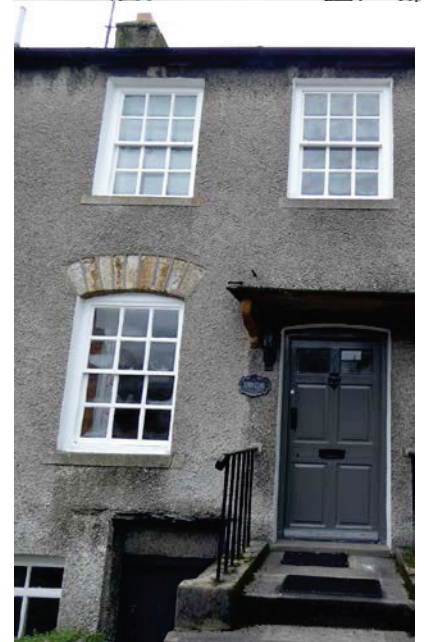


TOWN CLOSE, CARTMEL, CUMBRIA

Heritage Assessment



Client: Mr and Mrs Wilson

NGR: 337818 478742

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March 2019



The Site	
Site Name	Town Close, Cartmel
County	Cumbria
NGR	337818 478742

Client	
Client Name	Mr and Mrs Wilson

Planning	
Pre-planning?	Yes
Planning Application No.	N/A
Condition number	N/A
Local Planning Authority	South Lakeland District Council

Archiving	
Relevant Record Office(s)/Archive Centre(s)	Cumbria Archive Centre, Kendal
Relevant HER	Cumbria HER, Kendal

Staffing	
Desk-based assessment	Dan Elsworth
Site visit	Dan Elsworth
Report writing	Dan Elsworth
Report editing	Jo Dawson
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Date on site work carried out	08/03/2019

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Non-Technical Summary

Prior to any proposed alterations to Town Close, Cartmel, Cumbria, which is a Grade II Listed building, Greenlane Archaeology was commissioned to carry out a heritage assessment. This would examine the known history of the building and therefore be able to inform any future changes that might be made to it.

The documentary history of the property is very limited but the Listing suggests that it is likely to be 18th century and the map evidence shows that it was certainly in existence by the beginning of the 19th century. The more detailed maps of the later 19th century onwards show that it formed part of a row of properties extending from a bank to the north and that it was possibly sub-divided in the late 19th century as the garden to the west was split in half.

A site visit revealed that the building retained many elements of 18th century date including numerous doors and a cupboard and the east elevation retained its original or very early sliding sash casements and panelled front door below a stone canopy. There was some evidence that the cellar had originally had a second entrance from the yard to the east and so the two halves may have been used separately, although there was no evidence for a second staircase elsewhere in the property. The building had been substantially altered, however, with the replacement of almost all of the original windows and door in the west elevation, the loss of all of the original fireplaces, and the stripping of most of the internal doors and shutters.

The house still retains a large number of early or original features despite a number of damaging alterations and represents a good example of a small 18th century house. If had been subdivided it would also represent a rarer example of a small 'workers' house in Cartmel, although the lack of documentary evidence makes this difficult to substantiate.

Acknowledgements

Greenlane Archaeology would like to thank Mr and Mrs Wilson for commissioning the project and Sarah Gerrish at John Coward Architects for her information about the building and help with access for the site visit. Further thanks are also due to the staff of the Cumbria Archive Centre in Barrow-in-Furness for their help with accessing the relevant archive material.

1. Introduction

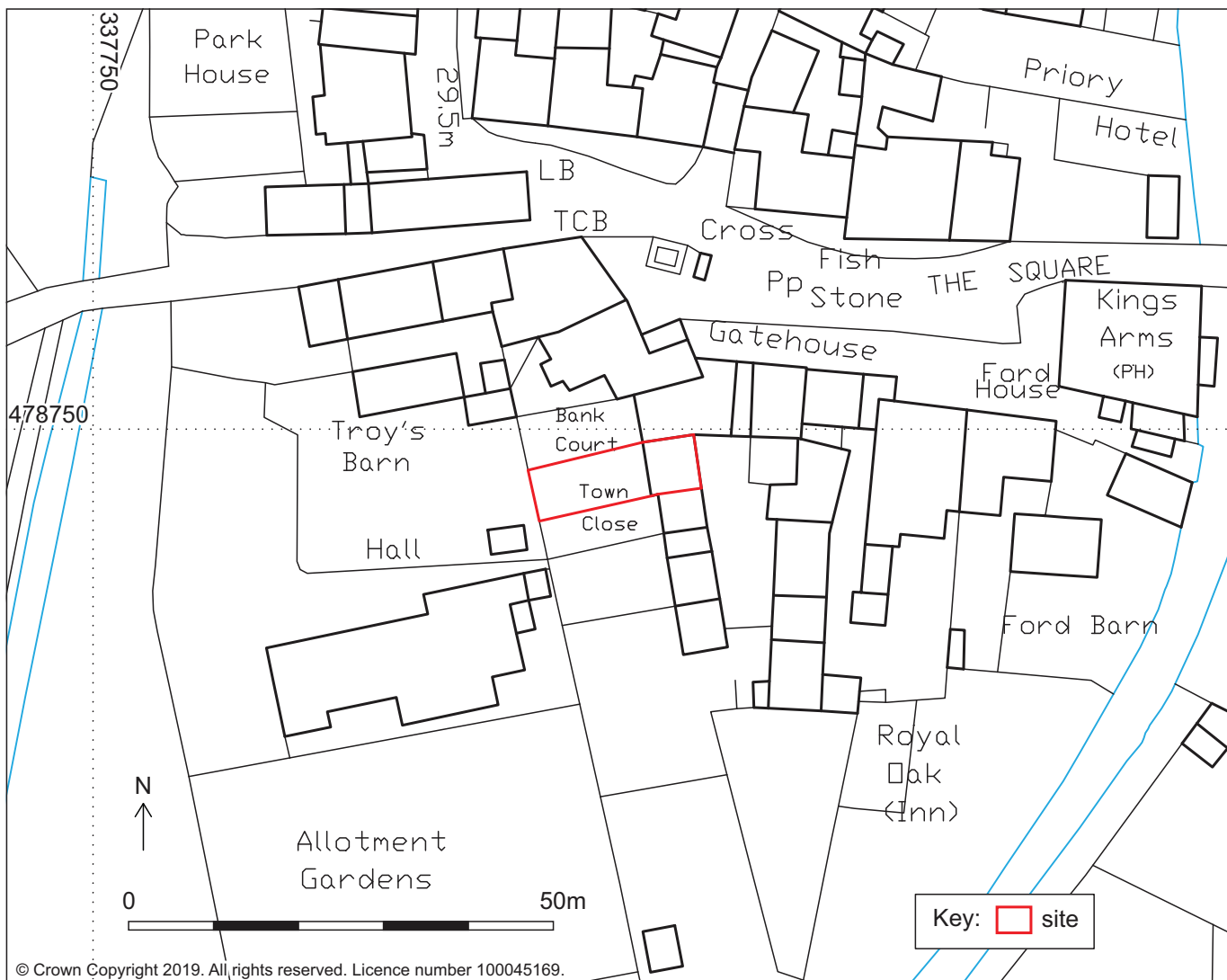
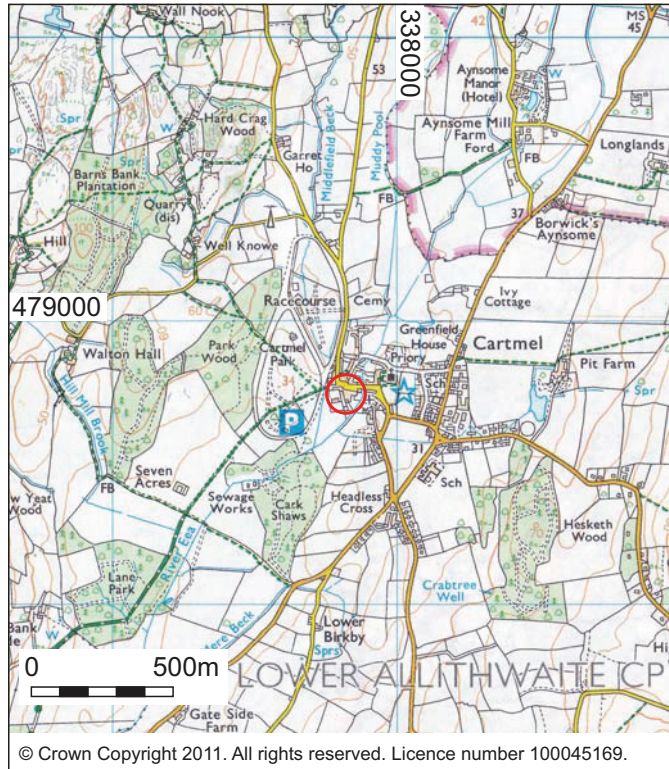
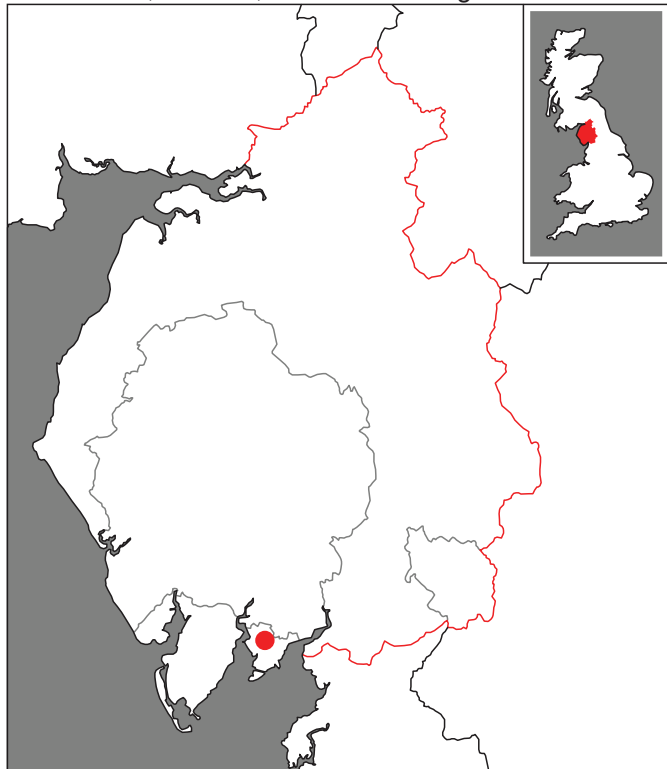
1.1 Circumstances of the Project

1.1.1 The circumstances of the project are set out in the tables on the inside cover of this report.

1.2 Location, Geology, and Topography

1.2.1 The site is fairly centrally located within the village of Cartmel, less than 30m to the south of the market cross (Figure 1). The priory church, which is visually prominent in the landscape, formed the hub around which Cartmel developed and the village, which is described as 'exceptional' and 'largely unspoilt', is now protected by Conservation Area status (Countryside Commission 1998, 73). Cartmel is situated approximately 3.5km north-west of Grange-over-Sands to the south of the South Cumbria Low Fells on the northern side of Morecambe Bay (Countryside Commission 1998, 69; Ordnance Survey 2008).

1.2.2 Cartmel is situated on the junction of a complex series of solid geology comprising Bannisdale Slates of Silurian age and carboniferous limestone, covered by thick glacial debris, including deposits of cobbles, pebbles and sandy material (Mitchell 1990, 43; Moseley 1978, plate 1). The site is located to the east of the River Eea, at approximately 30m above sea level (Ordnance Survey 2011); the underlying solid geology in the catchment area to the west of the River is mainly slate, but to the east the deposits are mostly limestone, and deposits of alluvium (soft peaty and clayey soils) are likely to be present closer to the River (Mitchell 1990, figure 2; 1992, figure 1). The River itself was doubtless an important influence on the sourcing of construction material in the area most notably that used in the construction of the Priory (Mitchell 1992, 72-73).



Client: Mr and Mrs Wilson

Figure 1: Site location

2. Methodology

2.1 Introduction

2.1.1 The heritage assessment is intended to provide a suitable understanding to the building's history and development in order to be able to discuss its significance. A suitable archive has also been compiled to provide a permanent paper record of the project and its results, also in accordance with ClfA guidelines (ClfA 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 (ClfA 2014a). 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:

- **Record Office/Archive Centre:** the majority of original and secondary sources relating to the site are deposited in the relevant Record Office(s) or Archive Centre(s), as specified in the cover sheet of this report. Of principal importance are early maps of the site. These were examined in order to establish the development of the site, date of any structures present within it, and details of land use, in order to set the site in its historical, archaeological, and regional context. In addition, any details of the site's owners and occupiers were acquired where available;
- **Online Resources:** where available, mapping such as Ordnance Survey maps and tithe maps were consulted online;
- **Greenlane Archaeology:** Greenlane Archaeology's office library includes maps, local histories, and unpublished primary and secondary sources. These were consulted where relevant, in order to provide information about the history and archaeology of the site and the general area.

2.3 Site Visit

2.3.1 A brief site visit was carried out, effectively equivalent to a Level 1 archaeological building recording as defined by Historic England (Historic England 2016), and was carried out according to the guidelines of the Chartered Institute for Archaeologists (ClfA 2014b). It comprised the following elements:

- **Written record:** brief 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;

2.4 Archive

2.4.1 The archive, comprising the drawn, written, and photographic record of the building, will be deposited with the relevant Record Office or Archive Centre, as detailed on the cover sheet of this report, together with a copy of the report. The archive has been compiled according to the standards and guidelines of the ClfA guidelines (ClfA 2014c). In addition details will be submitted to the Online Access to the Index of archaeological investigations (OASIS) scheme. This is an internet-based project intended to improve the flow of information between contractors, local authority heritage managers and the general public. A paper copy of the report will be provided to the client and a digital copy of the report will be provided for the relevant Historic Environment Record, as detailed on the cover sheet of this report.

3. Desk-Based Assessment

3.1 Map Regression

3.1.1 **Introduction:** while there are some early maps of Cartmel these do not show the site in suitable detail. The enclosure map of 1809 (CAC(K) WPR 89 Z3 1809) does show a linear block of buildings similar to that on the first edition Ordnance Survey map but provides no other useful information. The site is not included on Ffoliot's Plan of 1854, and there is no tithe map for the area. The earliest useful maps are therefore those produced by the Ordnance Survey.

3.1.2 **Ordnance Survey, 1851:** this is the first edition 1:10,560 scale map, and shows that the site is part of a block of buildings running approximately north/south to the south of the market cross (Plate 1).

3.1.2 **Ordnance Survey, 1890:** this is the first edition 1:2,500 scale map, and so shows a lot more detail (Plate 2). The site is shown as a distinct block within the range of buildings, with the associated rear garden. There appear to be steps shown outside the front (east) of the building.



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



Plate 2 (right): Extract from the Ordnance Survey map of 1890

3.1.3 **Ordnance Survey, 1913:** no change is shown from the previous map (Plate 3).

3.1.4 **Ordnance Survey, 1933:** no change is shown from the previous map (Plate 4).

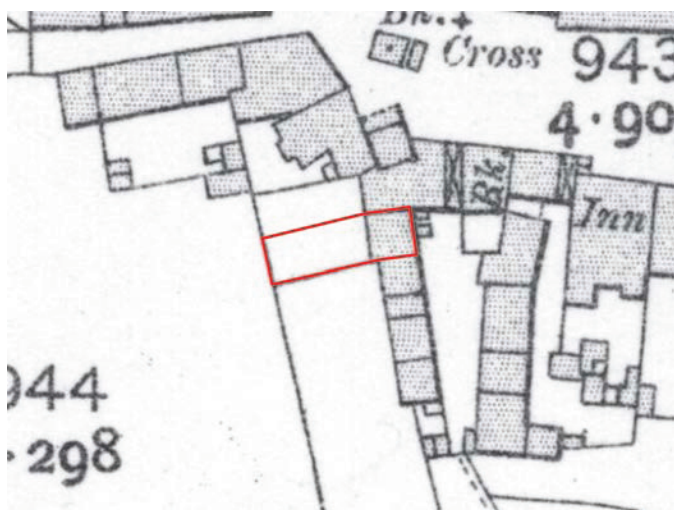


Plate 3 (left): Extract from the Ordnance Survey map of 1913

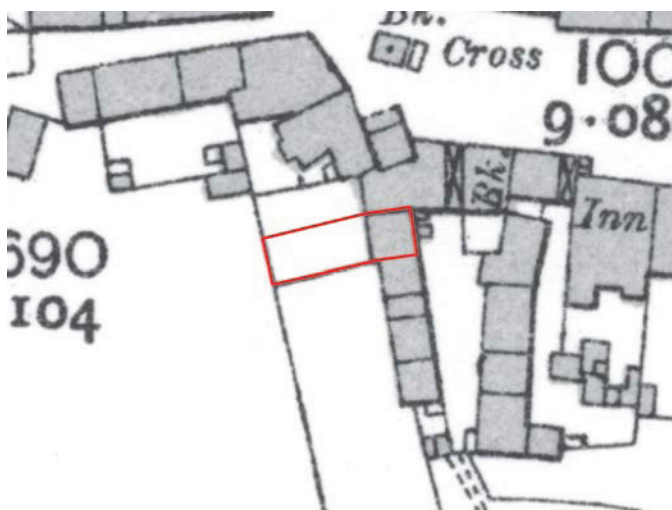


Plate 4 (right): Extract from the Ordnance Survey map of 1933

3.1.5 **Ordnance Survey, 1947:** this map is once again at 1:10,560 scale, and as such shows little detail. It appears that there are no changes since the previous map (Plate 5).

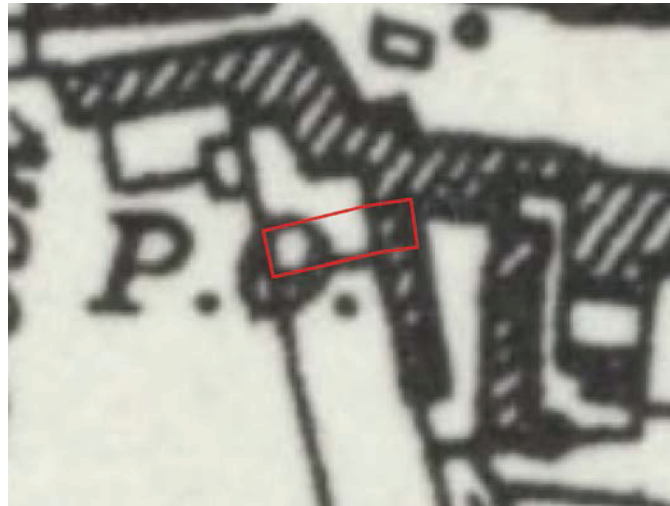


Plate 5: Extract from the Ordnance Survey map of 1947

3.2 Site History

3.2.1 With the exception of the map evidence there is relatively little available information about the property. Its position as part of a larger row of buildings and the lack of a tithe map or suitable information from the 1910 valuation make identifying the owners and occupiers difficult without access to the deeds. It is apparent from the Listing that it is considered likely to be 18th century in date, and this is essentially proven by the fact that it is shown on the enclosure map of 1809, albeit at a very small scale. The listing includes it with the former Martin's Bank to the north, later Peter Smith's bookshop and now a dwelling, but there is no specific evidence to assume that Town Close originally formed part of a single building with the bank.

4. Site Visit

4.1 Arrangement and Fabric

4.1.1 **Arrangement:** the building comprises the north end of a row of properties and is set between the former bank/book shop that faces onto the market place to the north and what appears to be a former coach house to the south (Plate 6), so there is no north or south elevation. The front elevation faces east into a yard behind the former bank/book shop, with access gained via a passage below this from the market place (Plate 7), while the rear elevation faces a small garden to the west. The building is two storeys with an attic, although this could not be accessed at the time of the site visit.



Plate 6 (left): The row of properties to the south of Town Close, viewed from the south-east

Plate 7 (right): The former bank/shop to the north with the passageway below, viewed from the market place to the north

4.1.2 **Fabric:** externally the building is finished with roughcast concrete render. It was not possible to view the roof but it is assumed to be grey slate; there are chimneys at the north and south ends. Internally the walls are finished with plaster and the early timber is hand finished.

4.2 External Detail

4.2.1 **West external elevation:** the ground floor has and a doorway flanked by windows on the ground floor, all with modern timber casements, and there is a further window at ground floor level to the north with a uPVC casement (Plate 8). On the first floor there is a central stair window of six fixed lights flanked by a single window with two-light hinged timber casements.



Plate 8: The west external elevation, viewed from the west

4.2.2 **East external elevation:** this is broadly symmetrical and based around a central doorway with a flat stone canopy on stone corbels with railings attached below leading down a short flight of steps to the yard (Plate 9). The door has four fielded panels and two lights in the top. To the south is a further flight of steps leading down to a second doorway at cellar level with a plank and batten door and a small four-light window to the south (Plate 10). The main elevation has two windows on the ground floor each with a stone voussoir arch and 12-light sash casements and there are three windows on the first floor all with sash casements in the same style. All of the windows have square sills probably formed of render.



Plate 9 (left): The east external elevation, viewed from the east



Plate 10 (right): The south side of the east external elevation, viewed from the east

4.3 Internal Detail

4.3.1 **Cellar:** this is split into two sections north and south by a masonry wall, which has a doorway on the east side with a re-used six panel door (Plate 11). On the east side of the north half there is an alcove that was perhaps formerly a doorway, while in the south-east corner there is a doorway to the exterior with plank and batten door and there is a stoneware sink set in the south-east corner below a small four-light window (Plate 12). To the south there is a chimney breast with no evident fireplace. On the west side is a stone staircase leading up to the ground floor (Plate 13). The beams supporting the ceiling are all hand-finished and some are clearly re-used.



Plate 11 (left): The doorway in the dividing wall of the cellar, viewed from the south

Plate 12 (right): The doorway, window and sink in the south-east corner of the cellar, viewed from the north-west



Plate 13: Stairs on the west side of the cellar, viewed from the east

4.3.2 **Ground floor:** this has been divided into three rooms, a large living room across the south side, a kitchen to the south-west, and a small parlour to the north-west. All of the rooms have wide

floorboards, with evidence for a stud partition on the west side of the living room, and the beams supporting the ceiling are hand finished and scored for plaster. The living room has two doorways on the north side both with six fielded panels that have been stripped of paint, with L-shaped hinges on the north-east one (Plate 14). The east elevation has a stud wall on the north side with a modern door leading into a porch. Within this the front door has four panels and two lights and is hung on long strap hinges (Plate 15). To the south of this is a window with fielded panel shutters, which have also been stripped of paint, supported by H-shaped hinges and with similar panelling around the window seat (Plate 16 and Plate 17). The south elevation has a central fireplace with a modern fire surround with tiled insert and hearth (Plate 18). To the east is a cupboard built into an alcove with fielded panel doors on H-shaped hinges that have been stripped of paint (Plate 19). At the west end of the living room there is doorway flanked by a pair of windows, both of which have modern timber casements and the doorway is also modern timber and glazed (Plate 20). The west elevation has a modern glazed timber doorway on the north side flanked by windows in the same style, with a return to the north at the stairs, which are accessed by a doorway which is an early six panel door with the scar of an L-shaped hinge, the upper four panels of which have been glazed.



Plate 14: Doorways to the north and north-west in the living room, viewed from the south-east



Plate 15 (right): Front doorway within the porch in the living room, viewed from the west



Plate 16 (left): Window in the east elevation of the living room, viewed from the west



Plate 17 (right): Window in the east elevation of the living room with shutters closed, viewed from the west



Plate 18 (left): Fireplace on the south side of the living room, viewed from the north



Plate 19 (right): Cupboard in the south-east corner of the living room, viewed from the north



Plate 20 (left): Doorway with flanking windows in the west side of the living room, viewed from the east

4.3.2 The kitchen has been extensively modernised with fitted units against most of the wall space. There is a window on the west side with a two-light uPVC casement and a doorway to the south of this leading to the cellar with an early door with two raised panels and L-shaped hinges (Plate 21). The parlour to the east is fairly plain. There is a filled section in the floorboards against the north side, presumably denoting the location of a hearth for a fireplace (Plate 22), and a window to the east in the same style as that in the living room but with the shutters still painted (Plate 23 and Plate 24).



Plate 21 (left): Doorway on the south side of the west elevation in the kitchen, viewed from the west

Plate 22 (right): Filled gap in the floorboards on the north side of the parlour, viewed from the south



Plate 23 (left): Window on the east side of the parlour, viewed from the west

Plate 24 (right): Window on the east side of the parlour with the shutters closed, viewed from the west

4.3.3 **First floor:** this is also sub-divided into three main rooms with a landing off the west side connecting to the stairs within which is a hatch to the attic that was not accessible at the time of the site visit. The stairs are lit by a tall window of six lights while the stairs have a stripped timber banister with a moulded handrail with square newels with flat tops and turned balusters (Plate 25). The majority of the rooms are finished with carpets and finished with plaster and wall paper and a moulded dado rail and beaded skirting board in the two bedrooms at either end. Within the southern bedroom the north elevation is a plain stud partition with a doorway on the west side with a door with six raised panels that has been stripped and has modern hinges. The east elevation has a window with a 12-light sliding sash casement and a window seat with fielded panelling around (Plate 26). The south elevation has a chimney breast on the south side but no obvious fireplace (Plate 27), while the west has a window with a modern six-light hinged casement (Plate 28). There is a hand-finished beam along the north side of the room. The central bathroom is modernised and finished with tiles, with a window with a 12-light sliding sash casement to the east and doorway with a six-panel door to the west. The northern bedroom is largely plain, but has windows in the west and east elevations as per those in the southern bedroom and a doorway to the south with six panels that have been stripped of paint. There is single beam against the south elevation, which is hand-finished and scored for plaster (Plate 29).



Plate 25 (left): Staircase on the west side of the building, viewed from the south-west



Plate 26 (right): Window in the east elevation of the southern bedroom, viewed from the west



Plate 27 (left): Chimney breast on the south side of the southern bedroom, viewed from the north-west



Plate 28 (right): Window in the west elevation of the southern bedroom, viewed from the east



Plate 29: Beam along the south side of the northern bedroom, viewed from the north-west

5. Discussion

5.1 Interpretation

5.1.1 It is apparent from the documentary evidence that a building existed on this site from at least 1809, with the Listing suggesting it is 18th century. The site visit was able to confirm that the building is indeed likely to be early 18th century in origin with the form of items such as the H and L-shaped hinges and the panelled doors being consistent with this date (Alcock and Hall 2002, 18 and 25). There is some evidence that the cellar of the house was split in half at one time with a separate cellar access into the northern half, although there is no evidence for whether this continued into the rest of the house such as a second staircase. Without further more detailed building recording with proper plans this sort of detail would be difficult to ascertain.

5.1.2 The building has seen some fairly substantial alterations more recently both internally and externally, some of which are likely to have occurred after the building was first listed in 1970 (see *Appendix 1*). The most substantial of these are found in the west elevation, which has been almost entirely re-fenestrated with modern timber windows and doors and one in uPVC. Internally the most noteworthy alteration has been the loss of all of the original fireplaces, with one being replaced with the modern fireplace in the ground floor living room. Throughout the majority of the original doors have been retained as well as the original shutters and the cupboard in the ground floor living room, although these have invariably been stripped of their original paint. Some later doors have been added in the ground floor living room to improve insulation around the front door and stairs.

5.2 Significance

5.2.1 While much altered the building retains a number of early or original features including the internal doors and main front door and the windows to the south, which form an important part of the façade of the property. Unfortunately the west elevation has had almost all of its windows and its single door replaced with inappropriate modern casements, in some cases very recently. The stripping of the paint from the original internal doors and window shutters is also inappropriate for such historic features and the loss of the fireplaces and a replacement of the living room one with a poor imitation is unfortunate.

5.2.2 If the building had been split into two cottages during the late 19th century it would represent an interesting example of a small scale 'workers' cottage, something that is perhaps underrepresented in Cartmel. As it is it comprises a very good example of a small 18th century cottage of the wider region.

6. Bibliography

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Appendix 1: Listed Building Details

BANK COURT P SMITH'S BOOKSHOP TOWN CLOSE, WITH DECORATIVE COBBLED PAVING

Heritage Category: Listed Building

Grade: II

List Entry Number: 1087173

Date first listed: 25-Mar-1970

Date of most recent amendment: 15-Feb-1989

Statutory Address: BANK COURT, THE SQUARE

Statutory Address: P SMITH'S BOOKSHOP, THE SQUARE

Statutory Address: TOWN CLOSE, WITH DECORATIVE COBBLED PAVING, THE SQUARE

County: Cumbria

District: South Lakeland (District Authority)

Parish: Lower Allithwaite

National Grid Reference: SD 37820 78753

Details

LOWER ALLITHWAITE THE SQUARE SD 3778 (South side) Cartmel 8/106 P. Smith's bookshop 25.3.70 and Bank Court (formerly listed as Martins Bank) and Town Close, with decorative cobbled paving G.V. II Shop and 2 houses. Early and late C18. Roughcast stone with slate roof. 2 storeys, one bay. Ground floor has C20 bow window recessed in opening; 1st floor has 4-light casement. 2 cross-axial stacks. Entrance to left return in entry to National Westminster Bank (q.v.). Rear has segmental-headed windows, sashed with glazing bars and entrance up steps with bracketed canopy and 6-fielded-panel door. Town Close adjacent to left of 3 bays; sashed windows with glazing bars, those to ground floor segmental headed; entrance has bracketed canopy and 6-fielded-panel door. Patterned cobbled paving to front.

Listing NGR: SD3782078753