction by this phase. The coach house and stable clearly included a granary on the first floor (Room F3), which connected to the chutes in Room G6 and had quite elaborate stalls fitted in Room G6, the partitions made by Musgrave of Belfast. The feed chutes incorporated into the new or rebuilt dividing wall between G5 and G6, and a hatch (presumably for lowering hay from the upper floor to the stables) added into a space below the (existing?) stairs. This phase also included a small wash-house at the east end (Room G1), and while the style of the fireplace suggests this element may have been at least partially reincorporated from the previous phase, the copper is blocking a small alcove or even opening into Room G4. Rooms G7 and G8 also clearly formed part of this phase, although they were evidently built against the existing boundary walls to the south and west. The opening on the west side of Room G4 is also shown on the plan of 1874 and so belongs to this period, but was evidently broken into the back of the existing fireplace in Room G5; it is not clear what function it had but it was presumably in order to form another fireplace in Room G4.

5.2.4 **Phase 3 (20th century):** the building was evidently very little used throughout much of the 20th century, and while this means it has survived in a relatively original form, there are some changes

brought about through the need for repairs following a period of decline in the fabric. It is apparent that all of the roofs have been recently replaced, and at least some of the flashing. Prior to this they must have been in a relatively poor condition as water ingress has caused several areas of the upper floors to collapse. The pent roofs to the south have evidently been strengthened by the addition of further iron posts, probably also in this period. The building has also suffered some relatively recent fire damage, on the east side of the south external elevation, but this was clearly not structurally damaging. In Room G7 a small area of internal walls in the south-west corner, which must have been of relatively late date in any case and originally enclosed a toilet, were also removed during this phase (Andrew Smith pers comm.). The large fitted cupboards in Room G5 perhaps also belong to this phase, although they are probably early 20th century, and it seems likely that elements of the original stalls were removed based on the evidence of the plan of 1874.

5.3 Significance

5.3.1 As a former coach house and stable the building is arguably of relatively minimal significance. However, its association with the Grade II Listed Stockbridge House and the remarkable survival of much original fabric make it considerably more interesting. It had a remarkably complex development; from an earlier building, probably serving the same function, to one containing what must, at the time, have been the most up to date additions for such a structure.

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Appendix 1: Listed Building Details for Stockbridge House

From: Historic England 2018

List entry Number: 1270171

Date first listed: 02-Jun-1950

STOCKBRIDGE LANE (South side) Stockbridge House

II

House. Early to mid C19. Pebbledashed with painted stone dressings and slate roof. A symmetrical composition of 2 storeys plus attic and 3 bays. The facade has a stone plinth, a 1st-floor sill band, a cornice below the very shallow attic windows, and a plain stone gutter. The windows are tripartite, with glazing bar sashes to the lower storeys and casements to the attic. They have narrow rendered surrounds; those on the ground floor have segmental arches which rise above the timber cornice which forms the upper part of the window frame. The doorway has glazed double doors with margin panes and an overlight, and a Tuscan porch of painted stone raised on 2 steps. The gable chimneys are of yellow brick. The gables have bracketed verges. A rear wing has a chimney cap of limestone ashlar. INTERIOR: the dogleg open-string stair has stick balusters and a wreathed mahogany handrail. The windows have panelled shutters and the doors have raised and fielded panels. The left-hand front room has a white marble fireplace surround with a round-topped grate. The right-hand room contains a fireplace with a surround of polished limestone and a grate with folding cast-iron shutters.