

BLUEBELL HOUSE, CARTMEL, CUMBRIA

Archaeological Building Recording



Client:
Rogell Ltd

NGR: 337905 478761

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Contents

Non-Technical Summary	3
Acknowledgements.....	3
1. Introduction	4
2. Methodology	6
3. Desk-Based Assessment.....	7
4. Building Recording.....	11
5. Discussion.....	29
6. Bibliography	31
Appendix 1: Listed Building Information	32

Illustrations

List of Figures

Figure 1: Site location	5
Figure 2: Ground floor plan.....	13
Figure 3: First floor plan.....	14
Figure 4: Cross-section A-A1.....	15

List of Plates

Plate 1 (left): Extract from the Ordnance Survey map of 1851.....	7
Plate 2 (right): Extract from Ffoliott's map of Cartmel from 1854	7
Plate 3 (left): Extract from the Ordnance Survey map of 1890.....	8
Plate 4 (right): Extract from the Ordnance Survey map of 1913	8
Plate 5 (left): Extract from the Ordnance Survey map of 1933.....	8
Plate 6 (right): Early 20 th century photograph showing Bluebell House (after Sankey 1976, 65).....	8
Plate 7: Photograph of Bluebell House from 2000, taken by Mr CJ Wright (after English Heritage 2007).....	9
Plate 8 (left): North external elevation of Bluebell House.....	11
Plate 9 (right): West external elevation of Bluebell House and part of the north elevation of Rogan's.....	11
Plate 10 (left): South external elevation of Bluebell House	12
Plate 11 (right): East external elevation of Bluebell House	12
Plate 12 (left): Staircase on the south side of Room G1	16
Plate 13 (right): Baltic timber beneath the staircase in Room G1	16
Plate 14 (left): Panelling and door in the small room within G1.....	17
Plate 15 (right): Eastern beam in Room G1 with empty slots for partition wall	17
Plate 16 (left): Detail of typical moulding and stop chamfer at north end of central beams in Room G1.....	18
Plate 17 (right): Fireplace in west elevation, Room G1	18
Plate 18 (left): Ceiling in Room G2	18
Plate 19 (right): Detail of stop chamfers in Room G2	18
Plate 20 (left): East elevation, Room G2, showing mullion windows.....	19

Plate 21 (right): South elevation, Room G2.....	19
Plate 22 (left): Staircase in Room F1.....	20
Plate 23 (right): Junction between handrail and stud wall in Room F1	20
Plate 24 (left): End of cruck blade exposed in east elevation, Room F1.....	20
Plate 25 (right): End of cruck blade, with spur, packing piece, collar and stud wall exposed in west elevation, Room F1.....	20
Plate 26 (left): End of cruck blade with collar and packing piece exposed in east elevation, Room F3	21
Plate 27 (right): End of cruck blade with collar, packing piece and spur exposed in west elevation, Room F3.....	21
Plate 28 (left): End of cruck with spur and collar exposed at north end of west elevation, Room F4	22
Plate 29 (right): End of cruck and collar exposed at south end of west elevation, Room F4.....	22
Plate 30 (left): Upper part of cruck truss within roof space.....	23
Plate 31 (right): Additional supporting timbers at junction between the north and south parts of the house	23
Plate 32 (left): Truss in southern section of roof space	23
Plate 33 (right): Detail of lap jointed principal rafters and carpenter's marks.....	23
Plate 34: South end of southern section of roof space, showing chimney breast with flanking windows	24
Plate 35 (left): North external elevation of Rogan's.....	24
Plate 36 (right): Northern part of west external elevation of Rogan's.....	24
Plate 37 (left): Southern part of west external elevation and west side of south external elevation of Rogan's.....	25
Plate 38 (right): Detail of dated grindstone in top of gable, west side of south external elevation of Rogan's	25
Plate 39 (left): General view of south external elevation	25
Plate 40 (right): Detail of dated grindstone in top of gable in centre of south external elevation, Rogan's.....	25
Plate 41 (left): Beams in the main ground floor room of Rogan's.....	26
Plate 42 (right): Fireplace in the west elevation of the main ground floor room of Rogan's.....	26
Plate 43 (left): Machine cut joists in the southern room ground floor, Rogan's.....	26
Plate 44 (right): Door with L-shaped hinges, main room, first floor, Rogan's.....	26
Plate 45 (left): Door with early latch plate, main room, first floor, Rogan's.....	27
Plate 46 (right): Cupboard set in north wall, main room, first floor, Rogan's.....	27
Plate 47 (left): Splat baluster, main room, first floor, Rogan's	27
Plate 48 (right) Tie beam truss, east room, first floor, Rogan's	27
Plate 49: Truss in roof space, Rogan's.....	28

Non-Technical Summary

Prior the submission of a planning application for modifications to Bluebell House, Carmel, Cumbria, the Conservation Officer at South Lakeland District Council recommended an archaeological building recording be carried out. The building is Listed Grade II, and it was considered necessary to better understand its historical development and significance in order to inform any planning decision. Following the provision of a project design by Greenlane Archaeology the work on site was carried out in January 2012.

There are few early historical sources in which Bluebell House can be identified, largely because it is not clear what its original name was, if it had one, and many available pieces of information do not refer to houses in Cartmel by specific names. The Listed Building details suggest that it is 17th century in origin, and the earliest available maps show that it was certainly in existence by the mid-19th century, by which time it occupied much of its present footprint. By the end of the 19th century it appears to have been extended even further to the rear, and during the late 20th century it underwent an extensive programme of modernisation.

The building recording revealed that the earliest phase of the building comprises a two-unit house with two raised cruck trusses and a projecting staircase, which is likely to be of 17th century date. This contains an ornate timber staircase with turned balusters of late 17th century style, although it has been suggested that this is re-used, having apparently been brought from Holker Hall. The building was subsequently extended to the rear, probably in the 18th century, at which time the staircase was remodelled (assuming it was not inserted at this date). It was further extended to the rear, probably in the late 19th or early 20th century, before being comprehensively modernised in the late 20th century. A brief examination of the adjoining property also allowed a consideration of the relationship between the two and revealed some evidence that it too had 17th century origins.

Bluebell House represents an interesting and relatively unusual example of an early two-room plan house with a raised cruck roof. There is also a considerable amount of original fabric surviving within it, the most significant being the early cruck trusses, but also the trusses of the slightly later extension. The staircase, although modified and possibly re-used, is also an important part of the building's fabric, as is the stone fireplace in the front room. In general every effort should be made to retain these features and the other elements of the building's historic fabric.

Acknowledgements

Greenlane Archaeology would like to thank Rogell Ltd for commissioning the project, in particular Simon Rogan and Penny Tapsell, who also provided additional information about the building and assistance during the recording, and John Coward Architects, in particular Rebecca Gibson, for providing the 'as existing' drawings of the building and information about previous planning applications. Additional thanks are due to the staff of the Cumbria Record Office in Barrow-in-Furness (CRO(B)) for their help, and the owner of Bluebell House, Jonathan Wood, for providing information about its history.

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

1. Introduction

1.1 Circumstances of the Project

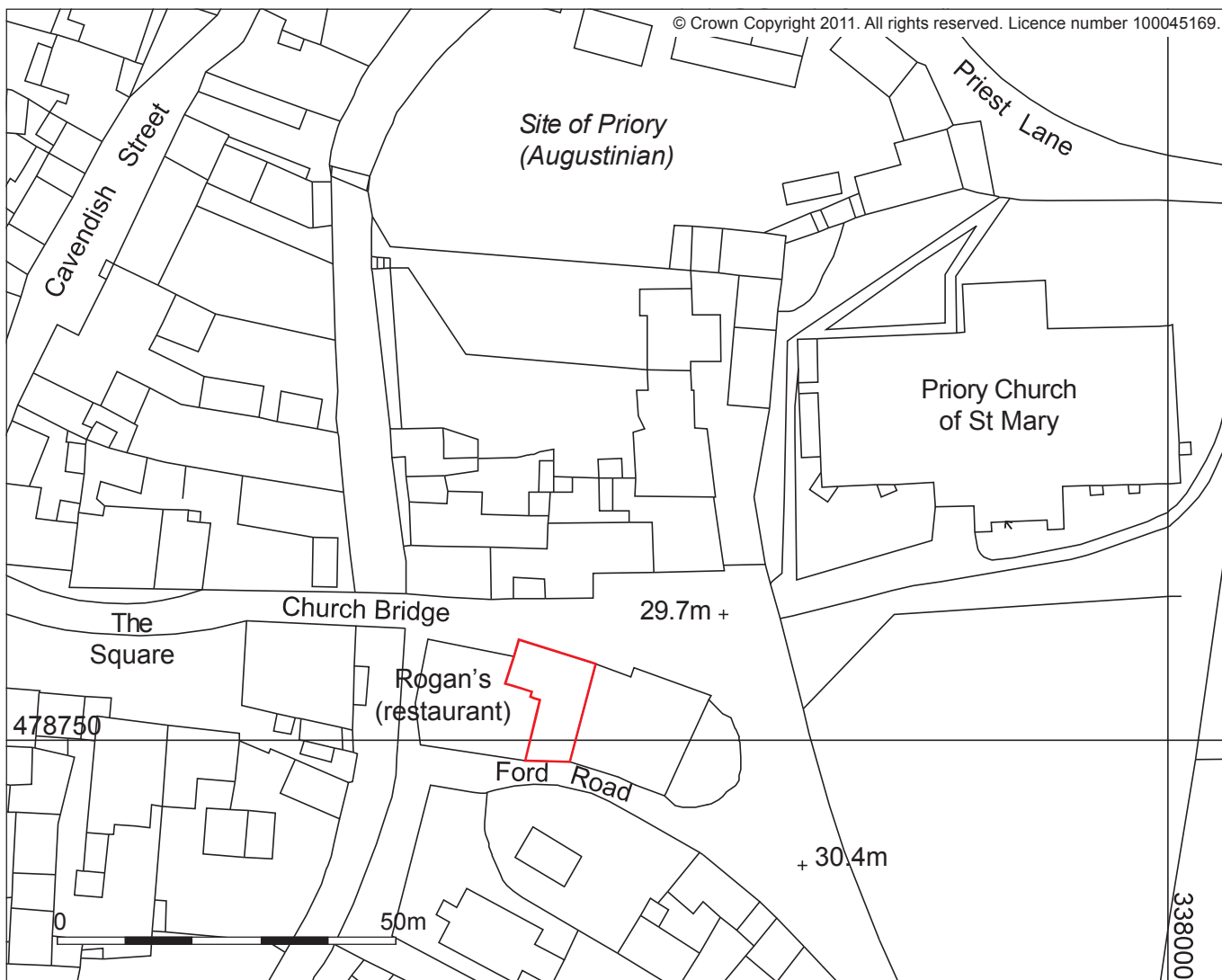
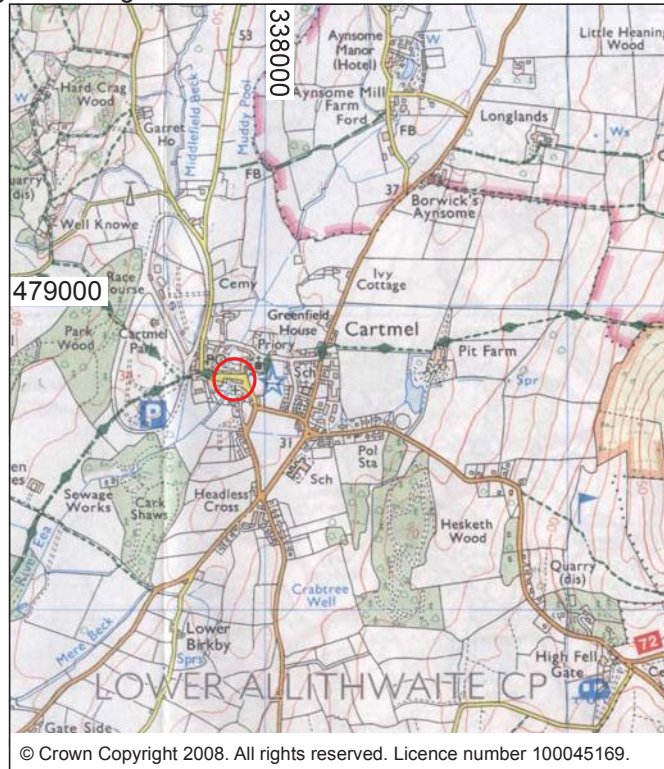
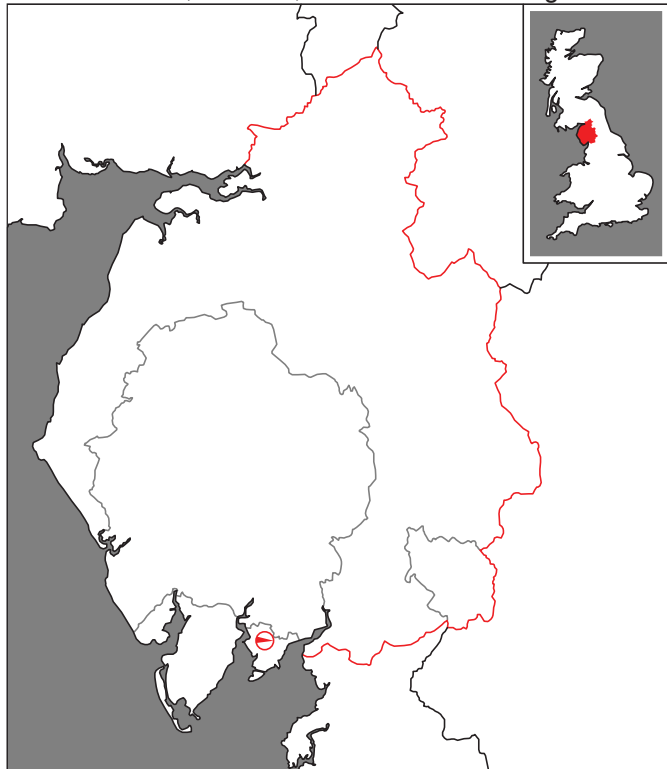
1.1.1 Prior to the submission of a planning application for modifications to Bluebell House, Cartmel, Cumbria (NGR 337905 478761), Graham Darlington, Conservation Officer for South Lakeland District Council, requested an English Heritage Level 2 type recording of the building. This is intended to provide a record of the building and an assessment of its significance. Greenlane Archaeology was commissioned by Penny Tapsell and Simon Rogan of Rogell Ltd to carry out the building recording. In response to this Greenlane Archaeology produced a project design and carried out the work in January 2012.

1.1.2 The building is Grade II Listed and thought to be of late 17th century date (English Heritage 2007; *Appendix 1*), and is now connected to the adjoining building to the west (Rogan's restaurant), which is also Grade II listed but thought to be 18th century (*ibid*).

1.2 Location, Geology, and Topography

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

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



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Figure 1: Site location

2. Methodology

2.1 Introduction

2.1.1 The building investigation comprised three separate elements intended to provide a suitable record of the structure, in line with English Heritage standards (English Heritage 2006) and the guidelines of the Institute for Archaeologists (IfA 2008a). In addition a desk-based assessment was carried out in accordance with the project design and IfA guidelines (IfA 2008b) prior to the building recording, and a suitable archive was compiled to provide a permanent record of the project and its results in accordance with English Heritage and IfA guidelines (English Heritage 1991; Brown 2007).

2.2 Desk-Based Assessment

2.2.1 Information was gathered from the following locations:

- **Cumbria Record Office, Barrow (CRO(B))**: this was visited in order to examine early maps of the site and other primary sources as well as secondary sources such as trade directories in order to identify information about the development and use of the building;
- **Client and owner**: information about the building was obtained verbally from both the client and the building's owner, Jonathan Wood;
- **Greenlane Archaeology library**: additional secondary sources were used to provide information for the site background.

2.3 Building Recording

2.3.1 The building recording was carried out to English Heritage Level-2 type standards (English Heritage 2006), which is a largely descriptive investigation, with the interpretation only making a limited use of the available documentary information. The recording comprised the following elements:

- **Written record**: descriptive records of all parts of the building were made using Greenlane Archaeology *pro forma* record sheets;
- **Photographs**: photographs in both 35mm colour print and colour digital format were taken of the main features of the building, its general surroundings, and any features of architectural or archaeological interest. A selection of the colour digital photographs is included in this report, and the remaining photographs are in the project archive;
- **Drawings**: drawings were produced by hand-annotation of printed plots of 'as existing' architect's drawings provided by the client's architect. In addition, a cross-section was produced by hand. The drawings produced ultimately comprised:
 - i. a plan of each floor at a scale of 1:100;
 - ii. a cross-section at a scale of 1:50.

2.4 Archive

2.4.1 A comprehensive archive of the project has been produced in accordance with the project design and current IfA and English Heritage guidelines (Brown 2007; English Heritage 1991). The paper and digital archive and a copy of this report will be deposited in the Cumbria Record Office in Barrow-in-Furness on completion of the project. Three copies of this report will be provided for the client, and one will be retained by Greenlane Archaeology. In addition a digital copy of the report will be provided to client's agent and the Cumbria Historic Environment Record (HER) in Kendal and a digital record of the project will be made on the *Online Access to the Index of Archaeological Investigations* (OASIS) scheme.

3. Desk-Based Assessment

3.1 Map and Image Regression

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

3.1.2 **Ordnance Survey, 1851:** despite the scale this plan is detailed enough to show the general arrangement of buildings forming the block including Bluebell House (Plate 1). It is apparent that by this time the present arrangement was essentially in place, although there are still apparently open areas to the rear (south) of the row of properties that have subsequently been filled in.

3.1.3 **Ffoliott 1854:** this is essentially the same as the earlier map, only at a more useful scale (Plate 2). It therefore shows more of the detail of the open areas to the rear, as well as depicting the divisions between the buildings. Both Bluebell House and the adjoining restaurant are shown as having open courtyards to the south, between rear extensions.

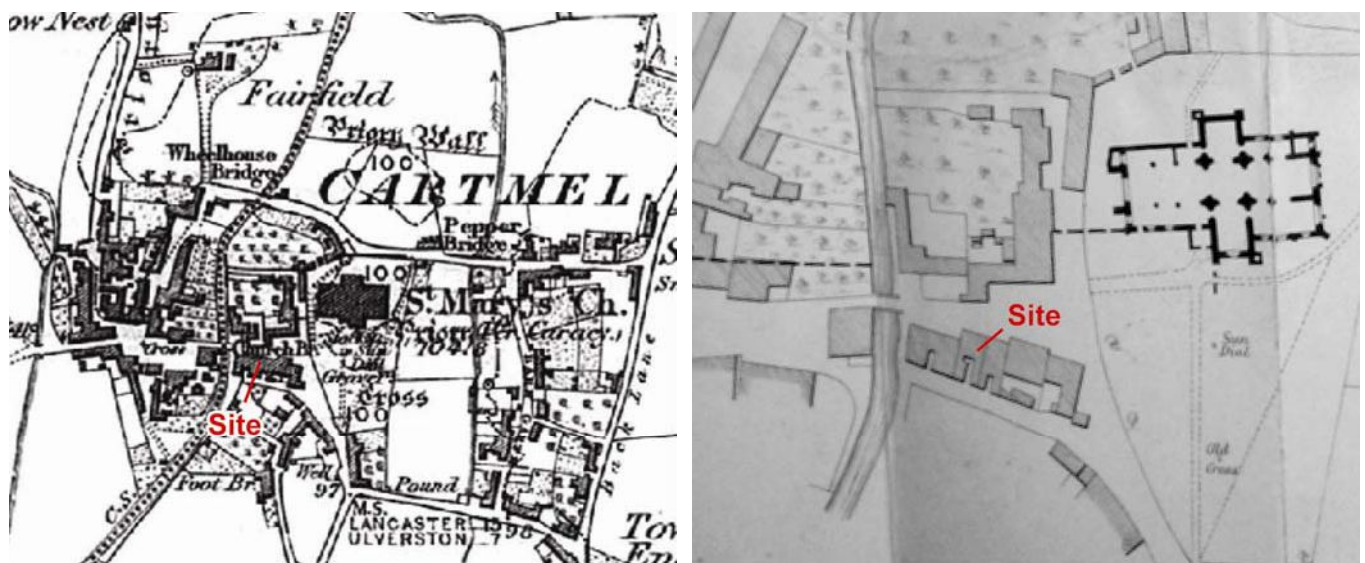


Plate 1 (left): Extract from the Ordnance Survey map of 1851

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

3.1.4 **Ordnance Survey, 1890:** this is the probably the first map to accurately show the divisions between the row of buildings (Plate 3). While there is still apparently some open space to the rear it is also apparent that there has been some infilling, particularly to the south of Bluebell House.

3.1.5 **Ordnance Survey, 1913:** this provides much the same information as the previous map, although the lack of fill makes distinguishing between structures and open spaces more difficult (Plate 4).



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



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

3.1.6 **Ordnance Survey, 1933:** this again shows much the same information as the previous map, although there appears to have been even more infilling to the rear of the restaurant (Plate 5).

3.1.7 **Early 20th century photograph:** a single early photograph was discovered showing Bluebell House, although it is viewed from the gates to the Priory Church and not particularly clear (Plate 6). It is apparent, however, that the front (north) elevation has essentially its present form, although it was evidently rendered at this time and had a small porch, comprising a timber trellis.



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



Plate 6 (right): Early 20th century photograph showing Bluebell House (after Sankey 1976, 65)

3.1.8 **Photograph, 2000:** a photograph, taken in 2000 by Mr CJ Wright, is included as part of the *Images of England* project (English Heritage 2007; Plate 7). This shows that at this time the north elevation of the property was still finished with render. Some of the windows, particularly those on the first floor, appear to have early sliding sash casements, and there is a porch, although it does not appear to be the same as the one shown in the previous photograph.



Plate 7: Photograph of Bluebell House from 2000, taken by Mr CJ Wright (after English Heritage 2007)

3.2 Previous Planning Applications

3.2.1 It is apparent that Bluebell House, and the adjoining restaurant, have been subject to a number of changes as a result of recent planning applications. Available details of the one relating to Bluebell House, for a scheme of internal alterations and (dated 1995) were provided by John Coward Architects. These indicate that the arrangement of internal partition walls was quite different; specifically there were several more internal partitions within Room F6 and a north/south orientated dividing wall immediately east of the front door into Room G1. In addition, the yard to the rear contained a, clearly relatively late, outshut kitchen at this time.

3.3 Site History

3.3.1 **Introduction:** while the village of Cartmel has a very ancient history, with activity in the general area extending into the prehistoric and Roman period and the core of the village based around the 12th century priory, Bluebell House is thought to be 17th century in origin. As a result only information relating to the post-medieval period has been included in this section, specifically that relating directly to Bluebell House.

3.3.2 **Bluebell House:** the listed building details consider Bluebell House to be late 17th century in origin (English Heritage 2007; see *Appendix 1*), something that is demonstrated by the results of the building recording (see *Section 4* and *Section 5*). The adjoining restaurant is considered to be 18th century (*ibid*), although there is evidence within it of earlier fabric (see *Section 4.3.15*). There is, however, essentially no information available about the properties for this period. The only other clues to dating the development of Bluebell House are the two dated grindstones in the rear of the adjoining restaurant, 1831 and 1857, and the initials 'IR' (see English Heritage 2007 and *Appendix 1*. These are described in *Section 4.3.14*). These demonstrate some elements of the relationship between the various parts of this building – that the front (north) section was standing prior to 1831, and as the physical evidence suggests that Bluebell House pre-dates Rogan's then this confirms that a 17th century date is likely. Internally it is thought that the staircase is re-used and came from Holker Hall following a fire (Jonathan Wood pers comm.), presumably the fire of 1871 when the east wing was destroyed (Farrer and Brownbill 1914, 272), although this is difficult to verify.

3.3.3 The lack of tithe map for Cartmel and incomplete mapping of the 1910 valuation make it difficult to identify the historic owners and occupiers of the property. In addition, an examination of early directories and the census returns was not able to identify it as most of the houses in Cartmel during the 19th century were not known by any specific name, or at least not one that was used in either of these sources. An attempt to identify the individual to whom the dated grindstones related also proved difficult.

The only name that corresponded in the directories of the time was a John Redhead (J and often represented by I at this time, in the Latin tradition), a surgeon, who is listed in Cartmel in both 1829 (Parson and White 1829, 706) and 1849 (Mannex 1849, 384). More recently it is known to have been used as a public house known as the Bluebell pub before becoming the Bluebell Café (Jonathan Wood pers comm.).

3.4 Conclusion

3.4.1 Although early sources relating to the property and identifying the owners and occupiers are difficult to find it is reasonable to agree with the earlier Listed Building entry in seeing Bluebell House as having 17th century origins. Even the one available source of information, the dated grindstones, albeit relating to the adjoining property, did not enable a more detailed understanding of the history of Bluebell House to be ascertained. The available maps certainly demonstrate that it was in existence by the early 19th century, by which time it appears to have been extended to fill most of its current footprint. Certainly, by the end of the 19th century it had been considerably extended, and during the late 20th century it was substantially altered as part of a general phase of modernisation and improvement.

4. Building Recording

4.1 Arrangement and Fabric

4.1.1 Bluebell House is situated within a row of buildings that face north onto Devonshire Square. The rear elevation faces south onto a back lane, while only part of the west elevation is visible, on account of Bluebell House projecting northwards of the line of the adjoining property.

4.1.2 Externally the entire building is constructed from stone rubble in random courses, mostly limestone but with some slate and glacially derived material as well as pieces of dressed yellow limestone, some of which has been utilised in window jambs and heads. It has been thickly repointed in concrete mortar and has a grey slate roof. The chimneys are also stone built, in slightly more dressed material, with ceramic pots. In places well-dressed and even sawn limestone has been used for window lintels. Internally it has a very modern finish to a high standard, with plaster and paint throughout although the timber has largely been exposed and minimally treated, with the exception of the staircase, which has a dark gloss stain.

4.2 External Detail

4.2.1 **North elevation:** the ground floor has a wide window on the east side, with a modern sliding-sash timber casement divided into two 12-light sections (Plate 8). It has a dressed limestone sill and slate-hung lintel. In the ground in front of this window there is a sunken area lined with stone, suggestive of a cellar light although the building is not known to have a cellar. To the west of this window is a vertical line, perhaps the jamb of an earlier window and to the west of this is a central doorway with a modern with six raised and fielded panels with an ovolo moulding and an ovolo-moulded entablature above. To the west a plastic box is inserted into the wall, presumably for the gas meter, with a further vertical scar for another window immediately to the west of this. At the east end is a further window with a modern 20-light sliding sash timber casement, again with a dressed limestone sill, and yellow limestone voussoir lintel. The first floor has three windows, those at either end with modern timber 12-light sash casements, and the one in the centre with a nine-light sash casement, and all have dressed limestone sills and slate hung lintels.



Plate 8 (left): North external elevation of Bluebell House

Plate 9 (right): West external elevation of Bluebell House and part of the north elevation of Rogan's

4.2.2 **West elevation:** this forms the gable end of the building, although it is partially obscured by the adjoining property (Plate 9). There is a single ground floor window, which is situated in what was evidently originally a doorway as the line of a jamb to the south is evident and the north jamb of the window continues to the ground. The window is filled with a modern nine-light fixed timber casement, and has a dressed limestone sill and slate hung lintel. The gable has a skim of concrete below the roof line and is topped by a chimney with two ceramic pots. Within the courtyard formed between Bluebell House and the adjoining restaurant is a further short section of west elevation. This has two doorways on

the ground floor, both with modern glazed doors and slate hung lintels. The southern one has a double door and the north as single. On the first floor there is a similar but smaller double doorway on the south side, leading to a metal and concrete balcony with a metal hand rail. To the north of this is a tall window with a sawn stone sill, slate hung lintel, and modern 8-light fixed casement.

4.2.3 South elevation: this also forms a gable, and while of similar construction as the rest of the building, it has at least three rows of through stones and there are a few large rough quoins at the base of the south-west corner (Plate 10). The ground floor has two windows with modern nine-light timber sash casements with sawn limestone sills and slate hung lintels with a drip course, also in slate, above. There is some evidence that at least one of these two windows originally formed part or all of a doorway, as the west jamb continues to the ground. There is a further window on the first floor, in a similar style as those below, and above this are a row of three ventilation slots, the outer two of which are open, while the central one has been filled with a ceramic grill. A further section of south-facing elevation is also visible within the courtyard. This has a double doorway in the centre of the ground floor, with a modern glazed door and slate hung lintel. Above this is a small window, with a sawn stone sill, slate hung lintel and modern four-light hinged casement. To the east the elevation returns slightly to the south before turning east again, where there is a tall window at landing level, with a sawn stone sill, slate hung lintel, and modern six-light fixed timber casement. The top of this section forms part of a gabled roof, although this is partially obscured by the adjoining extension to the south.



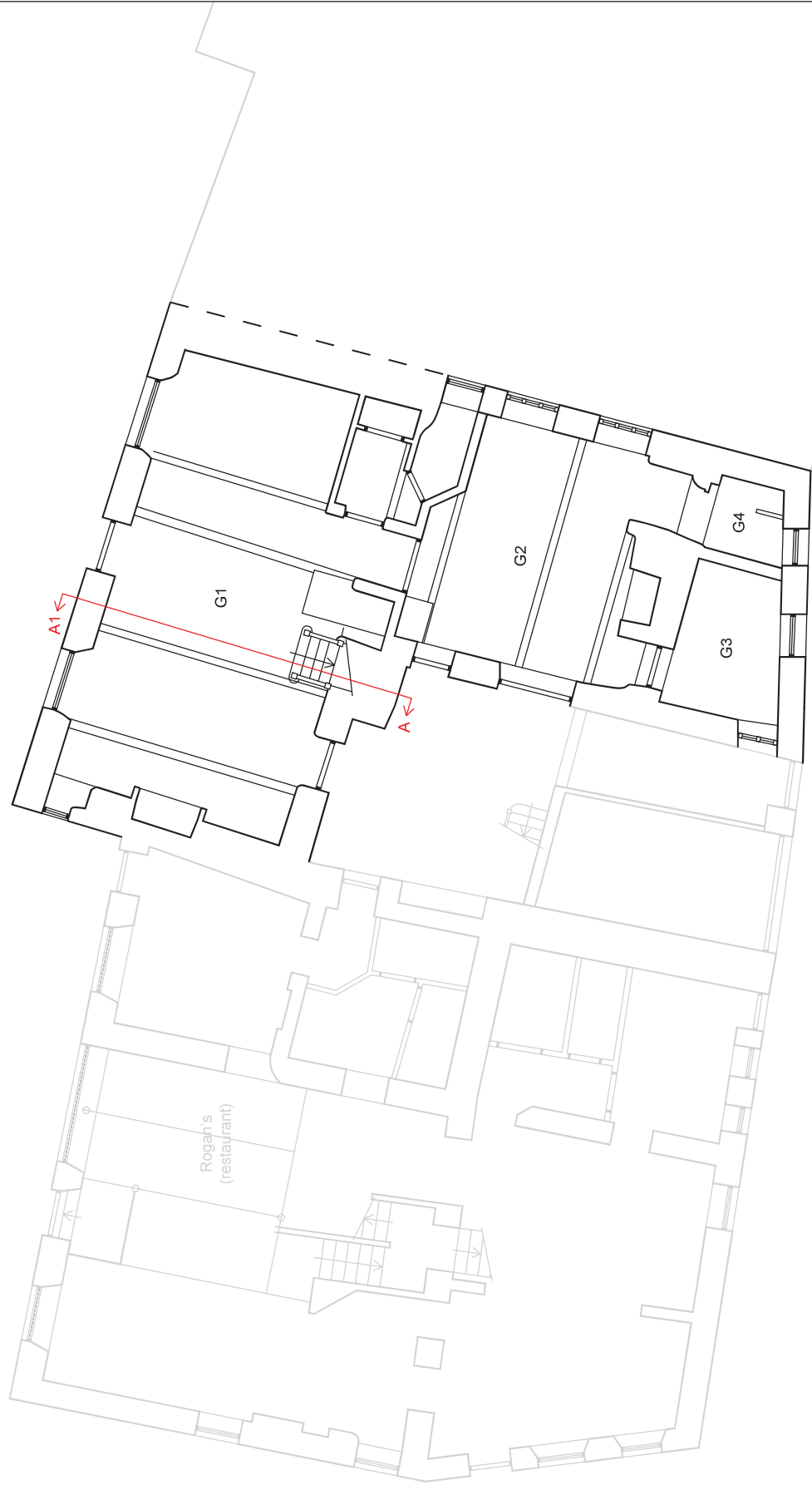
Plate 10 (left): South external elevation of Bluebell House

Plate 11 (right): East external elevation of Bluebell House

4.2.4 East elevation: this has quoins at the south-east corner, to the north of which is an obvious junction in the build, demonstrating that this section is a later addition, although there are no further quoins showing this (Plate 11). The entire elevation has further through stones evident throughout. On the ground floor, at the north end, there are two windows with modern stone three-light mullion casements with slate hung lintels with a slate drip course over. At the north end there is a further window with a modern fixed six-light timber casement, a sawn stone sill, and slate hung lintel, above which, is another in the same style.

Church Bridge

Ground floor



Ford Road

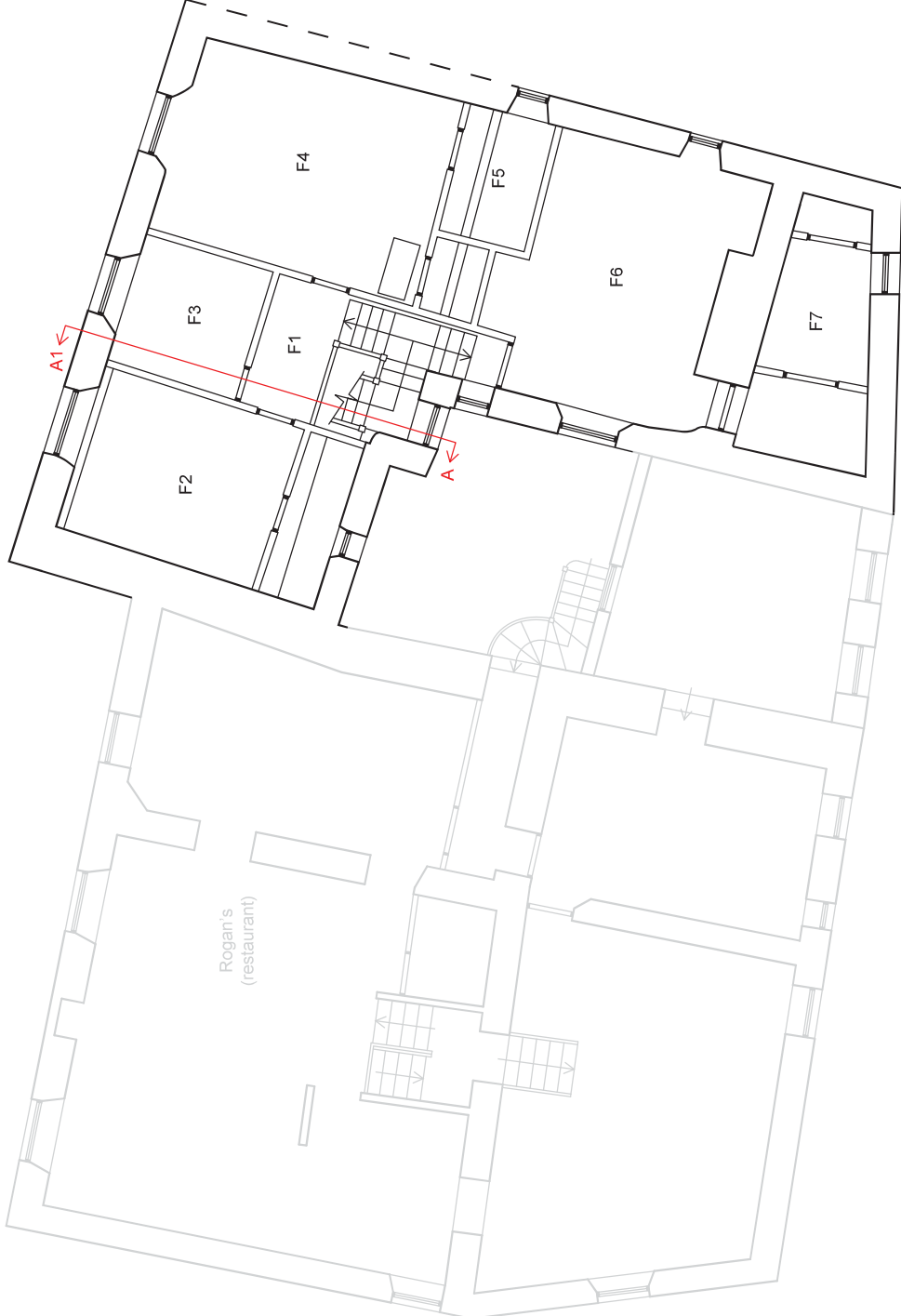
Key: cross-sectional timber G2 room number A1 cross-section overhead features not surveyed

Figure 2: Ground floor plan

Church Bridge



First floor

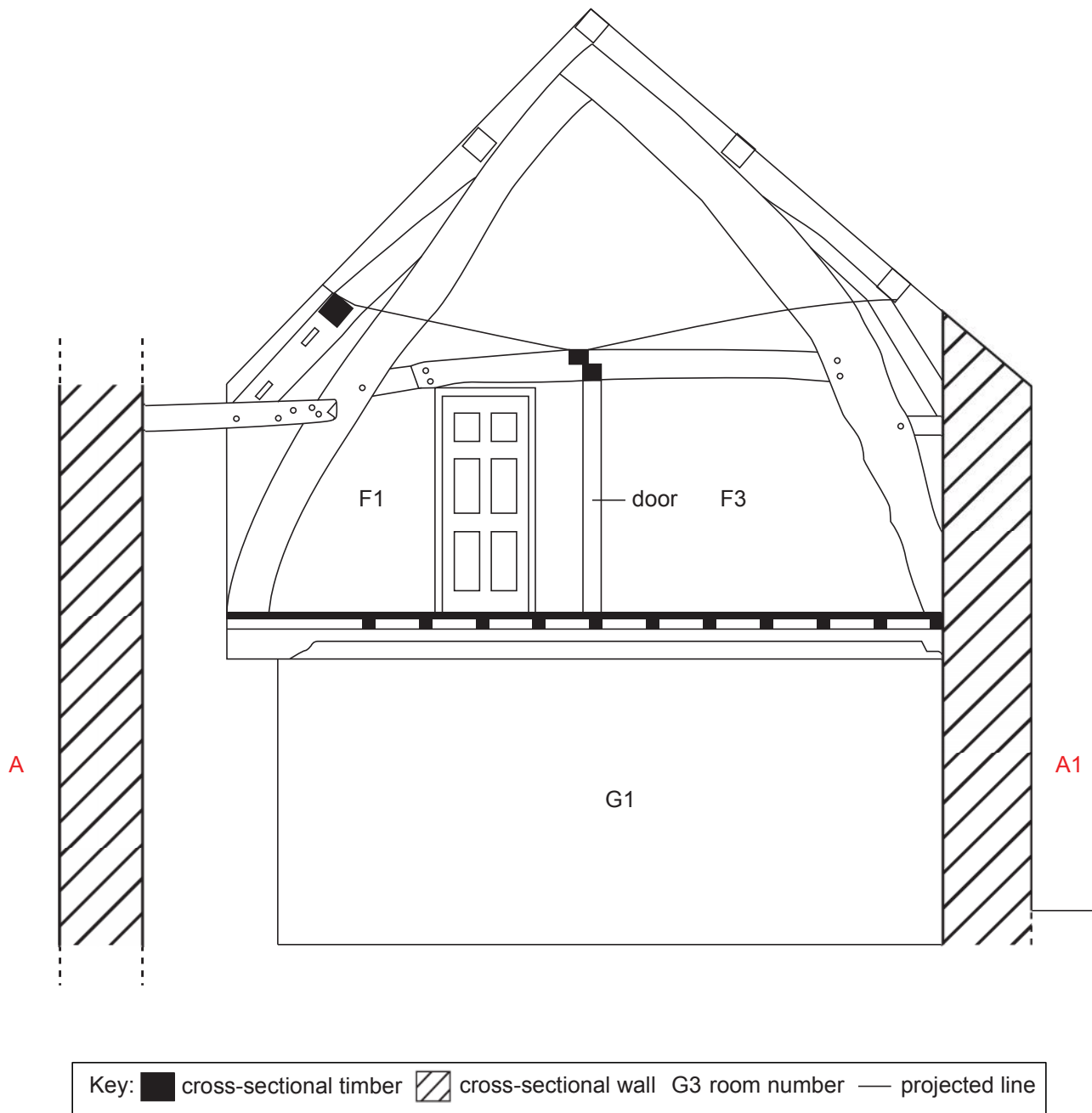


Ford Road

Key: cross-sectional timber F2 room number A1 ↙ ↘ cross-section — overhead features - - - not surveyed

Figure 3: First floor plan

Cross-section A-A1, facing west



4.3 Internal Detail

4.3.1 **Ground Floor Room 1:** this was probably originally sub-divided but now forms a single large rectangular room. It has the stairs to the first floor on the south side and is effectively open in the south-east side to Room G2 beyond. The floor is covered by carpet. The staircase is clearly original and early, with square-section posts, turned balusters, and moulded handrails indicative of a late 17th century date (Alcock and Hall 2002). However, the lowest rows of balusters are differently spaced to those above and the handrail and posts on the west side are clearly later creations, as they are in considerably better condition, lighter timber, and the mouldings are slightly different and it is apparent that the lower part of the staircase has been modified, probably quite recently (Plate 12). In addition, a heavy piece of timber supporting the staircase structure, visible beneath the point where it turns to the west, has Baltic timber marks and is therefore likely to be late 18th or early 19th century in date (see Greene 1995; 1996) (Plate 13), potentially indicating that the staircase is not as early as it seems or that it was subject to an even earlier phase of alteration. In addition there is a small area of partition walls forming three small rooms between G1 and G2. The interior of these is quite modern, but timber panelling, which is stripped of any paint and ovolo-moulded, is present on two walls (Plate 14). The rest have modern finishes, the south-east room is tiled and evidently most recently served as a toilet and has a window in the east elevation.



Plate 12 (left): Staircase on the south side of Room G1

Plate 13 (right): Baltic timber beneath the staircase in Room G1



Plate 14 (left): Panelling and door in the small room within G1



Plate 15 (right): Eastern beam in Room G1 with empty slots for partition wall

4.3.2 The ceiling of the main room is supported by four beams orientated north/south, all of which are hand-finished, as are the joists, all of which are finished with stop-chamfer decoration. The easternmost beam has a row of slots in its west face and paired peg holes in its east indicating the former position of a stud partition wall (Plate 15). The two central beams both have an ovolo-moulded chamfer with elongated scrolled stops (Plate 16). The westernmost beam is more roughly finished, and has a more basic chamfer. The north end has a slot cut into it and has been cut back where it meets the wall. All of the elevations are finished with plaster and paint and a simple beaded skirting throughout. The north elevation has a central doorway, accessed via a single step, and flanked by a single large window, with splayed jambs extending to the ground. The east elevation is plain, with a return at the south end around the partition walls forming the smaller rooms. The south elevation has a large doorway on the east side with a modern double door and there is a small recessed area below the stairs. West of these is a doorway with modern narrow glazed double doors. The west elevation has a central chimneybreast with a fireplace with a dressed stone surround decorated with a beaded edge and including scrolled corbels between the jambs and the lintel (Plate 17). At the north end there is a small window, set within a larger recess with a boxed section below.



Plate 16 (left): Detail of typical moulding and stop chamfer at north end of central beams in Room G1

Plate 17 (right): Fireplace in west elevation, Room G1

4.3.3 Ground Floor Room 2: the floor of this room is finished with tiles and the ceiling is exposed as per Room G1, with two hand-finished beams with stop chamfer orientated east/west (Plate 18 and Plate 19). The joists too are also hand finished, although more neatly than those in Room G1. The walls are finished with plaster and paint throughout. The north elevation has a wide doorway into Room G1, with modern double doors, and the underside of the staircase is evident in the ceiling against the west side of this elevation. The east elevation has two modern stone mullion windows but is otherwise plain (Plate 20). The south elevation is open either side of a wide central fireplace. This has a large re-used piece of timber forming an outer lintel, which extends into the west elevation over the opening on this side and there is a small alcove to the west of the fireplace (Plate 21). The fireplace itself has a modern stone slab hearth and the back comprises rough stone painted white. It has a heavy limestone lintel and inside the flue this is augmented by a strip of steel with two brackets attached, which provide additional support to the lintel proper. The west elevation has a double doorway south of the centre with modern glazed (16-light) timber doors) and there is a further small doorway to the north with an eight-light glazed timber door.



Plate 18 (left): Ceiling in Room G2

Plate 19 (right): Detail of stop chamfers in Room G2



Plate 20 (left): East elevation, Room G2, showing mullion windows

Plate 21 (right): South elevation, Room G2

4.3.4 **Ground Floor Room 3:** this forms a bathroom/wet room with a walk-in shower in the north-east corner. The floor is finished with rubber or vinyl tiles and there are exposed machine cut and neatly chamfered timber joists in the ceiling. The walls are all finished with tiles. The north elevation is plain apart from the doorway/opening on the west side, which has a heavy glass door. The east elevation has a toilet and shower attached, while the south elevation has a small window east of centre and a sink attached. The west elevation has a modern eight-light window in the south-west corner and a bath against the wall.

4.3.5 **Ground Floor Room 4:** this forms a small room to the east of G3. The floor is finished with carpet and it has similar joists to those in G3 exposed in the ceiling. All of the walls are finished with plaster and paint. The north elevation is essentially open to Room G2, while the east elevation has a large alcove filling most of it formed by a built out section of walling extending into Room G2 to the north and some rounded boxing. The south elevation is dominated by a window with a nine-light modern timber sash, while the west elevation is a plain stud wall.

4.3.6 **First Floor Room 1:** this forms a continuation of the stairs from the ground floor, which dog-leg to the west, where they reach a landing, which connects via further short flights of steps to rooms to the south and to a further landing leading to rooms to the north. The style of the elements of the staircase is essentially the same as on the ground floor, although the balusters are more closely spaced and there is less evidence for recent alteration (Plate 22). However, the top hand rail is slightly different in form to the rest and is fixed by a very crude piece of timber to the stud wall to the west (Plate 23). The original or very early timber steps and wide floor boards are evident beneath the carpet throughout this area. Again the walls are typically finished with plaster and paint, although the timber of the stud walls and trusses is exposed in the east, north, and west. The north elevation is a relatively plain but early timber stud partition, the hand finished studs exposed, with a doorway on the west side with a modern six-panel door. The east elevation has a similar door on the north side and an exposed cruck blade and purlin to the south (Plate 24). The south elevation has a doorway at the top of the steps from the small upper landing with a modern door and a window illuminating the stairs to the west. The west elevation also has exposed timbers of the truss visible, including the cruck blade and associated spur and packing piece (see Alcock *et al* 2002, F6), plus the collar, which is a re-used piece of timber, most probably a former cruck blade (Plate 25). Beneath the collar the studs of the partition wall are also exposed, and there is a doorway to the north with a modern door.



Plate 22 (left): Staircase in Room F1

Plate 23 (right): Junction between handrail and stud wall in Room F1



Plate 24 (left): End of cruck blade exposed in east elevation, Room F1

Plate 25 (right): End of cruck blade, with spur, packing piece, collar and stud wall exposed in west elevation, Room F1

4.3.7 First Floor Room 2: this has very early wide floorboards, fixed with square pegs and partially covered by a rug. There is a single hand-finished purlin on the north side of the roof, which is otherwise plain and finished with plaster, and a modern stud wall on the south side of the room forms an en suite bathroom. All of the walls are finished with plaster and paint. The north elevation has a central window with splayed jambs and a window seat. The east elevation is a plain stud wall, with a doorway on the south side. The south elevation, within the en suite, has a small window with a four-light hinged casement on the east side, and this whole area is in general finished with tiles and contains a sink, shower and toilet. The west elevation is entirely plain.

4.3.8 First Floor Room 3: the floor is covered by carpet and the walls and ceilings are finished with plaster and paint. The north elevation has a single window with splayed jambs and a modern timber sill. The east elevation has the end of the truss exposed within the wall, principally comprising a cruck blade, with an attached packing piece and collar also visible (Plate 26). At the junction between the cruck blade and the collar there are hammered carpenter's marks in the form of the Roman numerals 'II'. The south elevation is a plain stud wall with a doorway on the west side with a modern door. The west elevation also has an exposed cruck blade, with a spur and packing piece and collar (Plate 27). As per Room F1 the collar has an empty angled joist slot indicating that it is reused and was probably originally part of a cruck blade.

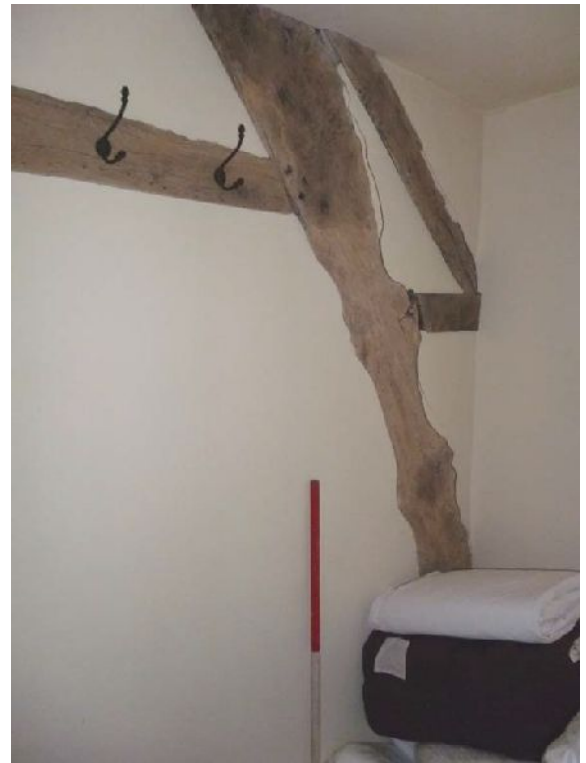


Plate 26 (left): End of cruck blade with collar and packing piece exposed in east elevation, Room F3

Plate 27 (right): End of cruck blade with collar, packing piece and spur exposed in west elevation, Room F3

4.3.9 First Floor Room 4: this too has a carpeted floor and a flat plastered ceiling with an access hatch to the roof space in the south-west corner. The walls are all finished with plaster and paint. The north elevation has a window with splayed jambs extending to the floor. The east elevation is plain, as essentially is the south, although it has doorways on either side, the west leading to a cupboard and the east to Room F5. The west elevation has the lower part of a truss exposed within it, comprising the ends of both crucks and collar, with a spur on the north side (Plate 28) and a doorway below the collar to the south (Plate 29). All of the timber is hand finished and fixed with pegs, and the collar is again evidently re-used, with several empty peg holes and joist slots, and was most probably originally a cruck blade.



Plate 28 (left): End of cruck with spur and collar exposed at north end of west elevation, Room F4

Plate 29 (right): End of cruck and collar exposed at south end of west elevation, Room F4

4.3.10 **First Floor Room 5:** the floor is finished with vinyl and there is a single beam orientated east/west supporting joists north/south, all of which is hand-finished. The walls are finished with tiles. The north elevation is a stud wall with doorway. The east has a small window with a nine-light casement and a marble sill. The south elevation is plain, apart from having a toilet and sink attached and the west elevation is also plain, apart from having a bath attached.

4.3.11 **First Floor Room 6:** the floors are covered by carpet and the ceiling supported by a main beam in the centre orientated east/west and a smaller one to the south against the chimney breast. Both beams are hand finished as are the north/south orientated joists. All of the walls are finished with plaster and paint. The north elevation is plain, apart from a recessed area and doorway on the west side. The east elevation has an off-centre window with a modern nine-light casement. The south elevation has a central chimney breast with an alcove to the east and doorway to the west. The west elevation has a doorway in the centre with a double door leading to a modern metal and concrete balcony.

4.3.12 **First Floor Room 7:** this is accessed via a short lobby or corridor along on the west side, formed by a stud wall to the east. The floor of the corridor is finished with carpet, while the main room is tiled. It is entirely plain apart from a window to the south with a nine-light casement, and it extends to the east into a small utility room although this could not be accessed.

4.3.13 **Roof Space:** this forms two interconnected sections, one to the north extending over Rooms F4 and F5, the other to the south over Room F6. The floor throughout is formed of chipboard panels and the trusses supporting the roof are exposed. In the northern part the top of the easternmost cruck is visible on the west side. This comprises the tops of the two cruck blades and some purlins, although a considerable amount of later machine cut timber has also been added (Plate 30). Immediately to the south an additional bracing piece has been added between the two purlins with an angled and vertical brace fixed to it (Plate 31). The southern section is supported by two relatively early tie beam trusses, both neatly hand finished with some levelling marks, and a slight chamfer (Plate 32). They are fixed by wooden pegs at the joints and the principal rafters are lap jointed together. There are two purlins per pitch and a number of additional supporting timbers, all of which are machine cut, have been added around the southern truss, the top of which has been badly damaged by fire. The northern truss has a hammered carpenter's mark in the form of Roman numerals 'II' at the junction of the principal rafters (Plate 33). All of the elevations are finished with plaster or plasterboard and paint, apart from the south end of the south section. This is more roughly plastered and painted, with the stone still evident. In the centre is the top of a chimney breast, either side of which is a small window, now blocked and forming an alcove, with a timber lintel (Plate 34).



Plate 30 (left): Upper part of cruck truss within roof space



Plate 31 (right): Additional supporting timbers at junction between the north and south parts of the house



Plate 32 (left): Truss in southern section of roof space



Plate 33 (right): Detail of lap jointed principal rafters and carpenter's marks



Plate 34: South end of southern section of roof space, showing chimney breast with flanking windows

4.3.14 **Rogan's**: a brief examination of the adjoining restaurant building was also carried out, in order to put the recording of Bluebell House into context and identify any features or elements of relevance to its understanding. Externally Rogan's is very similar in appearance to Bluebell House, and it is evident that they were renovated at approximately or exactly the same time. The north elevation has a complex arrangement of wide windows and doorways on the ground floor and smaller windows on the first floor, with the scars of what are probably earlier window jambs evident (Plate 35). There is some evidence for a junction on the east side, suggesting that the gap between the restaurant and Bluebell House was filled at a later date. The north end of the west elevation forms the gable end of the building and houses a small number of windows (Plate 36). To the south of this is an evidently later extension, still of two storeys but lower than the main part. This has several more windows and doorways, all typically with heavy limestone lintels and thin slate sills. The south elevation has the gable end of this extension on the west side, which has a large stone buttress projecting from the base and is topped by a chimneystack built from better quality limestone and incorporating a yellow sandstone grindstone with the date '1857' and initials 'IR' carved into it (Plate 37 and Plate 38). To the west of this the elevation returns slightly before forming a narrow gable end with dressed limestone quoins and what appears to be an upper level loading door above a doorway and window all of which have heavy limestone lintels and slate sills (Plate 39). Within this gable, another yellow sandstone grindstone has been incorporated, with the date '1831' and initials 'IR' carved into it (Plate 40). To the east of this is what appears to be a relatively modern addition with a ground floor garage door and two first floor windows.



Plate 35 (left): North external elevation of Rogan's



Plate 36 (right): Northern part of west external elevation of Rogan's



Plate 37 (left): Southern part of west external elevation and west side of south external elevation of Rogan's

Plate 38 (right): Detail of dated grindstone in top of gable, west side of south external elevation of Rogan's



Plate 39 (left): General view of south external elevation

Plate 40 (right): Detail of dated grindstone in top of gable in centre of south external elevation, Rogan's

4.3.15 Internally the whole of the restaurant has a very modern finish, although some elements of historic fabric were visible in places. On the ground floor the main room to the west has early hand-finished beams and joists exposed in the ceiling with stop chamfer (Plate 41) and the west elevation has a fireplace with a moulded stone surround (Plate 42). The rear section, to the south, has much later machine cut joists evident in the ceiling (Plate 43), and is generally more modernised. On the first floor the main room filling the north-west corner, again has hand finished beams and joists exposed in the ceiling. In addition, there are a number of features of interest: a doorway leading up to the roof space has L-shaped hinges (of probable 18th century date (Alcock and Hall 2002, 25); Plate 44), while another, now leading to a toilet, has an early latch plate (also of probable 18th century (*op cit*, 26); Plate 45); both o. There is a cupboard built into the north elevation with bevel raised and fielded panels (of probable 18th century (*op cit*, 51); Plate 46) and to the west of the staircase to the south of this is a single early splat baluster (of probable late 17th century (*op cit*, 6); Plate 47), although the rest of the staircase structure and hand rail appears to be much later. The room immediately to the east has a single tie beam truss orientated north/south with a collar, all of which is hand finished (Plate 48). The main room to the south-west also has a single truss exposed, orientated east/west, which has a king post and numerous Baltic timber marks. All of the other rooms on the first floor are extensively modernised. The roof space has

two tie beam trusses exposed, both with collars and at least one purlin per pitch (Plate 49). The principal rafters are pegged at a lap joint and all of the timber is hand finished.



Plate 41 (left): Beams in the main ground floor room of Rogan's

Plate 42 (right): Fireplace in the west elevation of the main ground floor room of Rogan's



Plate 43 (left): Machine cut joists in the southern room ground floor, Rogan's

Plate 44 (right): Door with L-shaped hinges, main room, first floor, Rogan's



Plate 45 (left): Door with early latch plate, main room, first floor, Rogan's



Plate 46 (right): Cupboard set in north wall, main room, first floor, Rogan's



Plate 47 (left): Splat baluster, main room, first floor, Rogan's



Plate 48 (right): Tie beam truss, east room, first floor, Rogan's



Plate 49: Truss in roof space, Rogan's

5. Discussion

5.1 Phasing

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

5.1.2 **Phase 1 (late 17th century?):** it is apparent that the earliest part of Bluebell House comprises the main rooms on the north side, which formed an essentially rectangular footprint with a projecting block to the south housing the staircase. The roof of this original structure was supported by two raised cruck trusses, and was therefore three bays long. The use of crucks and form of many of the features within this part of the building, such as the staircase and the stone fire surround in Room G1, are suggestive of a late 17th century date. The staircase is considered to have been added to the building after it was built, having come from Holker Hall, and while it is impossible to be certain of this, its style is perhaps a little ornate for a building of this size and status. However, it is not entirely implausible that it could have had such a staircase originally (a comparable example in the former Castle Inn in Hornby was dated 1686 (Greenlane Archaeology 2007)), although it has clearly been altered at a later date (see *Section 5.1.3* below). It is conceivable that the crucks could be much earlier in date (see Nevell 2010), or even slightly later, but the general form of the house, essentially a two-unit plan, is likely to confirm a late 17th century date (Brunskill 2002, 64-67).

5.1.3 **Phase 2 (18th – early 19th century):** the original block was extended to the south on the east side, with a relatively large two storey addition, represented principally by Rooms G2 and F6, but also probably the addition of internal walls to form the small partially panelled room within the south-east corner of G1. The style of the trusses and panelling in this small room are most probably indicative of an 18th century date. The addition during this phase would seem to have also involved the removal of the south-east section of the wall of the earlier phase, and probably also the east side of the original projecting stair tower, presumably in order to provide better access to the new addition. The existing staircase must also have been reorganised to some extent at this time (although given the suggestion that it was re-used from elsewhere it could also have been an entirely new addition during this phase) in order to accommodate the new addition, which is demonstrated by the presence of a large piece of Baltic timber supporting the superstructure, which must be of 18th or early 19th century date. The purpose of the new extension is unclear, although the presence of a large fireplace within it might suggest that it was intended to form an enlarged kitchen or service wing to supplement the earlier arrangement, which was presumably considered small and old fashioned by this time.

5.1.4 **Phase 3 (late 19th - 20th century):** some minor modifications evidently also took place shortly after this. The new south wing was clearly extended to the south; the map evidence indicates that this had certainly taken place by the late 19th century but it had probably been carried out by the late 1840s. The purpose of this addition is also unclear, although it was apparently not domestic. The presence of ventilation slots would suggest it was agricultural; the possibly wide doorway on the ground floor perhaps indicating that it might have been a stable. It is noteworthy that the dated elements of the adjoining building, which are mid-19th century, also correspond to extension to the rear of the main building, some of which have a seemingly functional, even semi industrial use, rather than domestic. It is also evident that part of the roof of the southern extension belonging to Phase 2 was damaged by fire and strengthened by the addition of extra timbers, all of which are late and machine cut, and at probably the same time similar timbers were used to augment the roof of the main section to the north. Although the evidence is not conclusive, it is also likely that the current arrangement of windows, particularly in the front (north) elevation, dates from this period. The scars of what appear to be jambs probably relate to earlier openings, perhaps for mullion windows, which were replaced during this phase. The suggestion that the staircase was added to Bluebell House, having been re-used from Holker Hall following a fire, would potentially place its insertion in this phase – Holker having had a major fire in 1871. However, there is no apparent evidence for being the case this within the house.

5.1.5 **Phase 4 (late 20th – 21st century):** ironically the most extensive alterations since the 18th century, at least superficially, are those carried out within the last 15-20 years. These saw extensive

modernisation and improvement throughout the building, with new wall finishes throughout and the removal of the external render. In addition, a number of new doorways and openings were added, others probably blocked, and others modified (including the addition of two stone mullion windows, perhaps replacing earlier ones?), both externally and between the different elements of the building. The staircase was also partially reconstructed and at least one internal wall (presumably the plank and mutin wall described in the listing) was removed – the previous planning application would suggest that this was situated immediately to the east of the front door and ran north/south across Room G1. To the rear of the main part of the house the space was evidently reorganised more than once, with additional walls being added to enclose it in 1995 and the existing garage-like addition between Bluebell House and Rogan's being added since.

5.1.6 ***Relationship to Rogan's***: the neighbouring restaurant, although being primarily 18th century, perhaps also has 17th century origins. It is apparent, however, that initially the two buildings were separated by a substantial gap, which must have been filled by at least the early 19th century. Rogan's too was subsequently extended to the rear, evidently in at least two phases, which can probably be dated through reference to the dated grindstones: first the addition in 1831 to the west, and then an addition in 1857 to the east of this.

5.2 Significance

5.2.1 The earliest phase at Bluebell House represents an interesting and important example of a two-unit house with raised cruck trusses and original features such as the staircase and fireplace. However, the staircase has been modified and the whole building subject to considerable extension from perhaps the 18th century onwards, some of which has clearly led to the loss of original fabric. While recent, and earlier, modifications have led to the loss of original fabric, in general the building is a relatively well preserved example of its type and efforts should be made so that this remains the case.

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Appendix 1: Listed Building Information

(From English Heritage 2007)

Name: Bluebell House

Grade: II

Date first listed: 25th March 1970

Details:

LOWER ALLITHWAITE THE SQUARE SD 3.778 (South side) Cartmel 8/99 Bluebell House 25.3.70 G.V. II House. Probably late C17 with later additions. Roughcast stone with slate roof. 2 storeys, 3 bays. Windows are sashed; ground floor has tripartite sash in low horizontal opening to 1st bay; 1st floor has sashes with vertical glazing bars. Central entrance in C20 porch with 2 glazed doors. Gable-end stack. Rear has gabled wing with garage doors, 1st floor casement and ventilation slots; large cross-axial stack. 2-bay extension to left has garage door, entrance and 1st floor casements. Interior has plank and muntin partition, stone fireplace with corbelled lintel and stair with turned balusters, square newels and moulded handrail.