

# FORD PARK, ULVERSTON, CUMBRIA

## Archaeological Desk-Based Assessment



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## Non-Technical Summary

The site of Ford House and its associated park has been occupied since at least the end of the 16<sup>th</sup> century, at which time it was known as Hoad Stile. A number of families are recorded as living at the site from this point until the beginning of the 19<sup>th</sup> century, often more than one at a time, suggesting it either comprised a single large building, probably a farmhouse, or a group of buildings. By the early 19<sup>th</sup> century it was occupied by a succession of wealthy businessmen and their families, each of whom had their own impact on the site's development.

The first recorded of these was John Winram, a local shipbuilder working for Petty and Postlethwaite, who was probably succeeded by his son George, at which time the property was known as Hoad Stile Cottage. They were followed by Woodburn Postlethwaite, an attorney, who appears to have constructed a new house on the site, or modified the old one, in 1835, transforming it into a gentleman's villa known as Hoad Cottage. He may also have carried out further building in 1851, and the architects for some of this work were apparently Webster and Thompson of Kendal.

Postlethwaite lived at the site for approximately 20 years and following his death it was purchased by Montague Ainslie for his son William, a wealthy iron master. They too made a considerable number of alterations to the site including the construction of the extant dwelling, which was named Ford House. William did not live in the house for long, however, although Montague made use of it for several years after he had left. The family did continue to own it, however, until approximately 1875, at which time it passed to John Poole, a local solicitor. He was responsible for selling off a considerable part of the estate, as a result of which the grounds were reorganised, and he also probably built the present coach house. The estate was sold in 1886, after which it changed hands several times. By the beginning of the 20<sup>th</sup> century it was being let and during World War II it was requisitioned by the military. Following this, perhaps because it was considered too damaged to be habitable, it was sold to the Council and from 1949 was used by the local school. In 1998, following a reorganisation of the school, it was saved for the community by the Ford Park Community Group.

## Acknowledgements

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The desk-based assessment was carried out by Jo Dawson, Daniel Elsworth, and Sam Whitehead. The report was written by Daniel Elsworth, who also carried out the site visit, and Jo Dawson edited the report and managed the project.



# 1. Introduction

## 1.1 Circumstances of the Project

1.1.1 As part of the compilation of a Conservation Management Plan (CMP) for Ford Park being undertaken by Johnston and Wright Architects, Greenlane Archaeology was commissioned to provide a historical background to the site. This was intended to allow the results of the CMP to be placed in their historical context and aid assessment of the significance of the various elements of the site.

## 1.2 Location, Geology and Topography

1.2.1 Ford Park is situated on the north-east side of Ulverston, at the base of Hoad Hill, at slightly less than a kilometre from the town centre. It is essentially at the boundary between the urban centre of Ulverston and the rural landscape beyond. The solid geology is the same as that of Hoad Hill, which is dominated by Banisdale slates of the Ludlow association and Ordovician, Silurian, and possibly Cambrian periods (Taylor *et al* 1971, plate XIII; Moseley 1978, plate 1). This is overlain by thin deposits of glacially derived till made up of clay and gravel (Countryside Commission 1998, 66).

1.2.2 The topography is typically rural in character, and essentially situated on the southernmost end of the Furness Fells, which are generally undulating in nature, with areas of outcropping rock and small patches of woodland in a number of places (*op cit*, 64-66). The summit of Hoad Hill rises to a height of 133m above sea level and most of the surrounding landscape is more than 40m above sea level: Ford House is at approximately 75m above sea level (Ordnance Survey 2002).

## 2. Methodology

### 2.1 Desk-Based Assessment

2.1.1 A variety of sources were consulted during the compilation of the desk-based assessment all of which were intended to provide a detailed understanding of the site's history and the development of the house and grounds. Eight main sources were used:

- **Cumbria County Council Historic Environment Record (CCCHER):** this is a list of all the known sites of archaeological interest within the county, which is maintained by Cumbria County Council and is the primary source of information for an investigation of this kind. A list of all of the known sites of archaeological interest within c200m of Ford House was acquired; each identified site comes with a grid reference, description and source and any additional information referenced was also examined as necessary;
- **Cumbria County Record Office, Barrow-in-Furness (CRO(B)):** this was visited in order to examine early maps and plans of the site, original documents relating to its owners and the buildings, and local and regional histories and directories;
- **Ford Park Community Group (FPCG):** information gathered during research into the site carried out by members of FPCG was consulted, as was the research into the Ainslie family compiled by Anthony Ainslie and Dick Daghish;
- **Heritage First!:** the archives held by Heritage First!, which are stored in the Sir John Barrow Cottage in Ulverston, were also consulted for additional primary and secondary sources;
- **Progression Solicitors:** the deeds to Ford Park, held by Progression Solicitors, FPCG's solicitor, were examined, and information was gathered about changes in ownership;
- **Local Libraries:** the local studies collection in Ulverston Library was consulted in order to examine additional sources relating to the background history of the site;
- **Greenlane Archaeology library:** additional secondary sources, used to provide information for the site background and aid the understanding of features within the house, were examined;
- **Private Collections:** collections of both primary and secondary information owned by individuals in Ulverston were consulted as far as possible;
- **Cumbria County Record Office, Kendal (CRO(B)):** further primary sources relating to the Ford Park Estate held in the Benson Harrison collection were also examined;
- **Kendal Library, Local Studies:** microfilm copies of 19<sup>th</sup> century newspapers were examined.

### 2.2 Site Visit

2.2.1 A brief site visit was made to the site in order to examine those elements of it that relate to its historical development so that any additional information that could be gained could be included in the interpretation. During the site visit notes were made on the as existing plans of the building and grounds marking areas of interest

and colour digital photographs were taken. The site visit was carried out on 20<sup>th</sup> March 2007.

## 2.3 Archive

2.3.1 An archive of the project was compiled to provide a permanent paper record of the project and its results in accordance with English Heritage and IFA guidelines (English Heritage 1991; Ferguson and Murray n.d.).

## 3. Desk-Based Assessment

### 3.1 Introduction

3.1.1 The recorded history of the land now making up Ford Park can be divided into five phases of known occupation, each of which relates to a named property and can be taken back as far as 1597. Prior to this date information can only be inferred from archaeological remains recorded in the immediate vicinity. The development of the buildings and landscape associated with Ford Park can be established and understood through reference to the recorded history and known phases of the site, but with particular reference to maps of the area. A synthesis of this is therefore presented separately from the discussion of phases in *Section 3.8*.

### 3.2 Phase 1 – Prehistoric to Medieval

3.2.1 A recent study of the landscape around and including Hoad (Elsworth 2005), which is situated immediately to the north-east of Ford Park, has provided a useful insight into the known history and prehistory of the local area. This, coupled with the information from the Cumbria HER, allows a brief summary of the earliest history of the site to be compiled.

3.2.2 **Prehistoric to Romano-British:** evidence for early prehistoric remains are not widespread in the region, although of the few remains of the immediately post-glacial (Late Upper Palaeolithic) period that have been discovered in the North West, a considerable number have come from the limestone caves around Morecambe Bay (Young 2002, 21). Evidence for people living in the local area is more prevalent in the following Mesolithic period, although this tends to be restricted to scatters of flint artefacts (*op cit*, 24), and little in the way of more obvious settlement activity. During the following Neolithic period more tangible, structural remains such as stone circles, enclosures and burial mounds do start to appear, but these are relatively rare. A more common discovery is the typical tool of the period, the polished stone axe. Examples of these have been found in quite close proximity to Ford Park, including one recovered from a garden on Chittery Lane in 1950 (Fell 1955, 4), and another possible one found in the Honeypot area of town in around 1923 (Atkinson and Dobson 1923, 19-20).

3.2.3 During the following Bronze Age the large monuments of the previous period become increasingly common and are supplemented by complex field systems, but the typical discovery from the period still tends to be stray finds. Often these are made from the new technology of the period, bronze, but stone continued to be used. A perforated axe hammer found built into the floor of Oubas Cottage may be of this date (Gaythorpe 1899, 167; Collingwood 1926, 48). A recently discovered enclosure and possible cairn field identified on Hoad may also have its origins in this period but it remains, as yet, undated (Elsworth 2005, 26-27). During the Iron Age enclosures of this type are more common, although other features that can be positively dated to the period are very rare (Hodgson and Brennand 2006, 51). Activity in Furness during the Roman period has generally been thought to be confined to a few stray coins, although in the 18<sup>th</sup> century claims were made about more substantial remains (Elsworth forthcoming). A recent re-assessment of the evidence has suggested that these claims have some foundation, and that military structures did exist including a road across the peninsula, a fort at Dalton and perhaps even activity in Ulverston, but this has yet to be proven (*ibid*).

3.2.4 **Early Medieval to Medieval:** while there is little evidence for early medieval activity in the immediate vicinity of Ford Park, the place-name 'Hoad' is thought to be of Norse origin, deriving from '*haugr*' simply meaning hill (Gambles 1994, 55; Lee

1998, 42). People were evidently active in the area at this time, and Ulverston is certainly thought to have its origins in this period (CCC and EH 2002, 6). Ulverston evidently largely developed during the medieval period, with many of the streets conforming to a layout typical of the period (*op cit*, Map D). Evidence for activity in the vicinity of Hoad is less common, however, although there are possible tenter banks and potash kilns on the west side of Hoad Hill that may date from this period (Elsworth 2005, 28). These suggest that the outlying position of Hoad relative to the town made it suitable for minor industrial activity and related processes, and this may have been the reason for the earliest settlement on the present site of Ford Park.

### 3.3 Phase 2 – Hoad Stile

3.3.1 The earliest written references to a building on the site of Ford Park refer to a property known as Hoad Stile (alternatively referred to by a variety of spellings including Hoad Steel, Hod Style, Hold Style and probably The Stile or Ye Steel; see *Section 5.4.1* for a further discussion of the name). The first of these dates from 1597, when the death of Thomas Lindoe of Hoad Steel is recorded in the Ulverston parish registers (Bardsley and Ayre 1886, 117). There are very few details about this early property, but it is clear that it has its origins in the late medieval period. The parish registers provide a list of occupiers during a period of over 230 years, and the variety of names by which the property was known at this time. This is summarised in Table 1, below.

Year	Name	Place	Event	Reference
1597	Thomas Lindoe	Hoad Steell	Burial	Bardsley and Ayre 1886, 117
1598	Thomas Lindoe	Hoadst.	Burial of daughter	<i>Op cit</i> , 118
1604	Christopher Danson	Hoadsteele	Christening of daughter	<i>Op cit</i> , 95
1605	Christopher Danson	Hoadsteele	Christening of daughter	<i>Op cit</i> , 96
1607	Christopher Danson	Hoad Stell	Christening of daughter	<i>Op cit</i> , 98
1610	Christopher Danson	Hoadsteele	Christening of daughter	<i>Op cit</i> , 101
1611	Christopher Danson	Hoadsteele	Christening of son	<i>Op cit</i> , 102
1664	James Mount	Ye Steel	Christening of son	<i>Op cit</i> , 130
1683	James Wilson	Howdsteel	Christening of daughter	<i>Op cit</i> , 202
1687	James Wilson	Hole-Steel	Christening of daughter	<i>Op cit</i> , 206
1687	James Wilson	Hole-Steel	Burial of son	<i>Op cit</i> , 176
1705-6	James Wilson	Haud-steel	Burial of wife	<i>Op cit</i> , 225
1707	John Holme	Haudsteel	Christening of son	<i>Op cit</i> , 292
1709	John Holme	Hoad-Steel	Christening of daughter	<i>Op cit</i> , 295
1711	William Penny	Hawdsteel	Christening of daughter	<i>Op cit</i> , 297
1716-7	James Wilson	Hode Style	Burial	<i>Op cit</i> , 235
1718	William Penny	Hode-Style	Christening of daughter	<i>Op cit</i> , 305
1722	William Penny	Hode-Style	Christening of daughter	<i>Op cit</i> , 309
1728	William Penny	Hode Style	Christening of daughter	<i>Op cit</i> , 316
1736	Joseph Jackson	Hold Style	Burial	<i>Op cit</i> , 259
1764	Agnes Penny	Hode-Style	Burial	<i>Op cit</i> , 585

Table 1: Occupiers of Hoad Stile recorded in the Ulverston parish registers

3.3.2 The information from the parish registers provides an almost continuous succession of families living at Hoad Stile from 1597 to 1736, although there is a considerable gap from the mid 1660s to the 1680s. It is evident that during certain periods, particularly the 18<sup>th</sup> century, several families were living on the site, perhaps

indicating more than one house was present, or that a number of families occupied a single large property. Unfortunately, no details of the occupations of any of the residents are given.

3.3.3 Hoad Stile continues to be recorded in the parish registers as late as 1809 when a Betty Bond, described as formerly of Hodstyle but lately of Liverpool, is listed in the Pennington parish registers (Dickinson and Dickinson 1988, 74). Prior to this Hoad Stile is shown on the Ulverston enclosure map of 1792 (Plate 1), although this gives little detail about the form of the building (CRO(B) Z2067 1792). One of the last references to Hoad Stile appears to be a later enclosure map, of 1812, which shows a building in the approximate position of the current former coach house at Ford Park of this name (Ulverston Local Board 1891). The name is, however, used occasionally subsequent to this date (see *Section 3.5.1*). It is evidently a relatively large building, with a squat L-shaped plan (Plate 2). The actual ownership of Hoad Stile during this phase is generally not recorded, although in some cases those named as occupiers were perhaps also the owners. The earliest recorded owners are the Benson family, who were connected to the site from the end of the 17<sup>th</sup> century, the first named being a Luke Benson (CRO(K) WD/BH Acc 1105 6/2 1698-1913). The earliest confirmed owner is Edward Benson, who held the site in the late 18<sup>th</sup> century, and from whom it passed to Elizabeth Benson (*ibid*). A 'Miss Benson' is named on the enclosure plan of 1792 (CRO(B) Z2067 1792; Plate 1), who is presumably the same person, and she is also shown as owning the land on which Hoad Stile is situated on the enclosure plan of 1812 (Ulverston Local Board 1891; Plate 2). The details of title in the sales particulars from 1858 (see *Section 3.5.3* below) state that on 27<sup>th</sup> March 1803 the owner is an Elizabeth Benson, (Private Collection 1858), at which date she had bequeathed her estate to a relative, Nicholas Ainsworth of Cheshire (CRO(K) WD/BH Acc 1105 6/2 1698-1913). He in turn left his estate to his heirs, as stated in his will of 1831, and following his death it was purchased by Woodburn Postlethwaite on April 24<sup>th</sup>/25<sup>th</sup> 1833 (see *Section 3.5* below).

### 3.4 Phase 3 – Hoad Stile Cottage

3.4.1 During the first 30 years of the 19<sup>th</sup> century there are only a small number of records relating to the site, at which time the house appears to have become known as Hoad Stile Cottage (again using a variety of spellings). The house was at this time evidently occupied by the Winram family – first John Winram and later George. It is not certain when the Winrams came to live at the site. The earliest references appears to be in directories, which state that John Winram was resident at 'Hoad Stile Cottage' in 1825 (Baines 1825, 577) and 'Style Cottage' in 1829 (Parson and White 1829, 725). Later documents refer to a George Winram, presumably a descendant of John, is described as late of Hoad Stile Cottage (CRO(B) UDUI/21/96 1845).

3.4.2 John Winram is described as a ship builder in 1825 (Baines 1825, 577), and 1829 (Parson and White 1829, 725), and worked for Petty and Postlethwaite and Co who operated from a shipyard on the top basin of Ulverston Canal (White 1930, 33). He is also described as '*actuary to George Petty and Co, ship builders, Canal Side*' in 1829 (Parson and White 1829, 728). Details about George Winram are less forthcoming; John Winram had a son called Edward (White 1930, 35) so George may have been another son or other relative. The date at which the Winrams left Hoad Stile Cottage is not certain, but they were declared bankrupt in December 1831 (Anon 1831; Bernard and Elizabeth Ellis pers comm.) so it is likely to have been soon after this date.

### 3.5 Phase 4 – Hoad Cottage

3.5.1 In the following decades of the 19<sup>th</sup> century information about the occupiers of the site and the buildings that were present becomes more readily available. The details of title in subsequent sales particulars and documents show that Woodburn Postlethwaite had acquired the estate in April 1833 (CRO(B) BD TB/SP 5/10 1886; CRO(K) WD/BH Acc 1105 6/2 1698-1913), less than a year and a half after the Winrams were declared bankrupt. Postlethwaite may have rented the property out for a short while before moving in, as in 1834 it is listed as being occupied by the Reverend PC Nicholson (Pigot 1834). The house clearly changed name again under Postlethwaite's ownership, having been entirely gentrified by the fashionably rustic title 'cottage', and it is likely that he partially or completely rebuilt it in 1835 (see *Section 3.8* below). He is listed as renting areas of Town Land (probably on Hoad) in 1836 (CRO(B) BSUD/U/C Box 3 1/5 1836), and so may have been living in the house by that date. The Poor Rate Assessments for 1840 and 1841 show that he was certainly living on the site by this date, although the house is curiously still referred to as 'Hoad Stile' (CRO(B) BSUD/U/T 1/1/2 1840; CRO(B) BSUD/U/T 1/1/3 1841). The details in the 1841 census indicate the size of the household in Hoad Cottage:

Name	Age	Occupation	Born in Lancashire?
Woodburn Postlethwaite	35	Attorney at Law	Yes
Elizabeth Postlethwaite	30	-	No
John Postlethwaite	6	-	Yes
Lewthwaite Postlethwaite	5	-	Yes
Mary Postlethwaite	3	-	Yes
Thomas Postlethwaite	1	-	Yes
Sarah Atkinson	15	Female servant	Yes
Agnes Butcher	20	Female servant	Yes
Richard Fell	15	Male servant	Yes
Jane Atkinson	13	Female servant	Yes
Elizabeth Biggins	15	Female servant	Yes

Table 2: Occupiers of Hoad Cottage listed in the 1841 census (HO 107/531/12 1841, Folio 39, page 21)

3.5.2 Woodburn Postlethwaite is again listed at Hoad Cottage in a directory of 1849 as an attorney with offices on Duke Street (the original name for the north-east end of Daltongate) (Mannex 1849, 453). He and his family were still living on the site by the time of the 1851 census:

Name	Relationship to head of household	Married or unmarried	Age	Occupation	Birth place
Woodburn Postlethwaite	Head	Married	46	Solicitor	Kirkby Ireleth
Elizabeth Postlethwaite	Wife	Married	43		Kendal
John Postlethwaite	Son		15	At home	Ulverston
Lewthwaite Postlethwaite	Son		14	At home	Ulverston
Thomas Postlethwaite	Son		10	At home	Ulverston
William Thompson	Servant	Unmarried	39	Groom	Applethwaite
Mary Ann Park	Servant	Unmarried	20	House servant	Colton
Ann Newton	Servant	Unmarried	19	House servant	Broughton
Sarah Brockbank	Char	Married	63	Charwoman	Ulverston

Table 3: Occupiers of Hoad Cottage listed in the 1851 census (CFHS 2002, 33)

3.5.3 Postlethwaite was closely involved in many benevolent activities in the town, especially those relating to the improvement of Hoad. He planted trees at the entrance to Hoad in April 1850 as a measure designed to improve the landscape (Layfield 2005, 19), having already offered to do so early in the previous year ('Improvement' 1849, 3). He also invested heavily in property around the town, having purchased Neville Hall in 1845 (Soulby 1852, 152), which had previously been used as the poorhouse. This was perhaps not a coincidence as he listed as a member of the Board of Guardians for the Ulverston Union Workhouse in 1858 (CRO(B) ZK171 1858). In addition, he continued to use the land at Hoad Cottage for farming as there are numerous advertisements for sales of cattle and hay (Anon 1851a; 1853c; 1854a). In December 1851, an advertisement was placed for '*Waller, Joiners, Plumbers, Glaziers, and Plasterers*' required for the building of a '*New Dwelling House at the foot of Hoad*' (Anon 1851d). Whether this means that Postlethwaite was intending to build a new house to replace Hoad Cottage is not certain, and there is no evidence to show whether he actually carried these plans to completion.

3.5.4 It is not clear when Postlethwaite moved out of Hoad Cottage or why, but in June and July 1853 it was advertised as being to let (Anon 1853a; 1853b), and in September and October 1854 it was advertised as being for sale, along with Neville Hall (Anon 1854b; 1854c). A description of the house from this sale is presented in *Section 3.8* below. Postlethwaite is said to be living at Matson House near Windermere by 1858 (Anon 1858a; 1858b). In August 1856 the house was said to be occupied by Revd Bartholomew McHugh (CRO(K) WD/BH Acc 1105 6/2 1698-1913), so evidently Postlethwaite had moved out by this time. Postlethwaite died on July 16<sup>th</sup> 1858 (Anon 1858e) and references to the Chancery Court in the subsequent sales particulars would suggest that he was bankrupt or had considerable debts (Anon 1858e). Indeed, records held in Kendal show that he mortgaged the property at Hoad Cottage, and at other locations, six times between 1844 and 1855 (CRO(K) WD/BH Acc 1105 6/2 1698-1913). It is likely that the house was unoccupied or occasionally occupied, but not by Postlethwaite, immediately prior to the sale of 1858. The Poor Rate Assessment for 1858 is contradictory, stating that Hoad Cottage was occupied by a James Gelderd (while still owned by Woodburn Postlethwaite) but also empty (CRO(B) BSUD/U/T 1/1/3 1858), although this, at least partially, corresponds with the suggestion that it was unoccupied at this time.

## 3.6 Phase 5 – Ford House and Park

3.6.1 The purchaser of the estate following the 1858 auction was Montague Ainslie of Grizedale Hall, Satterthwaite; subsequent sales particulars show that he took possession of the majority of the property on November 13<sup>th</sup> 1859 and an additional small area in 1873 (CRO(B) BD TB/SP 5/10 1886). The Poor Rate Assessment for January 1859 still has Woodburn Postlethwaite named as the owner of 'Hoad Cottage' and James Gelderd as the occupier, but an addition in pencil states that William G Ainslie was the occupier, M Ainslie the owner, and that the name of the property was 'Hoad Style' (CRO(B) BSUD/U/T 1/1/5 1859). This is confirmed in the assessment of July 1859, at which time Woodburn Postlethwaite's name is not present at all (CRO(B) BSUD/U/T 1/1/6 1859). The Ainslie family was closely connected to a number of major industrial enterprises in the area as part of Harrison, Ainslie and Co, including extensive iron mining and the establishment of the North Lonsdale Iron and Steel Company, situated on Ulverston Canal (Marshall 1958).

3.6.2 It is evident that, although purchased by Montague Ainslie, it was his son, William, who was the intended occupant. William George Ainslie was, like his father,



also closely connected to the local iron industry (Marshall 1958, 416), and was the first MP for North Lonsdale (Mr MPA Ainslie pers comm.). The local newspaper records on September 2<sup>nd</sup> 1858 that:

*'This beautiful residence [Hoad Cottage], with the grounds adjoining was brought to the hammer on Thursday last and knocked down to Mr W.G. Ainslie Esq of St. Mary's Mount, at a sum upwards of £4,000. This gentleman we are glad to hear proposes erecting a new mansion on the grounds and becoming a permanent resident amongst us'* (Anon 1858g).

The Ainslies made some significant alterations to the site, more specifically building the present house: WG Ainslie's obituary of 1893 states that his father purchased the *'Ford Park Estate, upon which he rebuilt Ford Park'* (Anon 1893). A more detailed discussion of their probable impact on the estate and its renaming is presented in *Section 3.8* below.

3.6.3 The date at which he moved in is not certain however. It is known that he was not living there in the early part of 1858 as he is said to have returned to his home at St Mary's Mount (which lies just outside the north-west side of the original park and overlooks it) following his wedding (Anon 1858c). However, in July 1859 William Ainslie is recorded as having made improvements to the *'now forgotten foot path that ran through the grounds of Hoad'* for the benefit of the public (Anon 1859), which certainly shows that they were making improvements to the site at that time, but does not reveal whether they were living there by that time. The Poor Rate Assessments (see *Section 3.6.1* above) suggest that they had moved in at the start of the year, and they were certainly living there when WG Ainslie's daughter Lylie Sophia was born, on August 29<sup>th</sup> 1860, as it is stated on her birth certificate (Mr MPA Ainslie pers comm.). Significantly, this is the first known time that the house is referred to as Ford House (*ibid*), and the census of 1861 confirms that the family and its servants were living in the house:

Name	Relationship to head of household	Married or unmarried	Age	Occupation	Birth place
William G Ainslie	Head	Married	29	Iron Master, gun powder manufacturer	East Indies
Eliza A Ainslie	Wife	Married	23		Ickham, Kent
William Ainslie	Son		2		Ulverston
Lybie ( <i>sic</i> ) Ainslie	Daughter		8 months		Ulverston
Ann Tyson	Servant	Unmarried	32	House nurse	Seathwaite
Eliza Bennett	Servant	Unmarried	23	Cook	Fordham, Norfolk
Annie Kendall	Servant	Unmarried	21	Housemaid	Ulverston
Swainson Bookson	Servant	Unmarried	16	Page	Oxen Park

Table 4: Occupiers of Ford House listed in the 1861 census (RG9/3168/028/10-11)

3.6.4 WG Ainslie moved to Furness Lodge, East Sheen in 1865, although his father Montague evidently made at least occasional use of Ford House (MPA Ainslie pers comm.). In March 1870 a lease of Ford Park was drawn up between Montague Ainslie and a Philip Price (CRO(K) WD/BH Acc 1105 6/2 1698-1913), which included a detailed list of items included in each room (although the list of rooms is not comprehensive; see *Appendix 1*). If Price took the lease it cannot have been for long, as by the time of the 1871 census a new family were living at Ford House:

Name	Relationship to head of household	Married or unmarried	Age	Occupation	Birth place
Charles G Hunt	Head	Married	26	Timber merchant	Upton, Gloucester
Gertrude Hunt	Wife	Married	24	Timber merchant's wife	British subject, Rome, Italy
Violet EG Hunt	Daughter		10 months		Dibberton, Gloucester
Henry Rowdon Alington	Visitor	Unmarried	25	Commercial Clerk	Swinhope, Lincolnshire
Louisa Derry	Servant	Unmarried	30	General servant	Herefordshire
Elizabeth March	Servant	Unmarried	24	General servant	Rushberry, Shropshire
Angelina Jones	Servant	Unmarried	20	General servant	Upton, Gloucester
Martha Gardener	Servant	Unmarried	28	General servant	Upton, Gloucester
Frances Salway	Servant	Unmarried	17	General servant	Dibberton, Gloucester

Table 5: Occupiers of Ford House listed in the 1871 census (RG10/4241/7/5 1871)

3.6.5 Little is known about Charles Hunt and his family, although they evidently did not live in the house for very long. The deeds suggest that by 1875, following a sale in April 1874 (CRO(K) WD/BH Acc 1105 6/2 1698-1913), the estate had been acquired by John Poole, a local solicitor (Mannex and Co 1882, 225), who also acted as District Coroner for the Liberty of Furness, and was Clerk to the Ulverston Local Board (PLB Consulting Ltd 2005, 14). There were considerable legal complications associated with the sale, however. Poole was unable to meet the price of £12,000, although he did pay £2,000, but despite this the property was duly conveyed to him. After three years of legal wrangling Poole took the remaining £10,000 as a loan at 5% interest using his other properties as security (CRO(K) WD/BH Acc 1105 6/2 1698-1913). Over approximately ten years Poole continued to pay interest, but never repaid the remainder of the debt (*ibid*).

3.6.6 Despite the issues of ownership and non-payment Poole quickly set about selling off parcels of land for development (CRO(B) Z1218/1-2 1875-1928), perhaps in order to find the funds to pay off his debt. He continued to live in the house, however, as shown by the 1881 census:

Name	Relationship to head of household	Married or unmarried	Age	Occupation	Birth place
John Poole	Head	Married	43	Solicitor	Windermere
Elizth Mary Poole	Wife	Married	33	-	Ulpha, Cumberland
John Poole	Son	Unmarried	13	Scholar	Ulverston, Lancashire
Mary Louisa Poole	Daughter	-	12	Scholar	Ulverston, Lancashire
Frederic William Poole	Son	-	10	Scholar	Ulverston, Lancashire
Henry Percy Poole	Son	-	8	Scholar	Ulverston, Lancashire
Francis Edward	Son	-	6	Scholar	Ulverston, Lancashire

Name	Relationship to head of household	Married or unmarried	Age	Occupation	Birth place
Harriet Eliz. Ester Poole	Daughter	-	3	-	Ulverston, Lancashire
Elizabeth Park	Other	Unmarried	26	Domestic servant	Muncaster, Cumberland
Annie Duggin	Other	Unmarried	25	Domestic servant	Workington, Cumberland
Mary Benson	Other	Unmarried	20	Domestic servant	Pylecroft, Lancashire

Table 6: Occupiers of Ford House listed in the 1881 census (RG11/4278/70, p.6, 1881)

3.6.6 Following Montague Ainslie's death in 1884 the estate was put into the charge of the solicitors in November 1885 prior to auction (CRO(K) WD/BH Acc 1105 6/2 1698-1913). John Poole had evidently done much to exploit the size of the estate at Ford Park as when it was sold in 1886 much of the former park had been built on, and Ford Park Crescent had begun to develop (CRO(B) BD TB/SP 5/10 1886). The deeds show that as late as 1889 John Poole still legally owned the property, presumably subject to the repayment of the outstanding debt, although it had been purchased by John Jackson, a bank manager from Settle, in 1890. The census of the following year gives details of his family:

Name	Relationship to head of household	Married or unmarried	Age	Occupation	Birth place
John Jackson	Head	Married	53	Bank manager	Settle, Yorkshire
Isabella Jackson	Wife	Married	51		Richmond, Yorkshire
Ella M Jackson	Daughter	Single	33		Ulverston
John SB Jackson	Son	Single	22	Solicitor's Articled Clerk	Ulverston
Eliza M Jackson	Daughter	Single	20		Ulverston
Mary Baker	Servant	Single	28	General servant, Cook	Newark, Nottinghamshire
Margaret Combes	Servant	Single	28	General servant, Waitress	Dalton-in-Furness
Augusta Barnes	Servant	Single	19	Servant, Housemaid	Coniston

Table 7: Occupiers of Ford House listed in the 1891 census (RG12/3477/31/5 1891)

3.6.7 The Jacksons do not seem to have stayed long at Ford House. The deeds state that John Jackson died in January 1894 and his wife, Isabella, died just over two years later. The property passed into the hands of a group of trustees who let the property to a variety of tenants. The 1901 census gives the details of one family, the Hethsons:

Name	Relationship to head of household	Married or unmarried	Age	Occupation	Birth place
Richard L Hethson	Head	Married	52	Living on own means (Blind)	Hale Barns, Cheshire
Elizabeth SL Hethson	Wife	Married	44		Altrincham, Cheshire
Hannah Jackson	Servant	Married	57	Cook domestic	Dalton-in-Furness
Caroline C Jones	Servant	Single	27	Waitress, domestic	Rhos, Denbighshire
Adeline Balmes	Servant	Single	18	Kitchen maid domestic	Roose

Table 8: Occupiers of Ford House listed in the 1901 census (RG13/4004/18 1901)

3.6.8 Directory entries for 1906 (Holmes 1906, 218) and 1907 (Holmes 1907, 212) do not list Ford House, so it may have been empty, but in 1908 it is occupied by an R Crossfield (Holmes 1908, 203). In 1910 he is still described as the occupier, while Ford House is described as being owned by John SB Jackson, one of Isabella Jackson's trustees (CRO(B) BT/IR 19/2 1910). In 1919 the gardens were used for a party to celebrate the end of the First World War (Heritage First Archives: Ford Park Folder; Plate 29), and anecdotal evidence suggests that in winter the lawns were flooded and used for ice skating. The deeds state that in 1920 Isabella Jackson's trustees sold the house to Robert Crossfield, who is described as a timber importer. It is not known what impact Crossfield had on the site, although between 1936 and 1940 plans were drawn up to use some of the land at the west end of the estate for building (CRO(B) Z1048 1936-1940). At the time this land was classed '*temporarily restricted subject to release for building purposes on application to the Ministry for a General Development Order and the density of 8 houses per acre*' (*ibid*). A portion next to the drive was also scheduled as '*a private open space to preserve the amenities of Ford Park Crescent*' and was thought to be protected by previous covenants during the construction of Ford Park Crescent (*ibid*).

### 3.7 Phase 6 - Army Requisition and School Use

3.7.1 During the Second World War, Ford House was requisitioned by the War Department, although they may have only used it for a brief period between July 1<sup>st</sup> 1941 and December 15<sup>th</sup> 1941 (CRO(B) BDB 17/Deep box 2 1946). It is not certain what the buildings and grounds were used for, but it is evident that Robert Crossfield moved the majority of his belongings out of the house and into storage (*ibid*). A detailed description of the building was made prior to requisition so that suitable recompense could be made for any damage incurred (*ibid*), and a list of all of the belongings was drawn up prior to them being removed (CRO(B) BDB 17/Box 19 1940). Evidently some damage was caused as subsequent accounts detail the areas requiring repair (CRO(B) BDB 17/Box 19 n.d.). However, the deeds state that Robert Crossfield died in August 1946 and his trustees sold the estate to Ulverston Urban District Council. In 1948, however, the deeds show that Ford House was sold to Lancashire County Council, while the lodge was sold to John Douglas Hayhurst, a schoolmaster from Lancaster.

3.7.2 By 1949 Ford House was being used by the Ulverston Grammar School to teach domestic science/agriculture (MacDonald 2006; Plates 32-35). It continued to be used for teaching for most of the rest of the 20<sup>th</sup> century, with a number of alterations made to the coach house in particular in 1966, by which time it was part of Ulverston Victoria County Secondary School (CRO(B) BDB 33/12/9 1966-9). The deeds show that as a result of the reorganisation of the county councils that took

place in 1974 the property was transferred to the newly formed Cumbria County Council, and in 1989 part of the land was sold to South Lakeland District Council. By 1998, however, the County Council had begun to radically re-organise Ulverston Victoria High School, by moving it to a single site. As a result Ford House was no longer needed and was for a time threatened with demolition or redevelopment (Horne 1998a). Following a spate of vandalism it was boarded up (*ibid*; Plate 39), and although alternative suggestions were made (Horne 1998b; Plate 40), the house was saved for the community by the Ford Park Community Group (Horne 1998a). Since then additional funds have been sought for further improvements to the site and its facilities (Anon 2000; Plate 41), including the ongoing Conservation Management Plan.

### 3.8 The Physical Development of the Site

3.8.1 The earliest plans to show the site provide little information about the form of any buildings at Hoad Stile and the associated grounds. The 1792 enclosure plan names 'Hoad Style' and shows a stylised rectangular building orientated approximately north-east/south-west (CRO(B) Z2067 1792) but gives no other information (Plate 1), while the 1812 enclosure plan shows an L-shaped structure on the same orientation, which it also names 'Hoad Stile' (Ulverston Local Board 1891; Plate 2). Wood's plan of Ulverston from 1832 does not include Ford Park, the area being covered by the title of the map – this may be significant in its own right, perhaps suggesting that it was considered that there was nothing important enough to show on this part of the plan, although it is just as likely that its position so far from the town centre excluded it from the map's coverage. The date of 1835 on the lodge (English Heritage 2001) indicates that some building work was carried out at the site by Woodburn Postlethwaite, although it is not clear what this was.

3.8.2 A mortgage agreement from 1844 makes reference to:

*'All that messe & tenement of Dwelling house lately erected & built by the s<sup>d</sup> Woodburn Postlethwaite upon part of the said Inclosure called Hoad Stile Meadow with all the outbds & appurts thereunto belonging & all other Bldgs erected & built by the s<sup>d</sup> W Postlethwaite on the said lands or any of them All which s<sup>d</sup> pre<sup>s</sup> thereinbefo descd had been materially altered & improved by the said W Postlethwaite by the removal of fences of otherwise & by the same were in the sev<sup>l</sup> occupons of the s<sup>d</sup> W Postlethwaite and his tenants'* (CRO(K) WD/BH Acc 1105 6/2 1698-1913).

It is likely that this is referring to work carried out in and around 1835.

3.8.3 By the time the first Ordnance Survey maps were drawn, in 1846-7 and 1850, Hoad Cottage is shown on the site (Ordnance Survey 1850; 1852a; 1852b; Plates 3-4). This is either a different structure, or the original building has been substantially modified, as it is approximately rectangular, with a recessed area on the north-west side, and orientated north-west/south-east. Noticeably, Hoad Cottage is in the approximate position of Hoad Style, although the degree of accuracy of the earlier maps makes this difficult to assess in detail (Fig 2). The Ordnance Survey maps also show group of smaller outbuildings with connecting paths is shown to the north-west, with woodland either side. The house evidently has a veranda running around the south-west elevation and parts of the north-east and south-west elevations, and this overlooks gardens to the south-west and south-east. An apparently walled kitchen garden is situated to the east, which has small structures in the north-east and south-west corners. A view of 1850 appears to show the south-east elevation of the house at this time (Plate 5), which looks remarkably like the present house although the drawing is not detailed and the building is obscured by trees.

3.8.4 Descriptions of the house from around this period indicate that it was a relatively extravagant building. Several notices of letting from 1853 (Anon 1853a; 1853b; 1853d-h) describe it as:

*'A VILLA RESIDENCE, with Lodge Entrance, suitable for a family, healthfully and delightfully situated on a slight eminence, in the east side of the rising town of Ulverston and immediately under the Hill of Hoad, on the summit of which stands the Monument erected to the memory of the late Sir John Barrow, Bart...'*

*The Dwelling is substantial, well built, and cellared, with front veranda and lawn, tastefully laid out with flower pastures and fancifully-shaped rock stones:*

*CONSERVATORY & KITCHEN GARDEN.*

*The Rooms comprise, 2 Parlours, Butlers' Pantry, 2 Kitchens and Scullery, 5 commodious Bed-rooms, and two Servant's Rooms, with every other required domestic convenience. Four-stalled Stable and Coach House are attached.'*

3.8.5 The house clearly had some quite extensive gardens at this time, and a lawn large enough to use as a cricket pitch (Anon 1851b; 1851c). When the estate was advertised for sale (but apparently not sold) in 1854 it was described in equally lavish terms. In addition, plans were also in place to utilise some of the land for building, and the architect was said to be Miles Thompson of Kendal (Anon 1854b; 1854c):

*'That valuable and most desirable Freehold Property, consisting of a Villa Residence, called Hoad Cottage, and several Parcels of LAND, laid out in suitable Lots for Building Sites, varying from 300 to 3,000 yards; the whole containing about 25 Acres of Land...'*

*The Residence comprises Dwelling House, containing 3 Parlours, Butler's Pantry, 5 Bed Rooms, and two Servant's Rooms, 2 Kitchens and other convenient Offices, and well Cellared, Lawn and Pleasure Grounds, Conservatory, and Fancy Rockery, most tastefully laid out, Kitchen Garden, and other requisite Conveniences...'*

*The house stands upon a gentle eminence, embosomed in fine wood, and in its own grounds, which are in themselves a rich treat as a specimen of tasteful adornment; and the windows command an extensive prospect of the waters, islands (including the celebrated Chapel Island) and shores of the picturesque Bay of Morecambe...'*

*The Building Ground lies contiguous, upon an easy slope, and the Villas and Terraces for the erection of which it is calculated, will combine the advantages before enumerated; and in the Plan is a design for a fountain to play in the centre'.*

3.8.6 In January and February of 1858 Hoad Stile House (*sic*) is advertised to let, with details available from the appointee of the Chancery Court, which indicates that the owner (presumably still Woodburn Postlethwaite) was bankrupt (Anon 1858a; 1858b). Few details are given, although it includes '15 acres of rich meadow land' (*ibid*). Curiously, on the 22<sup>nd</sup> July (and again in August; Anon 1858d; 1858f), only five days after the death of Woodburn Postlethwaite (Anon 1858e), Hoad Stile Cottage is advertised for sale, although it is only described as a 'genteel family residence' (Anon 1858d; 1858f). A copy of the sales particulars gives further details (Private Collection 1858):

*'Hoad Stile Cottage with the Stables or other out-offices appertaining, together with the Shrubberies, Garden and Pleasure grounds, and several Closes or Parcel of land on the south, east and west sides thereof, containing by admeasurement 5a 0r 34p, together with a lodge and approach from the highway leading from Ulverston to Newby Bridge'.*

3.8.7 Why each description of what is apparently the same property uses different names is uncertain, although this is something that carried on into the 1860s (see

*Section 3.6.1*). A plan of the Hoad Estate, most likely the one that accompanied the sale particulars of 1858, shows only one house, named Hoad Cottage, which is in the same location as that shown on the early Ordnance Survey map (CRO(B) BDKF 135/48 c1858; Plate 6).

3.8.8 Only one map exists within the gap between the estate plan of c1858 and the following Ordnance Survey map, that which accompanies the sales particulars of 1886 (CRO(B) BD TB/SP 5/10 1886; Plate 7). This shows the present building, Ford House, in place, which documentary sources indicate was built in 1860 by Montague Ainslie (see *Section 5.2*). In addition, the present coach house (marked 'stables &c') has been constructed on the approximate site of Hoad Cottage and a considerable area of woodland has been planted around the north and west sides of the house, although a large part of the park to the west has been sold off and new houses built on it. Additional structures are also present in the garden to the east of the house. The particulars from the 1886 sale do not provide a great deal of information about the house, although they do list 'Stables, Outbuildings, Ornamental Grounds, Gardens, Vineries' (*ibid*); details that are repeated in the local press (Anon 1886). During the reorganisation that has taken place since c1858 the drive has also been moved to its current location, accessing the site from the newly created Ford Park Crescent rather than past the lodge off Hart Street.

3.8.9 By the date the following Ordnance Survey maps were re-surveyed (1889) much of the same information is shown, except in more detail (Ordnance Survey 1890a; 1890b; 1891; Plates 8-9). Two greenhouses are shown in the garden to the east of the house, in a slightly different arrangement to that shown in 1886, and a terraced area has been added to the south of the house. The house itself is shown as a large rectangular structure orientated approximately north-east/south-west, with a porch to the north and additional outbuildings attached to the north-east end. A walkway, presumably the veranda, is present along the south-west and south-east sides of the house.

3.8.10 During the early 20<sup>th</sup> century very few alterations appear to have been carried out to the estate, and the maps show much the same arrangement until at least 1948 (Plates 10-13). A plan from the deeds of 1946 (Plate 14) is anomalous as it is clearly based on the earlier estate plan of 1886 (Plate 7). A photograph of approximately 1920 shows that the rear (south-east) side of the house still had its veranda, the fireplaces were presumably still present as there are several tall chimneys, and the north-east end of the building had a hipped roof (Heritage First Archives: Sir John Barrow Monument Folder; Bernard and Elizabeth Ellis pers comm.; Plate 30). Photographs of a number of other elements of the site give details of the external boundaries, gates and so forth (Plates 25-28) but, frustratingly, do not show the house. A picture of the fernery shows that it has changed very little, although the doors formerly had glass panels and the roof was glazed (Plate 31).

3.8.11 Descriptions of the rooms made in 1940 during requisitioning by the army show that the veranda was still present, although any original internal fittings such as fireplaces may have been removed as the few that are mentioned are all simply described as slate (CRO(B) BDB 17/Deep box 2 1946), or with reference to their being painted (CRO(B) BDB 17/Box 19 1940). A photograph looking down onto the kitchen garden, dated to no later than 1959, appears to show that the glasshouses were still roofed at this date and the fernery probably also still had its glass roof (Plate 38). During the late 1960s a series of substantial alterations were made to the coach house, including the removal of the fireplace and accompanying chimney, addition of a fire escape, and modifications to a number of windows (CRO(B) BDB 33/12/9 1966-9; Plates 15-24).

## 4. Site Visit

### 4.1 Introduction

4.1.1 A brief visit to the site was carried out in order to compare the results of the desk-based assessment with the physical remains of the buildings and grounds at Ford Park. This was intended to enable a better understanding of the development of the various elements of the site, and enhance the results of the desk-based assessment. It would also allow an approximate phase plan of the house to be produced.

### 4.2 Results

4.2.1 A variety of features of interest were identified within the grounds and buildings that were of use in understanding the results of the desk-based assessment. These are outlined by area below.

4.2.2 **Lodge and adjoining wall:** the date of 1835 on the lodge is the only piece of direct dating evidence within the whole site (Plate 42). Unfortunately its now isolated position (Fig 1) within the estate means that this information is difficult to incorporate into the understanding of the over all site history. The remains of the entrance, which has large square-section pillars (Fig 1), to the original drive, which passed close by the lodge, is also visible, albeit now blocked.

4.2.3 **Boundary wall and gates:** the main boundary entrance on the south-west end of the drive has apparently lost its iron gates and has been subject to some minor cosmetic alterations such as the addition of signs and iron spikes on the wall tops. The iron fences flanking the drive at this point (Fig 1) have concrete posts, suggesting that they are quite modern (Plate 43). The gates through the inner hedge immediately to the south-west of the house have been badly damaged having lost their tops, and are also flanked by iron fencing with concrete posts (Fig 1).

4.2.4 **Boundary wall around kitchen garden:** the majority of this wall is built of the random slate rubble typical of the area. However, a large section of it contains a considerable amount of red sandstone, including some dressed blocks (Plate 44; Fig 2), some of which are possibly triangular coping stones. This is apparently butted by the rest of the walling, and may therefore represent a much earlier structure.

4.2.5 **Playing fields:** there is little evidence for the former field boundaries, stands of trees and other garden features, or the original drive shown on early maps surviving in the playing fields. An area of disturbed ground on the north side of the main entrance (Plate 43; Fig 1), where the long-jump pits and later a bike course used to be, has a lot of 19<sup>th</sup> century pottery and glass in the topsoil, but this has probably been brought in from elsewhere. Patches of concrete marking the position of a cricket crease and shot put area remain within the field and relate to the use of the site as a school playing field.

4.2.6 **Sensory trail area:** this area is surrounded by a number of, largely damaged, iron fences with concrete posts (Plate 45; Fig 1). These appear to be quite modern. Within the wall around the north side of this area there are four arches, at least two of which seem to form apertures or alcoves within the wall (Plate 46; Fig 2). The largest of these approximately 3.5m wide and 1m tall, while the smallest is only 1m wide. The function of these is not certain, and while the less obvious examples may be little more than relieving arches (although this would seem a strange place to construct them), they are perhaps more likely to be bee alcoves. These were used for the storage and protection of an early type of beehive, called a skep, which was made from coiled straw (Walker and Crane 1991, 237). They are particularly common in



Cumbria, which has the highest density in the whole country (*op cit*, 238), and within the county the majority are found within Furness and Cartmel (*op cit*, 247; Green 1997). An alternative suggestion is that they were built to accommodate large tree roots (David Redmore pers comm.).

4.2.7 **Lawn:** a piece of pierced cast iron that presumably formed part of the original structure of the veranda is lying loose in undergrowth on the north-east end of the lawn (Plate 47; Fig 2).

4.2.8 **Kitchen garden:** a series of cast iron posts remain *in situ* around the south-west part of the garden (Fig 2). These have a maker's mark cast into them although this is illegible. The 'fernery', which has a rusticated coping formed from fragments of limestone pavement carved with an arched hoodmould, is in good condition, while the remains of the greenhouses now comprise only walls (Plate 48; Fig 2).

4.2.9 **House:** there is no particularly strong evidence for significant periods of alteration within the house. The scar of the former veranda is visible around the south-east and south-west sides (Figs 6-7). A number of the windows have evidently been very neatly remodelled or possibly inserted (Figs 3-7); the mortar is slightly different, the ashlar block work cut differently and the sills of a different style (Plate 51). The sash windows used in the majority of these windows comprise two large panes with a single glazing bar dividing them into four lights and scrolled horns. Many of the unmodified windows have 16-light windows without horns. This would suggest that the original windows are early to mid 19<sup>th</sup> century, while the later ones are mid to late 19<sup>th</sup> century (Wedd 1999b, 2-3). Very few decorative features have survived within the house – a few cornices, the staircases (Plate 53), a pair of scrolled corbels in the entrance hall, some of the window surrounds and shuttering, a small number of doors, the tiled floor the main hall and porch, and an alcove in the ground floor kitchen. The majority of these features are very much in the style of the early to mid 19<sup>th</sup> century, although some are not diagnostic of any particular period (Wedd 1999a; 2003; Heath and Parissien 1997), or, in the case of the staircases, more 18<sup>th</sup> century in form (Burton 2001). There is some evidence for re-use of earlier elements, such as raised and fielded door likely to be of 18<sup>th</sup> century date cut-down and remodelled for use in the attic (Plate 54; Fig 5), which might suggest that re-use of materials did take place.

4.2.10 Some modern alterations are also evident. Two windows on the first floor have been significantly enlarged and had new lintels added (Figs 4 and 6). All of the original fireplaces have apparently been removed, as has much of the plasterwork. The outbuildings on the north-east end of the house have been demolished (Plate 52). In the attic, the wall dividing the two rooms on the south-west side is apparently a plasterboard stud partition supported by an iron I-beam (Fig 5).

4.2.11 **Coach House:** there is some evidence for recent rebuilding around some of the windows and changes to the floor structure internally, which is concrete (Figs 8-10). There is some evidence for rebuilding of the main south-east wall just above first floor level (Plate 49; Fig 10), although this could be due to a change in material mid-way through the original construction. It does, however, approximately correspond to the level of the first floor, which is supported by inserted concrete and iron beams, and may therefore be the result of later modifications. The stumps of a pair of pillars are present between the coach house and the kitchen garden wall (Fig 8). The wall running alongside the north-east end of the coach house has a round-arch built of brick inserted into it, which has the appearance of a fireplace or hearth, but now houses a stand pipe (Plate 50; Fig 2). Alternatively, this could also be a bee alcove (see Section 4.2.6 above).

## 5. Discussion and Conclusion

### 5.1 Introduction

5.1.1 The recorded history of the property, maps, contemporary descriptions, and results of the site visit allow a relatively detailed understanding of this remarkably complex property to be established. It is clear, however, that there are still many gaps in the understanding of the site, primarily because some of the most significant periods of alteration took place before adequate mapping of the area was available, or between different editions of the Ordnance Survey maps. The lack of detailed plans or records of the site until 1886 has also hampered understanding of the development of the present building, the sponsor of its construction and the architect.

### 5.2 From Hoad Stile to Ford House

5.2.1 It is evident that there has been some form of settlement on the site of Ford House from at least the late 16<sup>th</sup> century, and it is conceivable that the history of the site is considerably more ancient. The earliest known activity was most likely related to agriculture and perhaps small scale industry involving cloth making and possibly bee keeping. The purchase of the site during the early 19<sup>th</sup> century transformed what may have been a relatively humble farm into a gentleman's residence with extensive grounds. The evidence suggests that it was Woodburn Postlethwaite that began this process, by constructing Hoad Cottage and its lodge in 1835 (probably modifying an existing structure; Fig 2). (The Listed Building entry's dating of the present house to 1835 would appear to be based on the dating of the lodge, which relates to the earlier phase, and is therefore erroneous (English Heritage 2001)). It seems likely that the fernery was also built during the first phase of building, and that some of the kitchen gardens were also established at this time as there are structures of approximately this form on the Ordnance Survey maps of 1850 and 1852 (Plates 3-4). Postlethwaite's death in 1858 released the whole estate and it was purchased by Montague Ainslie, who built the present building, renaming it Ford House. It is likely that the coach house (on the site of the former house, Hoad Cottage) was not built until John Poole took possession of the site and the estate boundaries were reorganised following the sale of land in 1875, although something similar is likely to have existed beforehand.

5.2.2 The house remained in much the same condition into the mid 20<sup>th</sup> century, although prior to World War II it seems likely that the original fireplaces had been removed, probably during modernisation. It was not until the buildings had been requisitioned by the army and the site purchased by the Council for the use of the school that any further alterations were carried out. Unfortunately these mostly comprised inappropriate alterations and demolition, which further damaged many internal details of historic interest such as the decorative plasterwork. The fire surrounds were also probably completely removed at this time (the photographic evidence suggests that this must have been after c1920 (see *Section 3.8.8*)) and the fireplaces blocked up; at around the same time the roof of the north-east end of the building was evidently also replaced. The extension/outbuildings to the north-east end of the house has also been removed within the last few years.

### 5.3 The Architect

5.3.1 There has been some debate about the identity of the architect of the present building, which has in part been confused by the date and style of the lodge and the lack of plans or specific dating evidence for the present house. Ever since interest in the work of the Websters of Kendal developed during the 1970s (Martin 2004, vii) it

has been assumed, based on the style of the house but without any other foundation, that they were the architects (*op cit*, 132). The Websters became renowned for their building work in the north of England during the late 18<sup>th</sup> and early 19<sup>th</sup> century. Francis Webster began his career as a stone mason, one of a long line, famous for his marble chimneypieces, and was joined by his son George who developed the architectural side of the practice (*op cit*, 21). The research carried out during the compilation of this desk-based assessment can, however, confirm that they were involved in at least some construction work on the site.

5.3.2 The sales particulars from 1854 state that copies of the plans can be obtained from the architect, Miles Thompson of Kendal (Anon 1854b; 1854c). Miles Thompson worked for the Websters, and became the business partner of George Webster in 1845, having already worked for the company for 20 years. He effectively took over the running of the business at the beginning of the following year when George Webster retired (Martin 2004, 39-40). It is not certain which piece of work Miles Thompson was responsible for at Ford Park, however. The reference from 1854 coincides most closely with the work advertised in 1851, but it is not certain what this consisted of or whether it even took place. The style of the present house is very much that of Webster and Thompson's other buildings, particularly the use of well-finished ashlar limestone blocks and over-long jambs leaving a recessed area beneath the windows (see for example the upper floor of the Oddfellow's Hall in Kendal, the original drawings for the Westmorland Bank in Kendal and the Trustees Savings Bank in Ulverston (*op cit*, 277-278 and 285). However, as Ford House was almost certainly built by the Ainslies in 1860 the reference from 1854 cannot be to the present building. This, of course, does not mean that it cannot have been built by Webster and Thompson, although if it was it would be quite a late example of their work.

5.3.3 It is likely that the earlier building, Hoad Stile, was built or altered by Webster, and it could be this work that is referred to in 1854. The lodge, dated 1835, is very much in the Websters' neo-Jacobean style, which was commonly used in the early part of the 19<sup>th</sup> century, and is reminiscent of other, similar, structures (*op cit*, 22-29). The map evidence also suggests that the fernery was constructed during the first phase of building on the site, and it too is constructed in a neo-Jacobean style, which fits with this assumed period of work. This may represent an early phase of work undertaken for Woodburn Postlethwaite, which was later replaced by the present house. Webster and Thompson were very active in the Ulverston area during the 1850s and 1860s (*op cit*, 42), and the construction of Ford House would fit within this period of work.

5.3.4 The coach house/stable is noticeably different in style to the house, and arguably has more in common with the form of the gates. These were added following the development of Ford Park Crescent, after part of the estate was sold off in 1875 and the entry to Ford Park was reorganised. The style of the coach house is reminiscent of the work of James Grundy of Ulverston (Greenlane Archaeology 2006, 14), although no certain attribution can be made. He was certainly responsible for the design of some of the buildings on Ford Park Crescent (CRO(B) Z1218/1-2 1875-1928), and his successor did survey work for Robert Crossfield in the 1930s (CRO(B) Z1048 1936-1940). Grundy was responsible for the construction of many important public and private buildings in and around Ulverston during the late 1870s and 1880s, including the original market hall in 1875, the police station in 1881 and Central Buildings on Brogden Street in 1886 (Greenlane Archaeology 2006, 14).

## 5.4 The Origin of the Present Name

5.4.1 As has been seen, the name of the property has been of some significance in understanding its development. From the purely descriptive Hoad Stile (stile is a common appellation to place-names in the area and presumably simply indicates the route to a named location), to the deliberately inverted use of the word cottage. Indeed, Hoad Cottage might have been a *cottage orné*, a somewhat ironic term for a gentleman's house with pretensions of rustic simplicity that became popular during the romantic and picturesque movements.

5.4.2 Ford House (and park) is the first time the name changes this pattern, although the Poor Rate Assessments suggest that the names Hoad Stile and Hoad Cottage were used interchangeably prior to the construction of the present building following the acquisition of the estate by the Ainslies. It was certainly known as Ford House by August 1860. The reason for the use of the name Ford is undeniably due to the Ford family, from whom Montague Ainslie was descended on his mother's side. The exact source of the name in this case is not certain, however, although research by Anthony Ainslie has demonstrated two likely derivations. The first is Agnes Ford, Montague Ainslie's mother, the second Ford Ainslie, his fifth son, who died when the steamship Prince sank in a storm off Balaklava on the 14<sup>th</sup> November 1854 (Anon 1854d). The proximity in time of the latter event to the move to Hoad Cottage might suggest that is the more likely suggestion. However, Agnes Ford was of considerably more importance to the family and the original source of its wealth and so is, perhaps most likely to be the reason for the name. The name 'Ford Lodge' had also previously been applied to a Ford family home at Grizedale by Agnes' father, but this had been replaced by Montague Ainslie with Grizedale Hall. Ford Park was, in a sense, a renewal of this legacy.

## 5.5 Assessment of Significance

5.5.1 In order to assess the significance of the site it is necessary to understand its periods of development and the phases that make this up. It was initially anticipated that there might be evidence for several phases of alteration within the present house; however, it is evident from the results of the desk-based assessment and site visit that this is not the case. The current house essentially belongs to a single phase of construction, with only minor alterations subsequent to this. This is the case with all of the buildings present on the site, and the areas of alteration are shown in the accompanying figures (3-10). Within the grounds there is also evidence for periods of alteration, some of which belong to recognisable phases, but many of which instead represent numerous minor alterations. Those elements that can be assigned to a phase with a reasonable degree of confidence, particularly based on the cartographic evidence, are shown in Figure 11.

5.5.2 **Phase 1 – late 16<sup>th</sup> – early 19<sup>th</sup> century:** the earliest surviving element of the site is probably represented by parts of the kitchen garden walls. These not only contain re-used sandstone, probably taken from an earlier structure on the site and evidently earlier than the adjoining walls, but also have evidence for early activity in the form of possible bee alcovs. These parts of the site perhaps relate to the first recorded structure on the site – Hoad Stile.

5.5.3 **Phase 2 – 1835 - 1858:** it is likely that part of the kitchen garden, including the fernery, were constructed as part of an initial period of redevelopment of the site, which probably involved the rebuilding or alteration of an existing house to create Hoad Cottage. This most probably corresponds with Woodburn Postlethwaite's purchase of the site, and is probably dated to 1835, when the lodge was also constructed, although there is some evidence for work being carried out in 1851. This represents the first 'gentrification' of the estate.

5.5.4 **Phase 3 – 1860 - 1875:** the present house was built by Montague Ainslie, in 1860, and the previous one was presumably demolished. This event probably corresponded with a number of other alterations to the estate, including the enlargement of the gardens, and re-organisation of the grounds, although considerable alterations were also made in the following phase.

5.5.5 **Phase 4 – 1875 -1886:** John Poole was responsible for selling off land on the west side of the estate, which resulted in the development of Ford Park Crescent, a consequence of which was the reorganisation of the access and drive to the house. He may also have been responsible for other modifications to the house, such as the insertion or remodelling of several windows. He was probably also responsible for the construction of the coach house, which is noticeably different in style to the house, and seems to correspond to the reorganisation of the grounds.

5.5.6 **Phase 5 – late 19<sup>th</sup> – 20<sup>th</sup> century:** alterations to the site were relatively minimal during this period. Additional outbuildings were added in the grounds, and outshuts, which have since been demolished, were attached to the north-east wing of the house. A number of minor alterations to the house, such as the widening of two windows on the first floor of the house, were also carried out, and all of the original fireplaces and much of the original decoration was removed. Extensive alterations were also carried out to the coach house in the 1960s.

5.5.7 As all of the surviving buildings on the site are essentially each of one phase of development (albeit belonging to different periods), any assessment of their significance is limited, in as much as no part of the building is of greater value and importance than another. However, within the estate as a whole, and within the house, there is more opportunity for distinction, and this is taken into consideration in *Section 5.6* below.

## 5.6 Impact of Proposed Development

5.6.1 Any extensive alterations to any of the buildings at Ford Park would inevitably have the potential to affect elements that were considered to be significant. In almost all cases, however, these would be likely to be small in scale and largely cosmetic in character, the remaining original decorative elements within the house for example. These would include any original shutters, doors, cornices, tiled floors and staircases. Any development of the buildings would need to do all that it could to retain and enhance these features, although they would all be protected on account of the house's Grade II listed status.

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Plate 53: Main staircase inside the house

Plate 54: Modified and re-used door in the attic

## Appendix 1: Inventory of House Contents in 1870

(after CRO(K) WD/BH Accession 1105 6/2 1698-1913)

### In the Dining Room

16 Mahogany Chairs  
1 Large Mahogany Dining table  
1 Mahogany sideboard

1 Towel Rail  
2 Long Window Curtains  
2 Wardrobes

### In the Drawing Room as placed for convenience

8 Chairs and Covers  
2 Large Easy Chairs  
1 Pianoforte  
1 Round table  
2 Window poles  
2 Square tables  
2 Chests of drawers  
1 Double Chest of Drawers  
2 Wine coolers with stands  
1 Mahogany tub with stand  
1 Clothes Basket

Stairs Carpets and Landing Carpets  
1 Chandelier  
1 Large table  
1 Carpet Hand Brush

### Back Kitchen

1 Pot Rail

### Small Bed Room Down Stairs

1 Bedstead  
2 Mattresses  
1 Flock Bolster  
1 Flock Pillow  
3 Blankets  
1 Dressing table

### Breakfast Room

6 Cane bottomed chairs  
1 Oval table  
1 Carpet and Hearthrug  
4 Long Curtains  
2 Window poles  
4 Pieces of Druggetting  
1 Roll of Matting  
1 Carpet  
4 Window Poles not fixed  
1 Hearthrug  
4 Bedroom door mats  
26 Brass stair rods  
10 Venetian window blinds  
12 Calico window blinds  
6 Sets of fire irons  
1 Steel Grate  
7 Fenders and one Kitchen Fender  
4 Fire Guards

4 Long Chintzy Curtains  
4 Long Merino Curtains  
2 White Muslin Curtains  
2 Counterpanes  
8 Blankets  
2 Feather Beds  
4 Bolsters  
6 Pillows  
4 Soft Mattresses  
1 Straw Mattresses  
1 Stepladder

### Hall

1 Marble Table  
1 Hat Stand  
1 Weather Glass  
1 Large Door Mat  
2 Chandeliers

### Garden Utensils

1 Garden Roller  
1 Barrow  
1 Ladder  
1 Stool  
2 Sieves  
2 Saws  
2 Draw Hoes  
1 Bill Hook  
1 Syringe  
2 Iron Rakes  
1 Scythes and Pole  
1 Pick  
1 Crow Bar  
1 Edging Iron  
1 Hook (Reap)  
1 Daisy Rake  
2 Short Handled Shears  
1 Long D° D°  
3 Wood Rakes  
1 Basket  
1 Trowel  
1 Grubber

### Bed Rooms

3 Bedsteads and curtains  
1 Bedroom Carpet and Hearthrug  
1 Dressing Room carpet  
1 Chest of Drawers  
2 Bronze Ornaments  
1 Small Cupboard  
4 Cane bottomed chairs  
1 Dressing table and covers  
1 Wash handstand and Service  
1 Large looking glass



Figure 1: Site plan showing features referred to in text



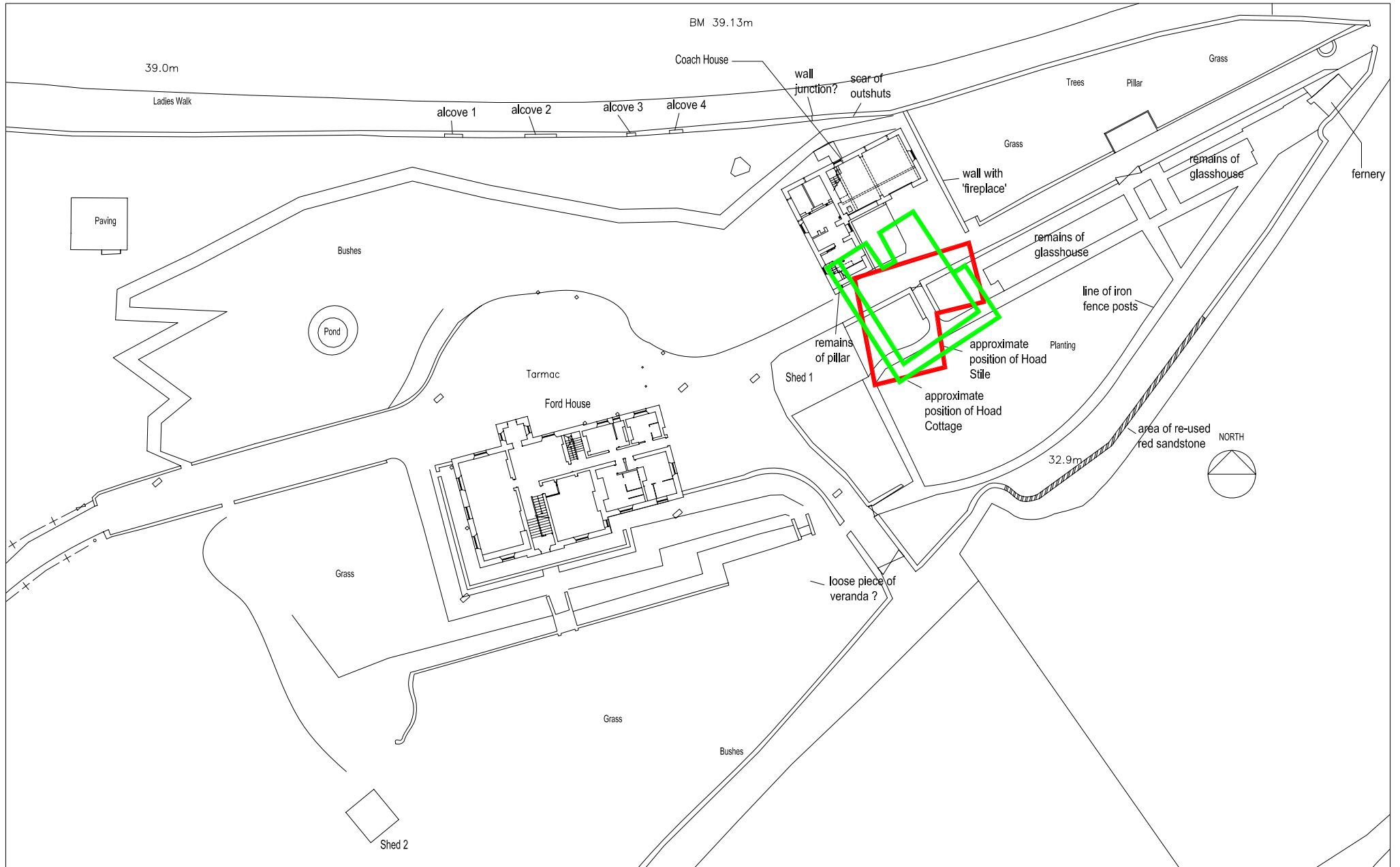


Figure 2: Site plan showing position of garden features and location of earlier buildings

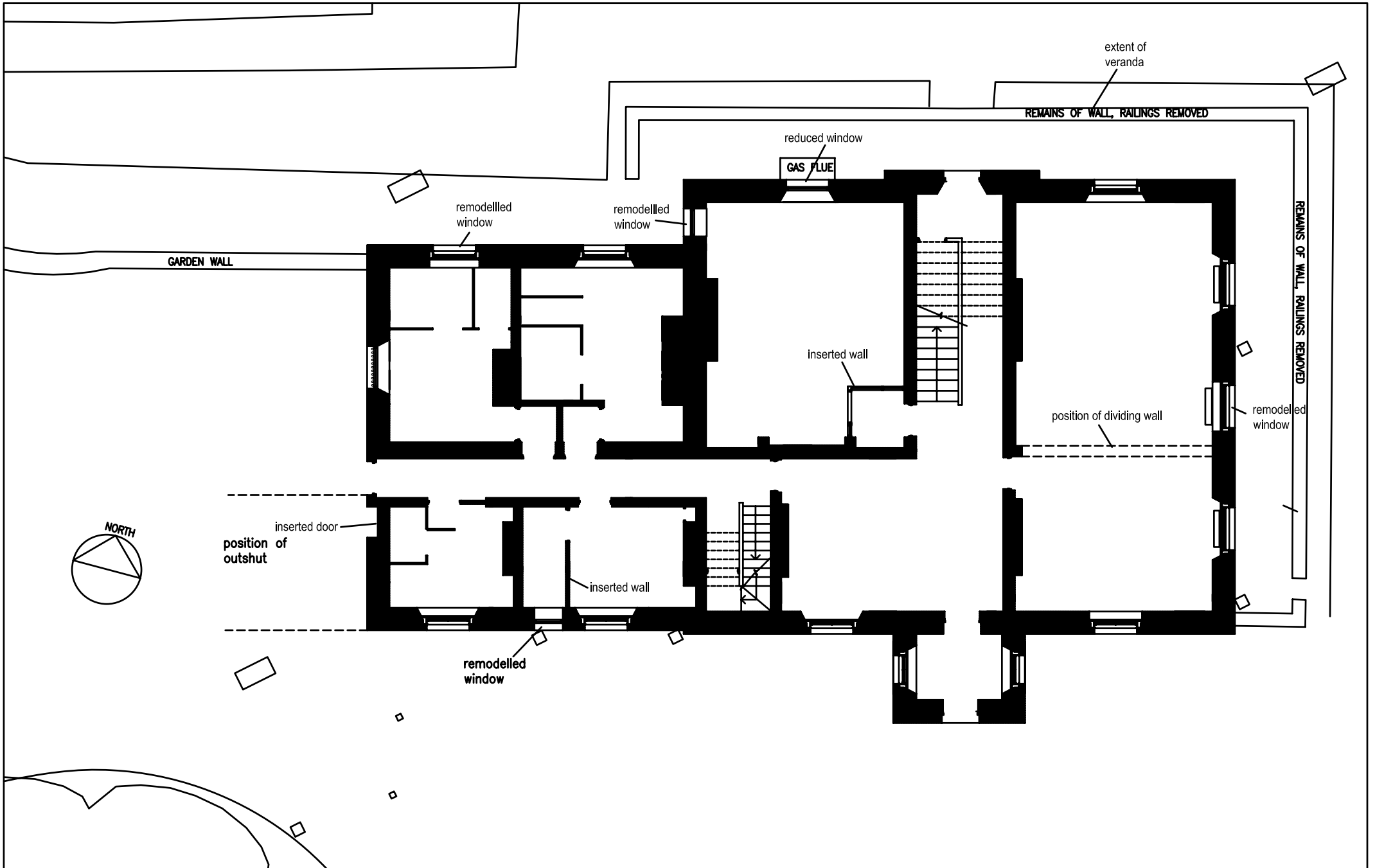


Figure 3: Ground floor plan of house showing location of features referred to in text

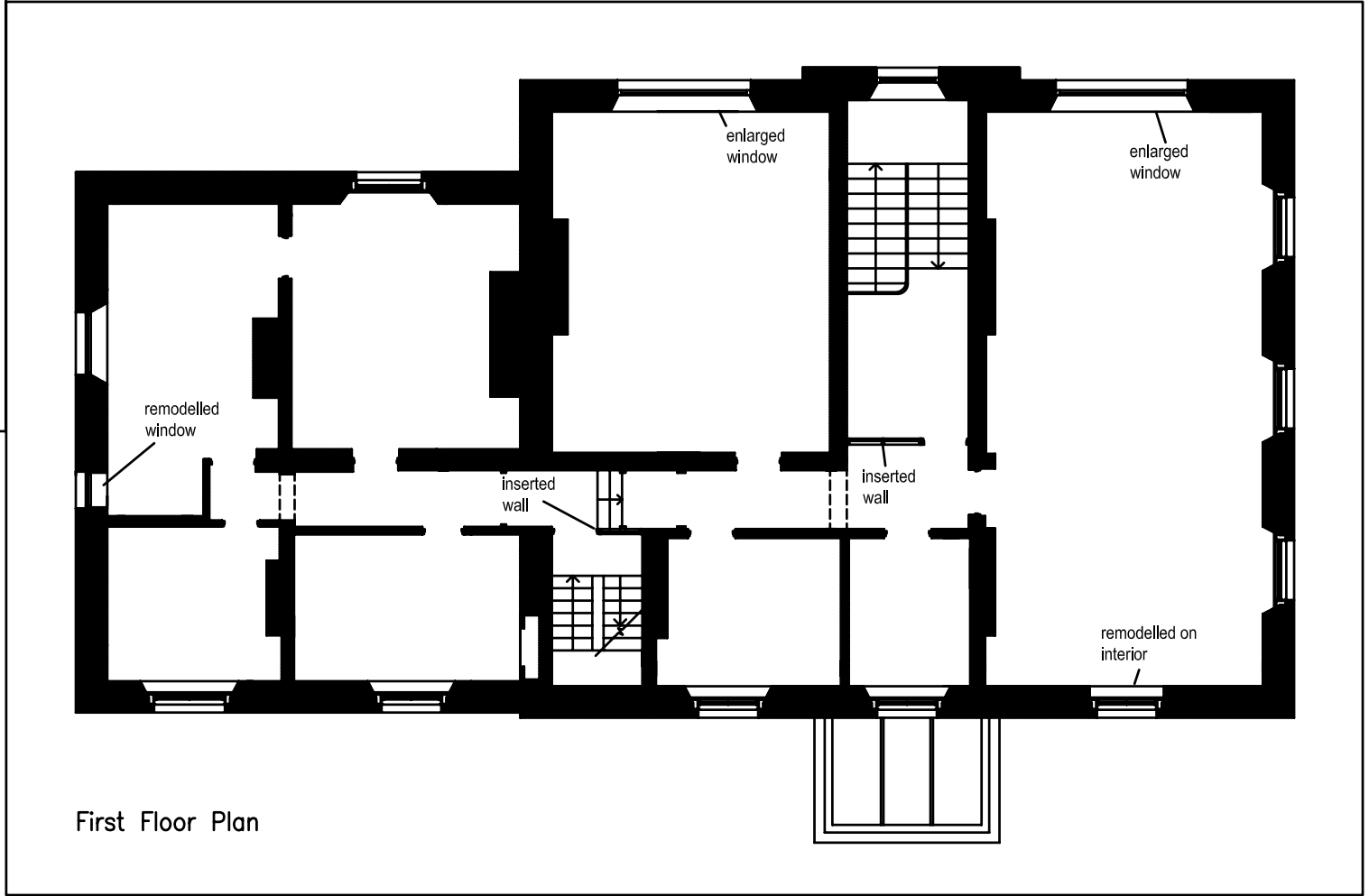
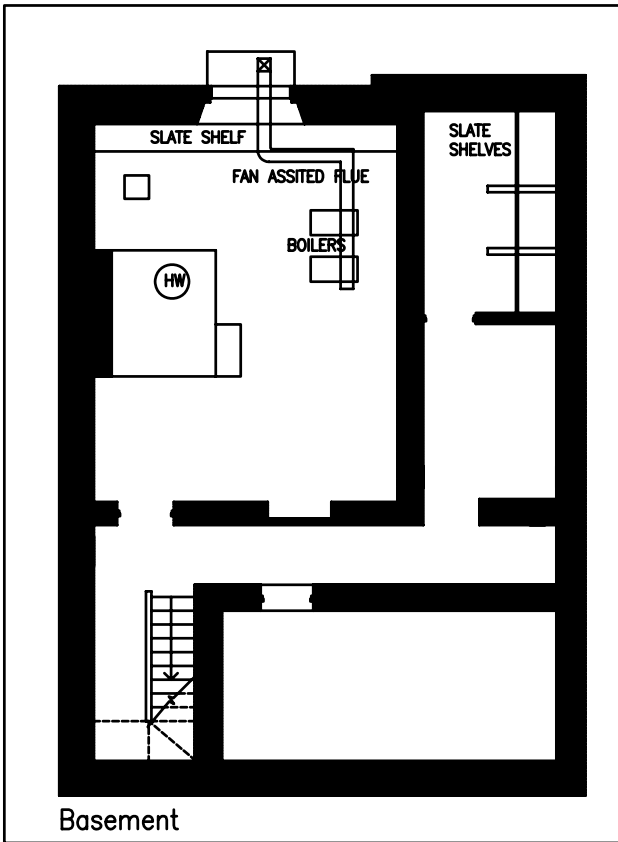


Figure 4: First floor plan and basement plan of house showing features referred to in text

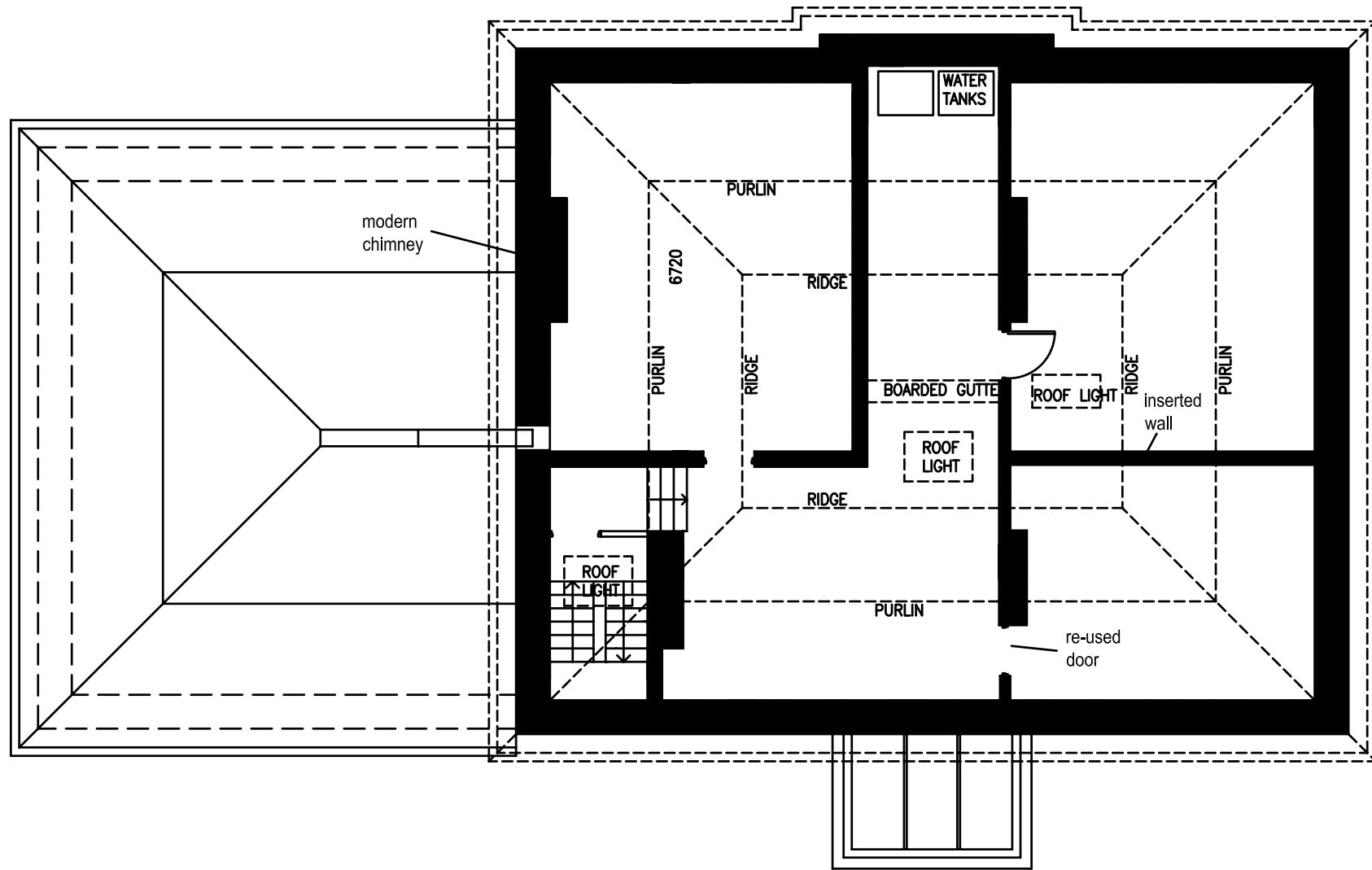
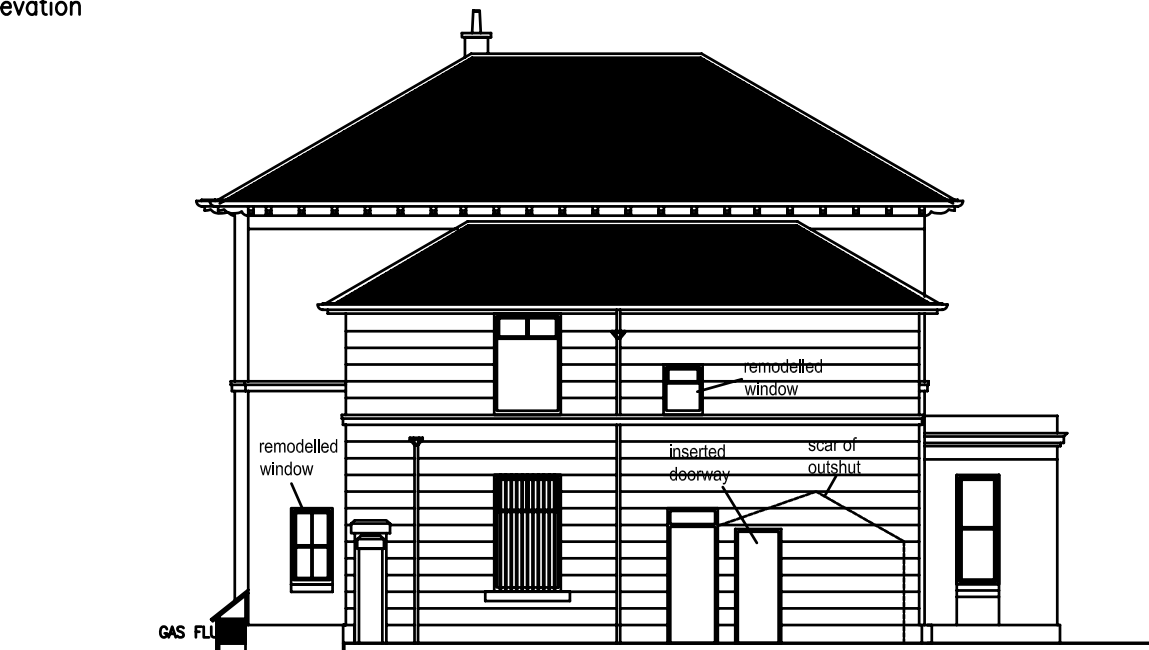


Figure 5: Attic plan of house showing features referred to in text



South Elevation

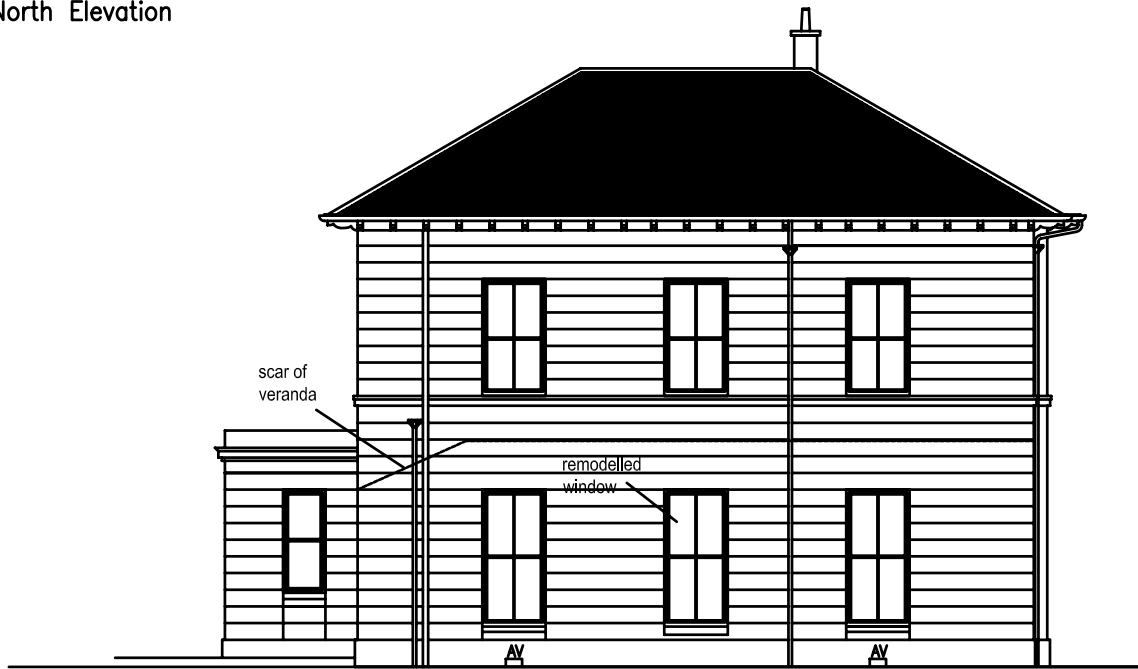


East Elevation

Figure 6: South and east elevations of the house showing features referred to in text



North Elevation



West Elevation

Figure 7: North and west elevations of the house showing features referred to in text

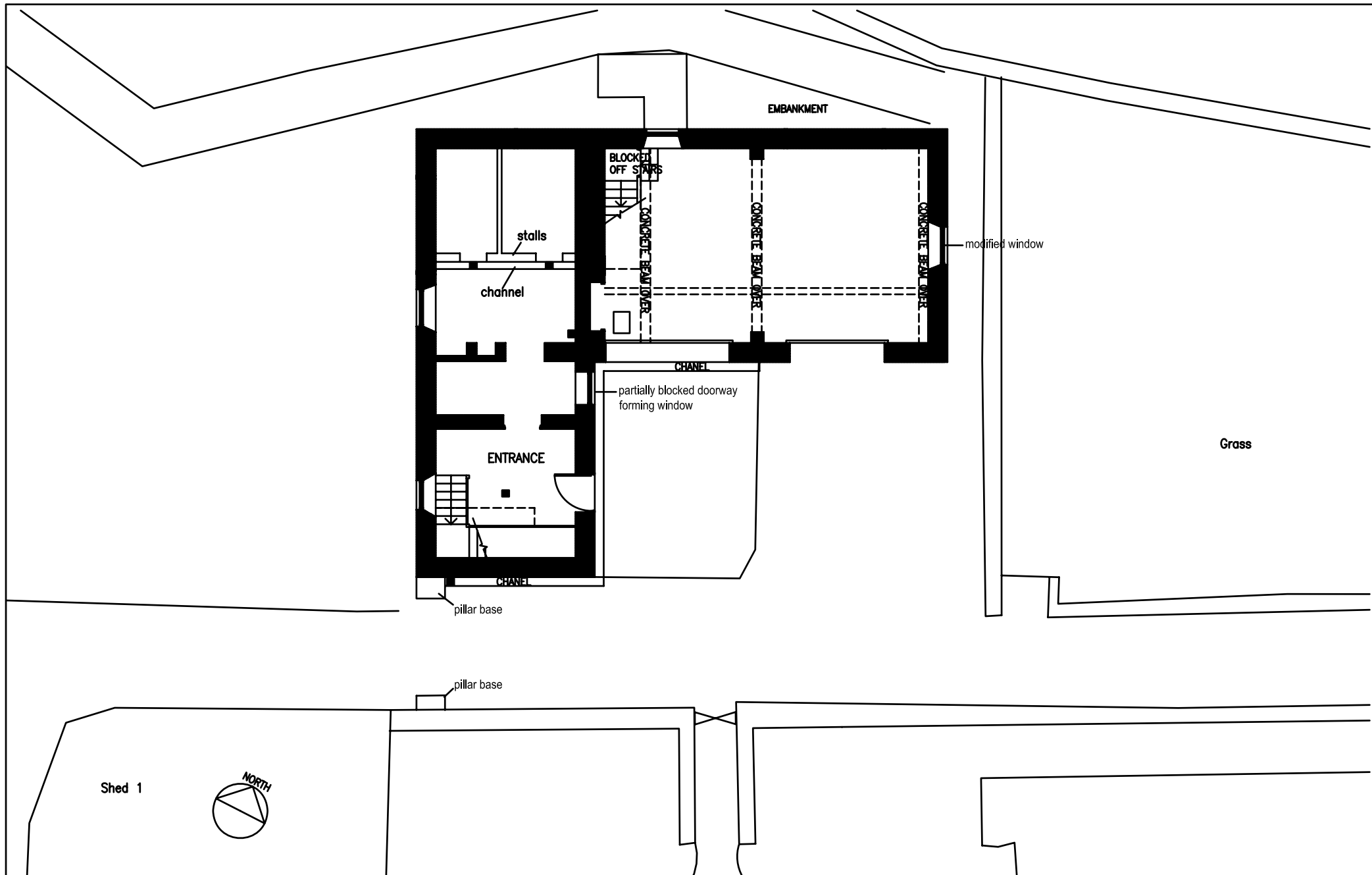


Figure 8: Ground floor plan of coach house showing features referred to in text

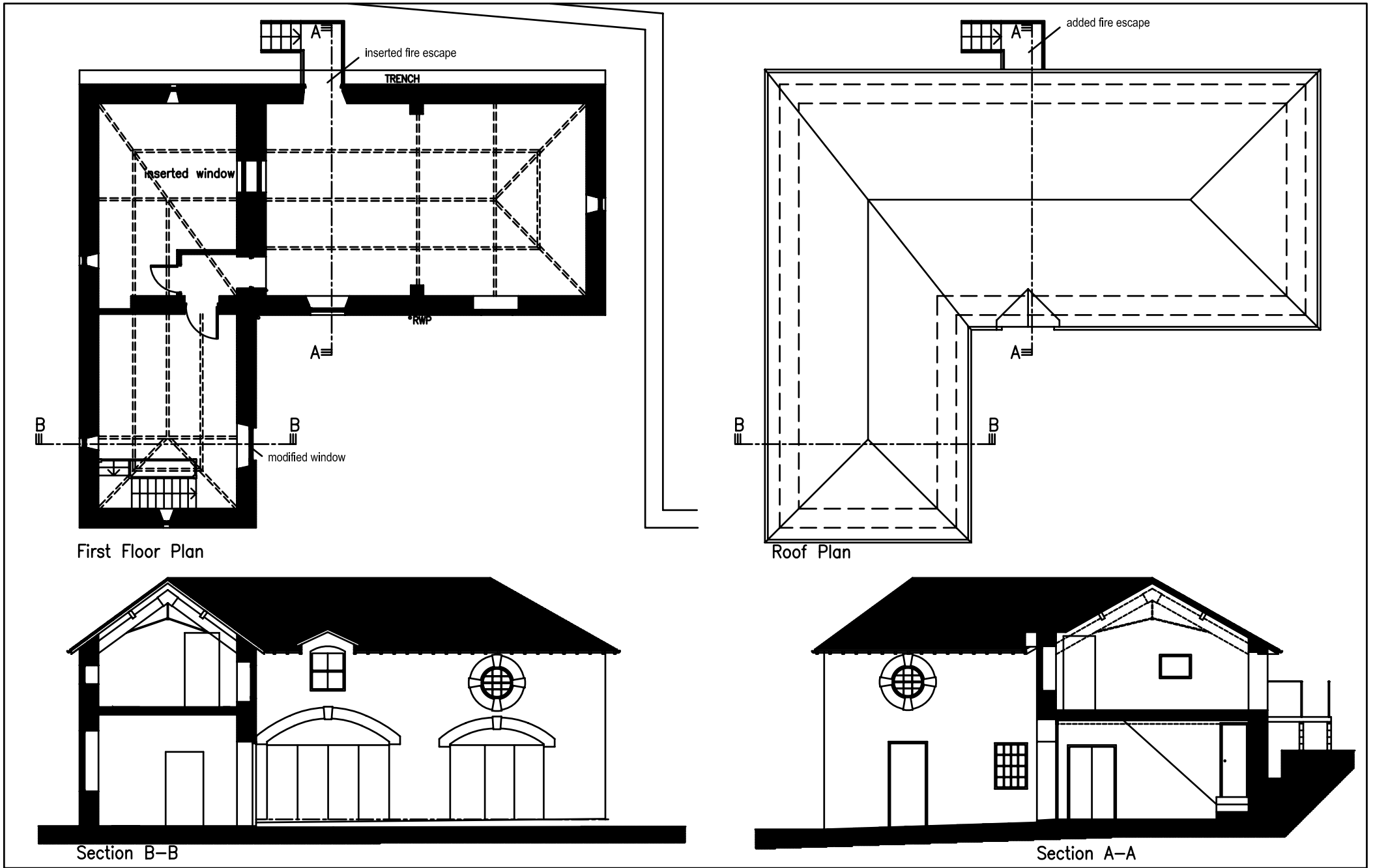


Figure 9: First floor plan, roof plan and sections of coach house showing details referred to in text



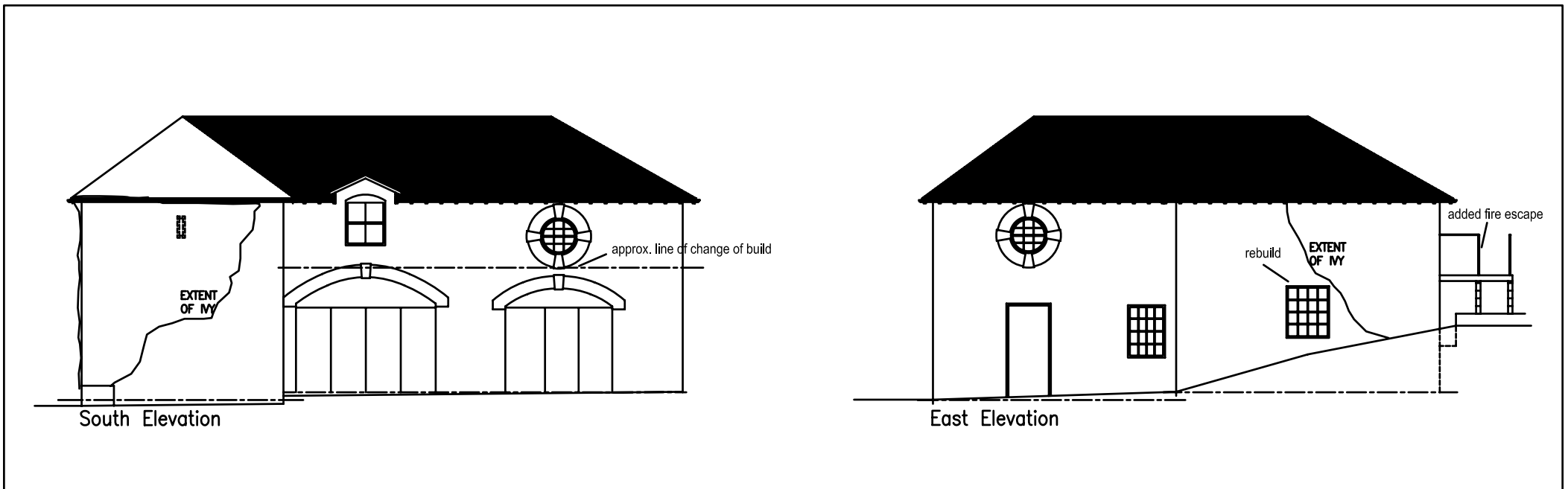
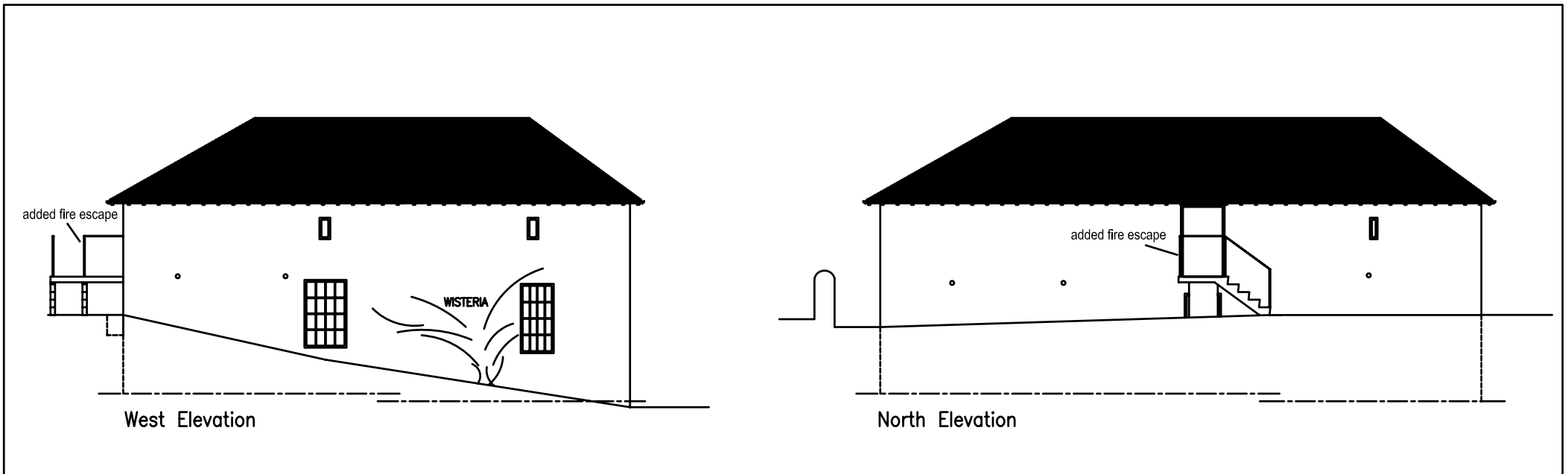


Figure 10: Elevations of coach house showing details referred to in text

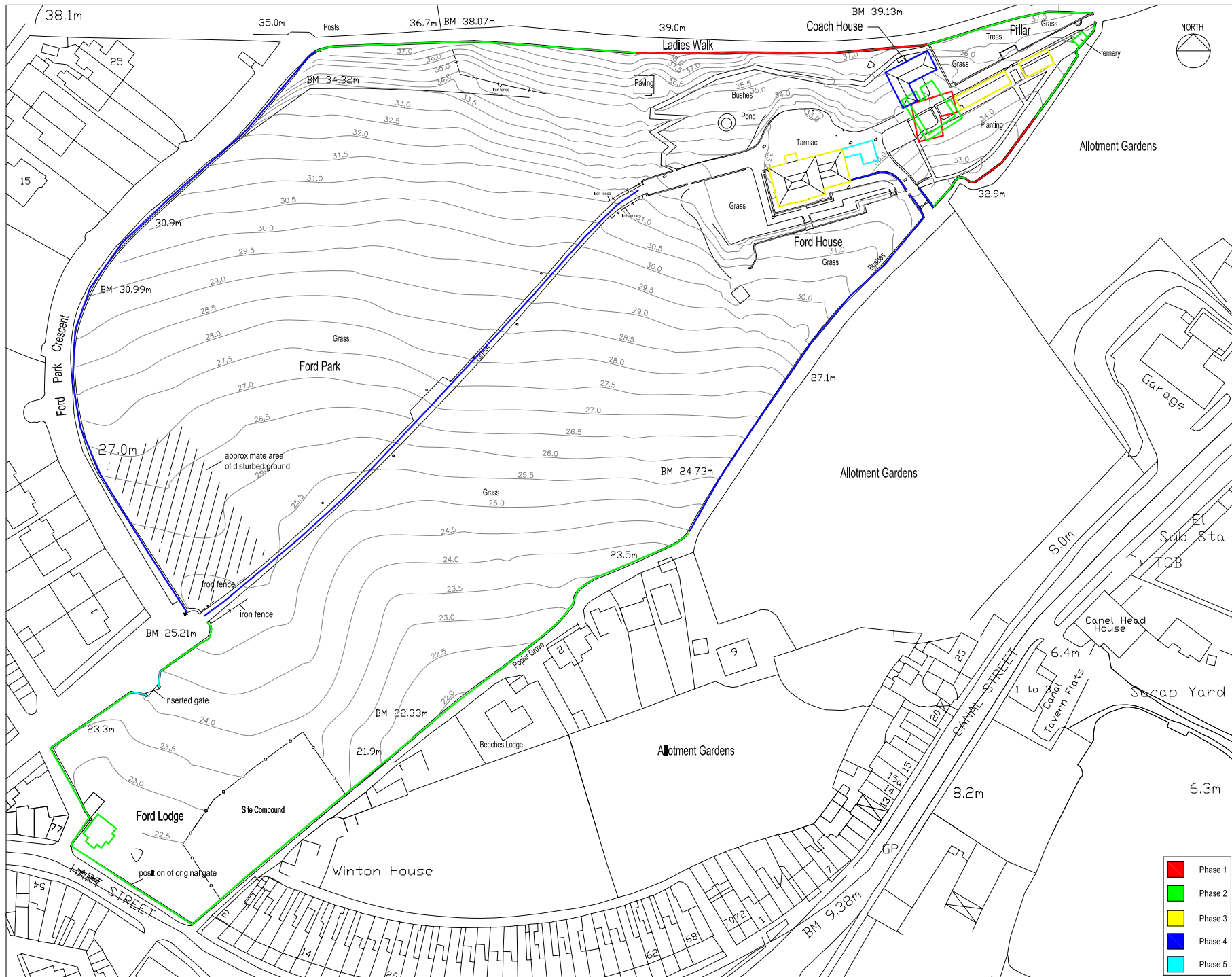


Figure 11: Site plan showing phases



Plate 1: Part of the commons enclosure map of 1792 showing Hoad Stile (CRO(B) Z2067 1792)

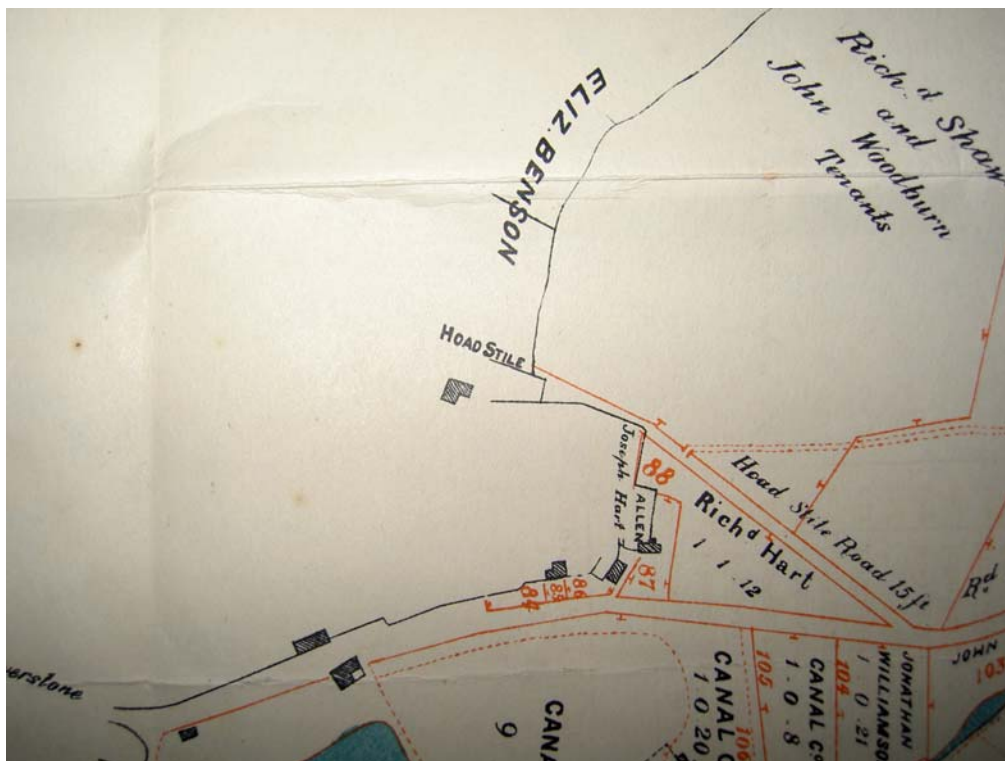


Plate 2: 1812 enclosure map, showing Hoad Stile (from Ulverston Local Board 1891)



Plate 3: Part of the Ordnance Survey map of 1850 showing Hoad Cottage and the associated estate





Plate 4: Part of the Ordnance Survey 1:1056 map of 1852 showing Hoad Cottage and associated land (Ordnance Survey 1852a; 1852b)

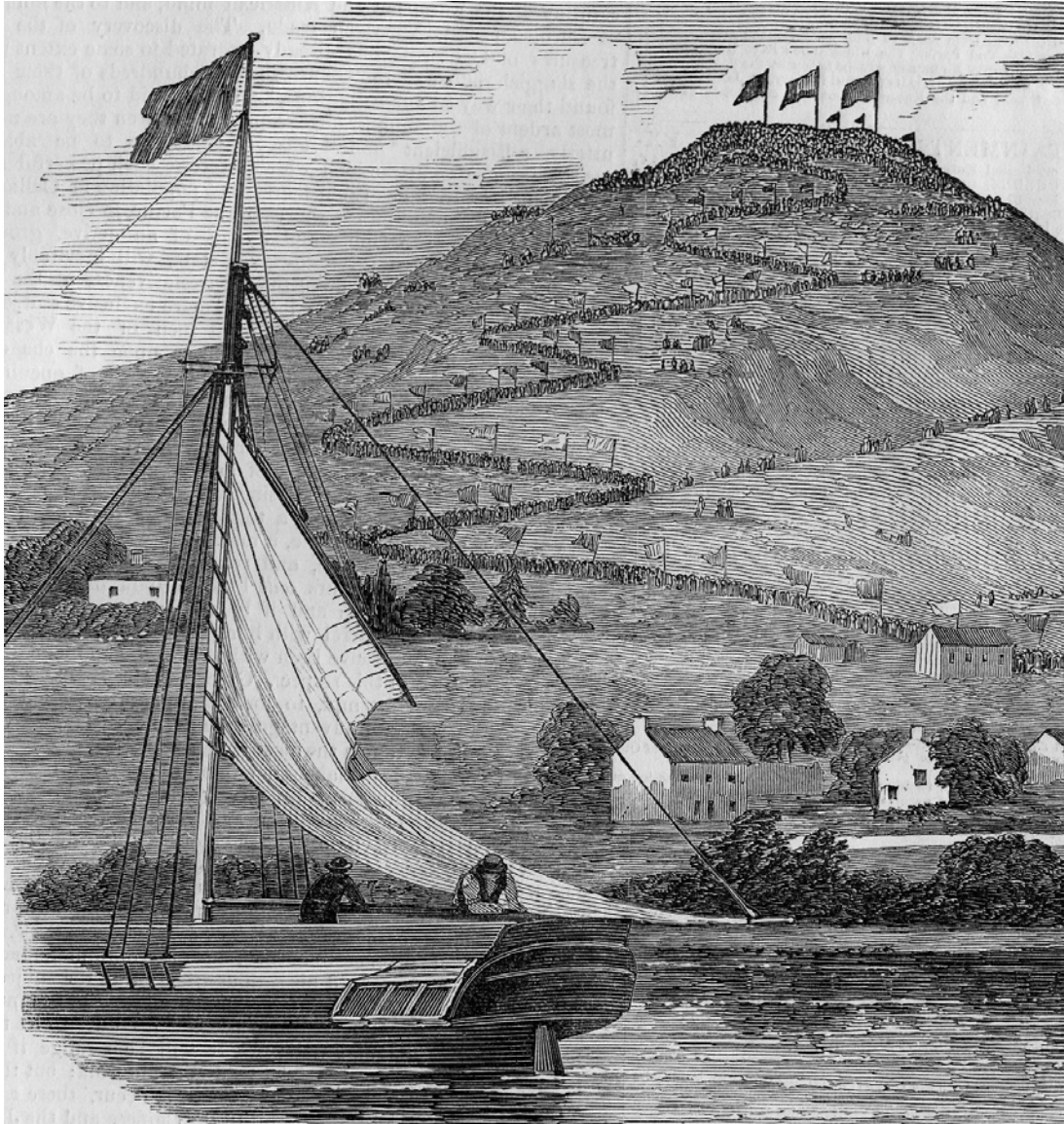


Plate 5: View from May 15<sup>th</sup> 1850 showing the laying of the foundation stone of the Sir John Barrow Monument with Hoad Cottage on the centre left (from Anon 1850)



Plate 6: Plan of the Hoad Estate from c1858 (CRO(B) BD KF 135/48 c1858)



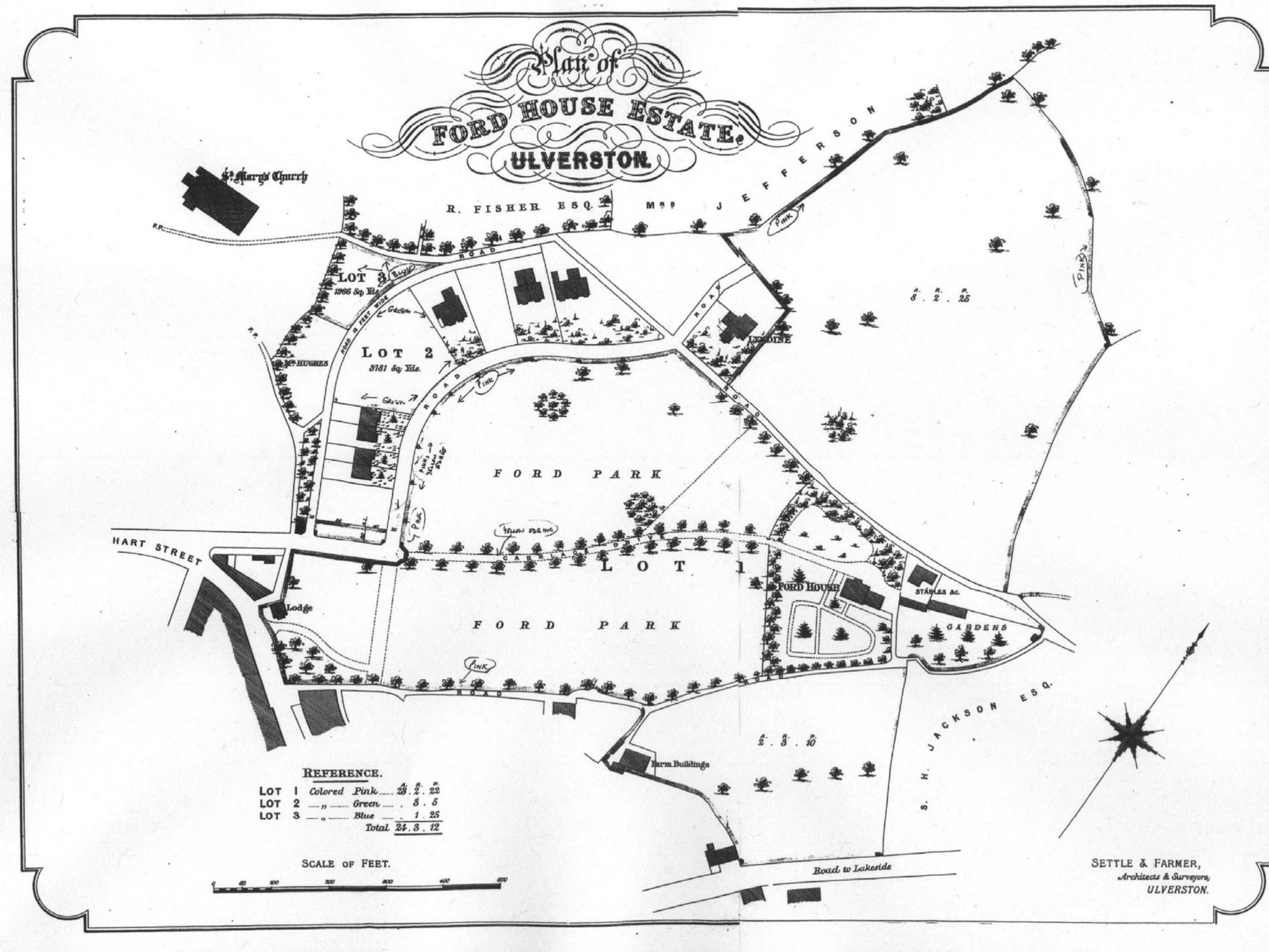


Plate 7: Estate plan of 1886 showing Ford House and Ford Park (CRO(B) BD TB/SP 5/10 1886)



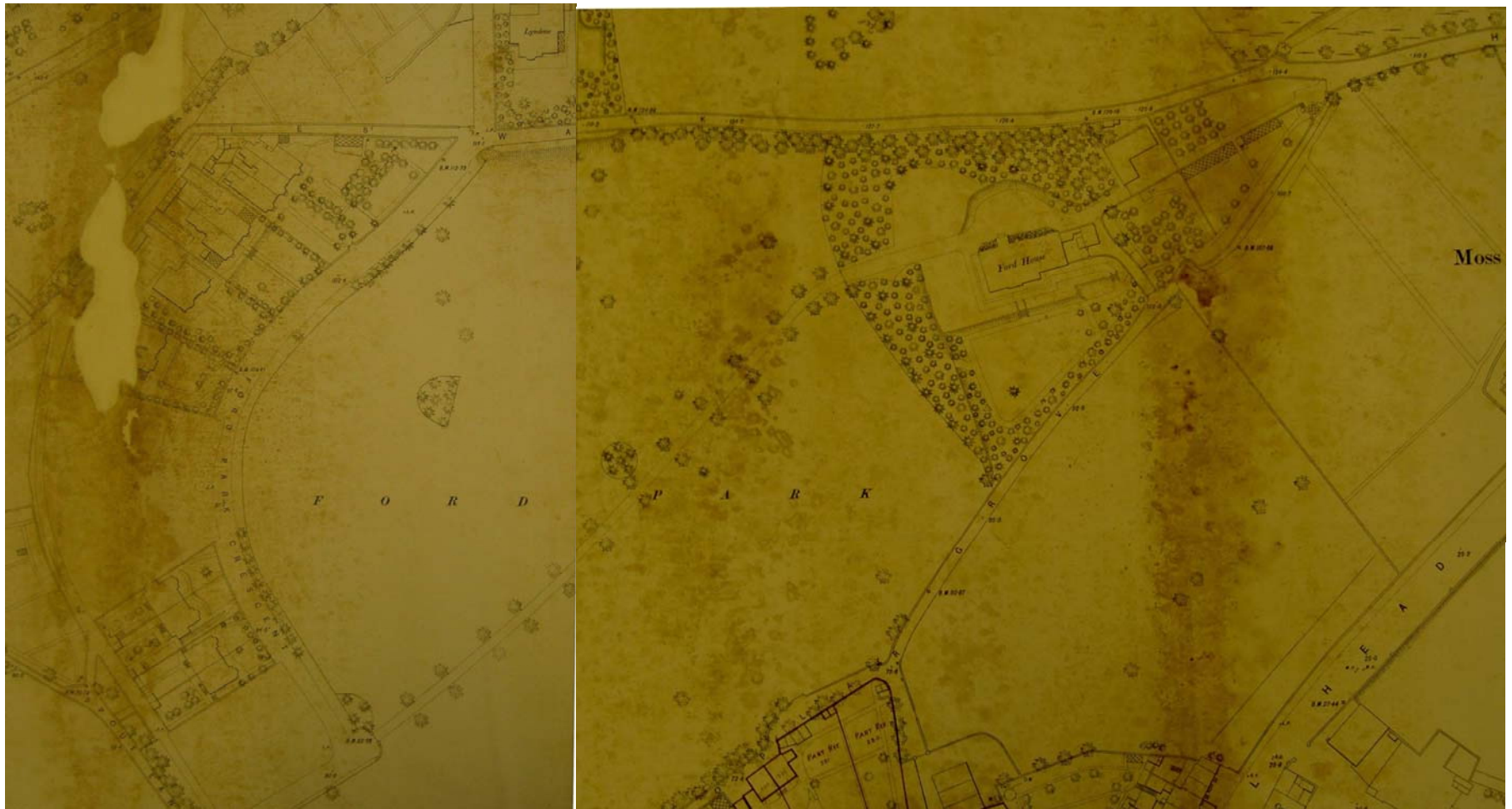


Plate 8: Part of the Ordnance Survey 1:500 map of 1890 showing Ford House and Ford Park



Plate 9: Part of the Ordnance Survey 1:2500 map of 1891 showing Ford House and Ford Park

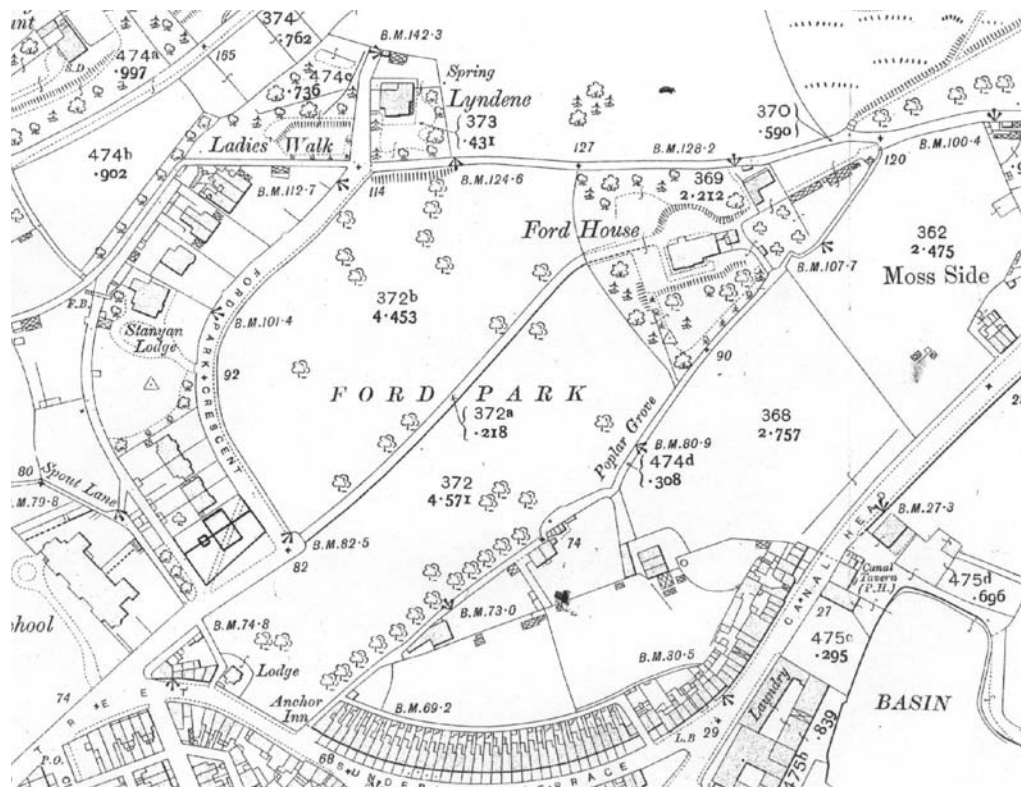


Plate 10: Part of the Ordnance Survey 1:2500 map 1913 showing Ford House and Ford Park





Plate 11: Part of the Ordnance Survey map 1:2500 of 1933 showing Ford House and Ford Park



Plate 12: Part of the Ordnance Survey 1:2500 map of 1941 showing Ford House and Ford Park

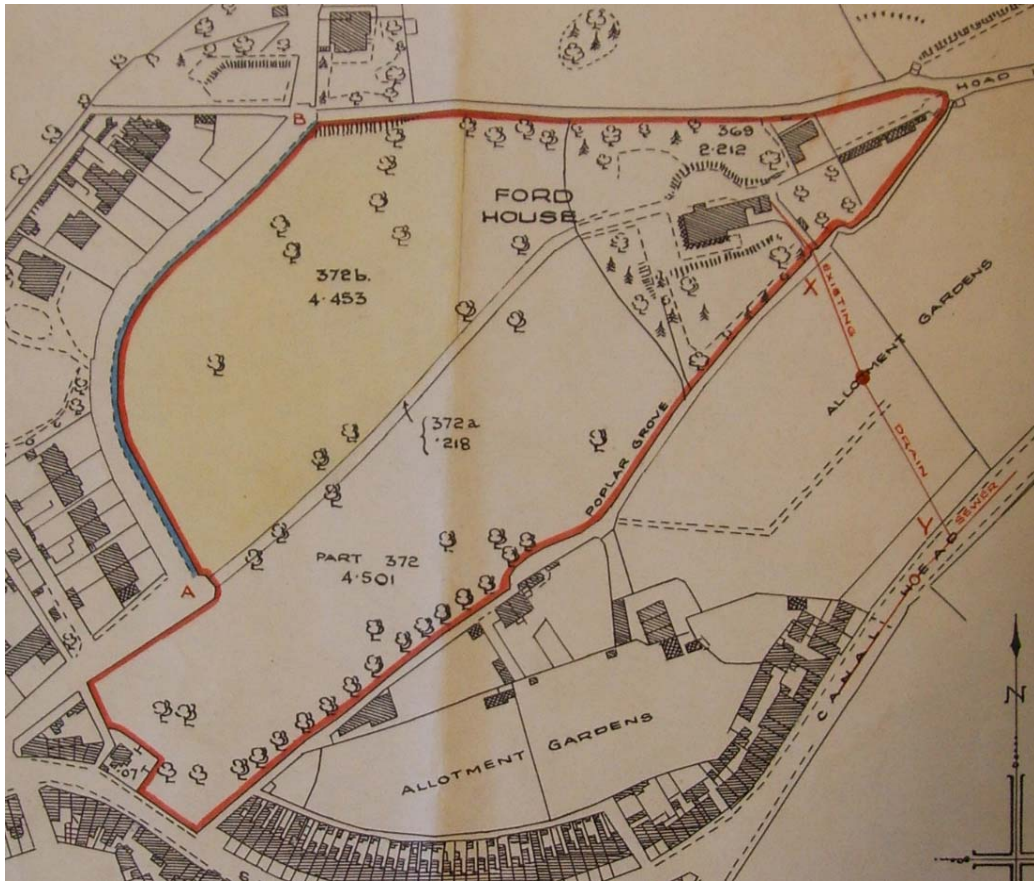


Plate 13: Plan of 1948 from a conveyance in the deeds



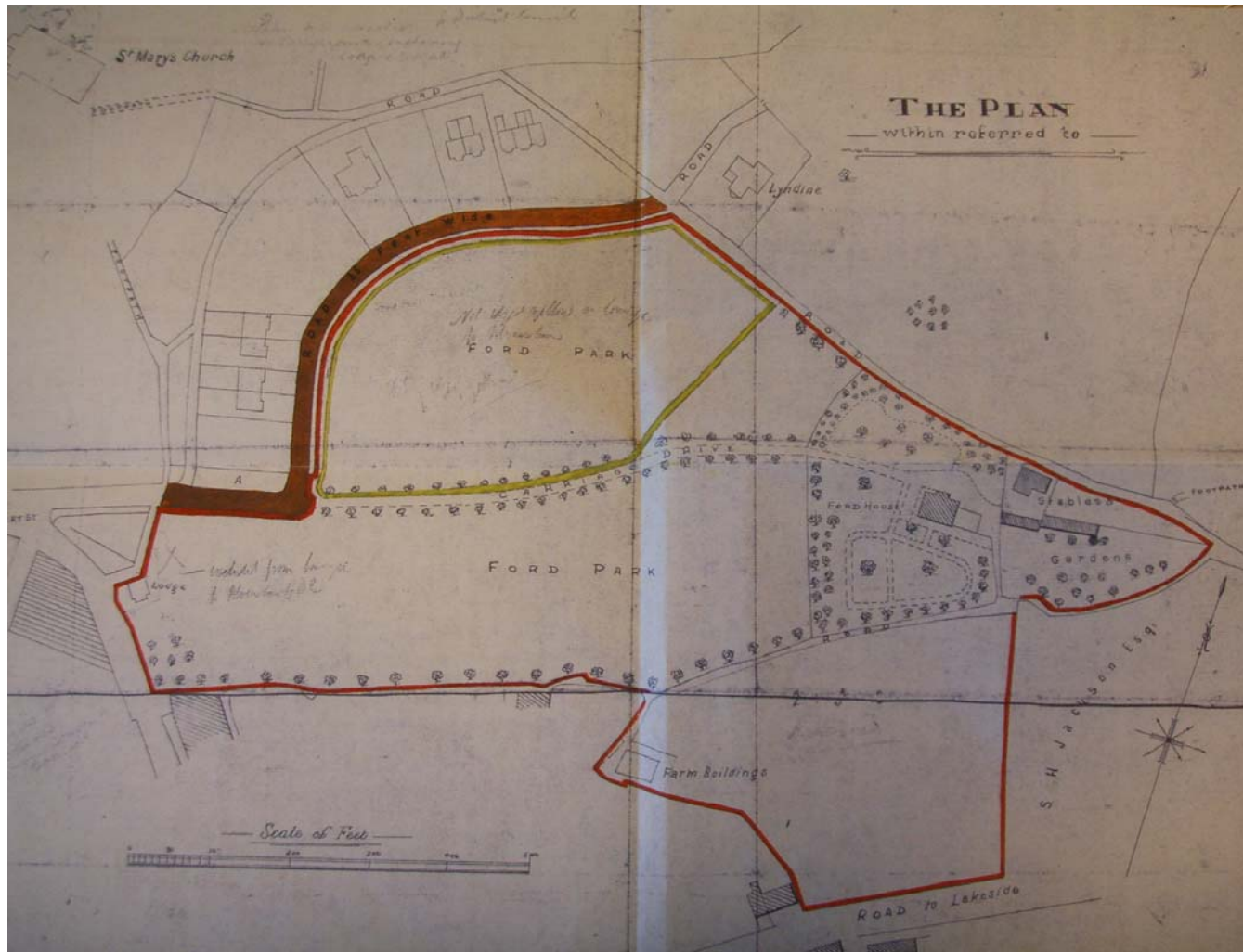


Plate 14: Plan of 1946 from an abstract of title in the deeds





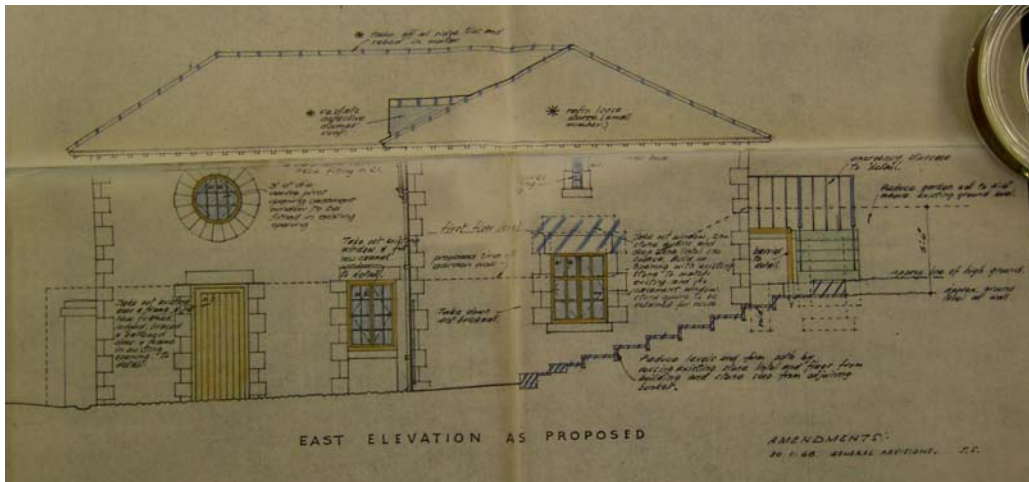


Plate 18: Coach House east elevation as proposed in 1966 (BDB 33/12/9 1966-9)

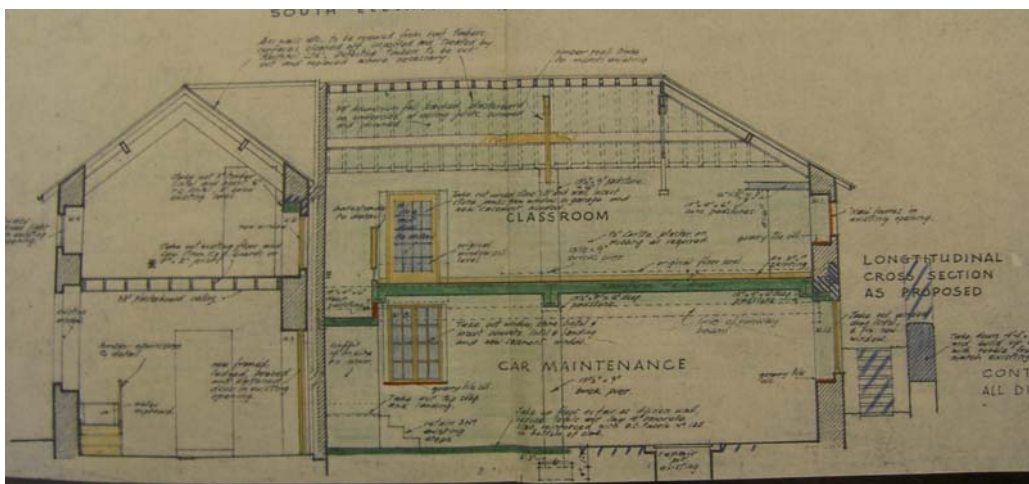


Plate 19: Coach House longitudinal cross section as proposed in 1966 (BDB 33/12/9 1966-9)

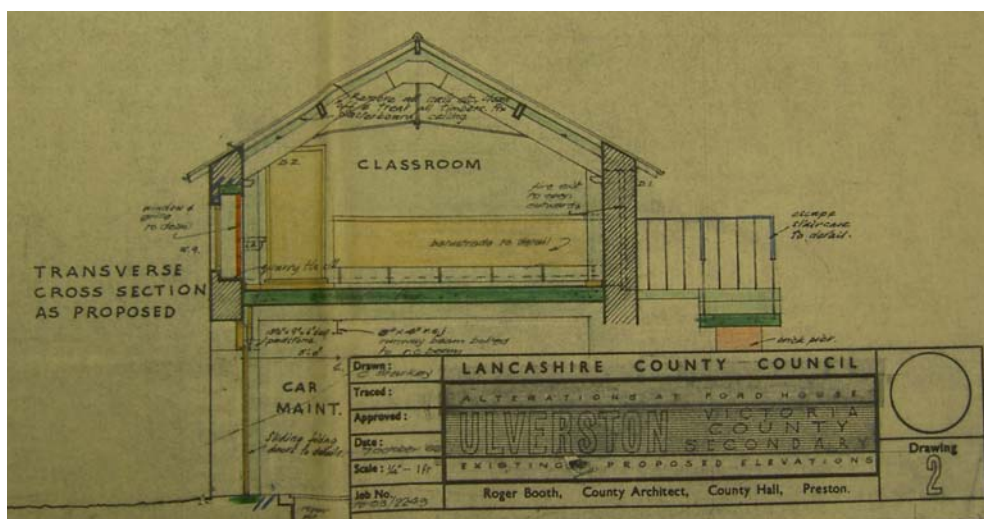


Plate 20: Coach House transverse cross section as proposed in 1966 (BDB 33/12/9 1966-9)

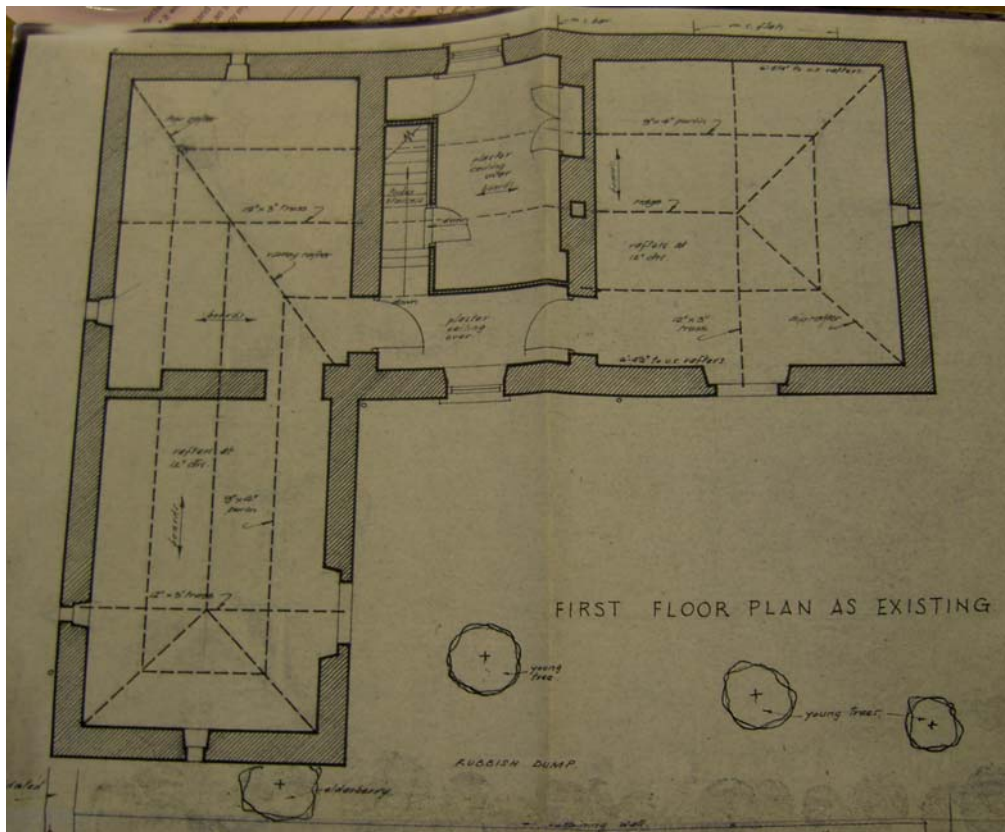


Plate 21: Coach House first floor plan as existing in 1966 (BDB 33/12/9 1966-9)

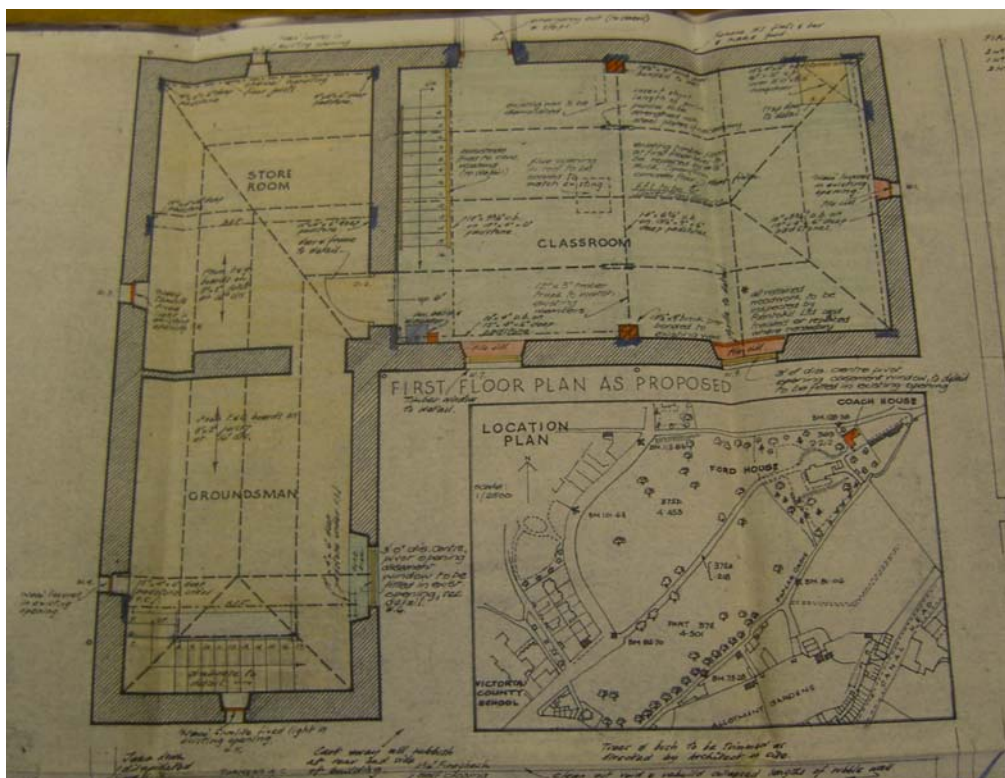


Plate 22: Coach House first floor plan as proposed in 1966 (BDB 33/12/9 1966-9)



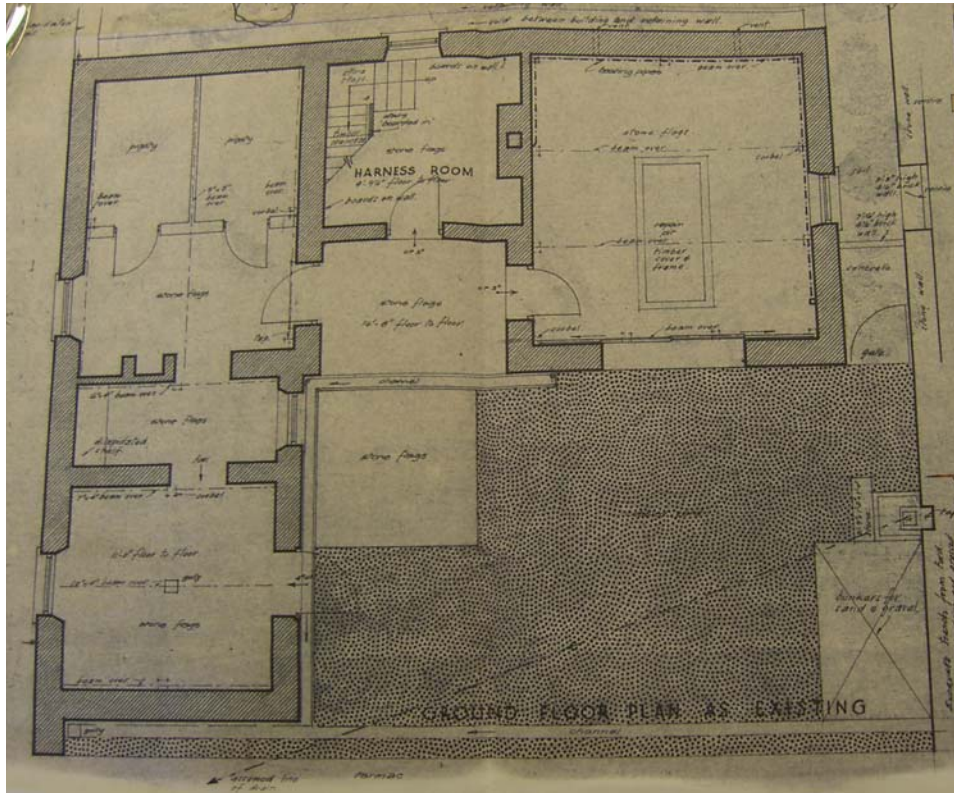


Plate 23: Coach House ground floor plan as existing in 1966 (BDB 33/12/9 1966-9)

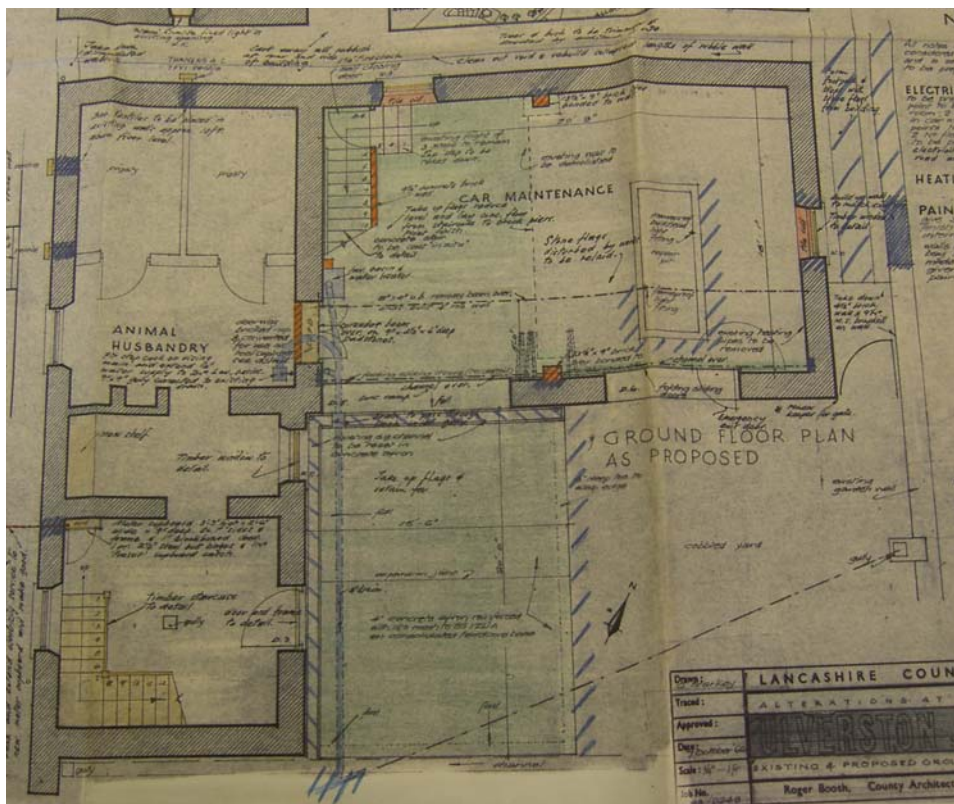


Plate 24: Coach House ground floor plan as proposed in 1966 (BDB 33/12/9 1966-9)

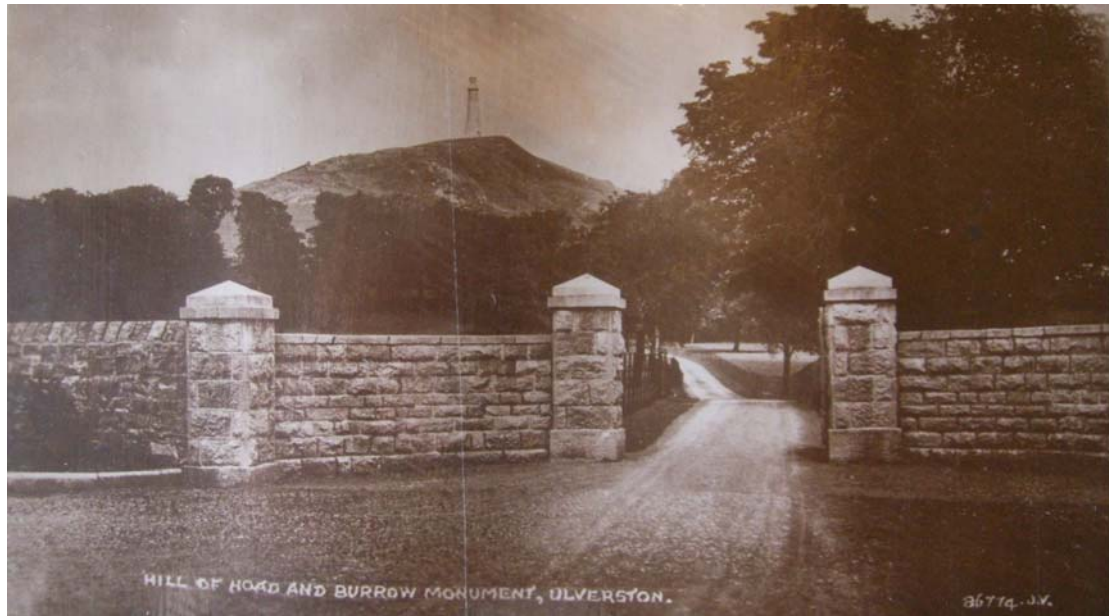


Plate 25: Undated but probably early 20<sup>th</sup> century view of the walls at the front entrance to Ford Park, and the carriage drive (postcard in Heritage First's Ford Park folder; reproduced courtesy of Heritage First)

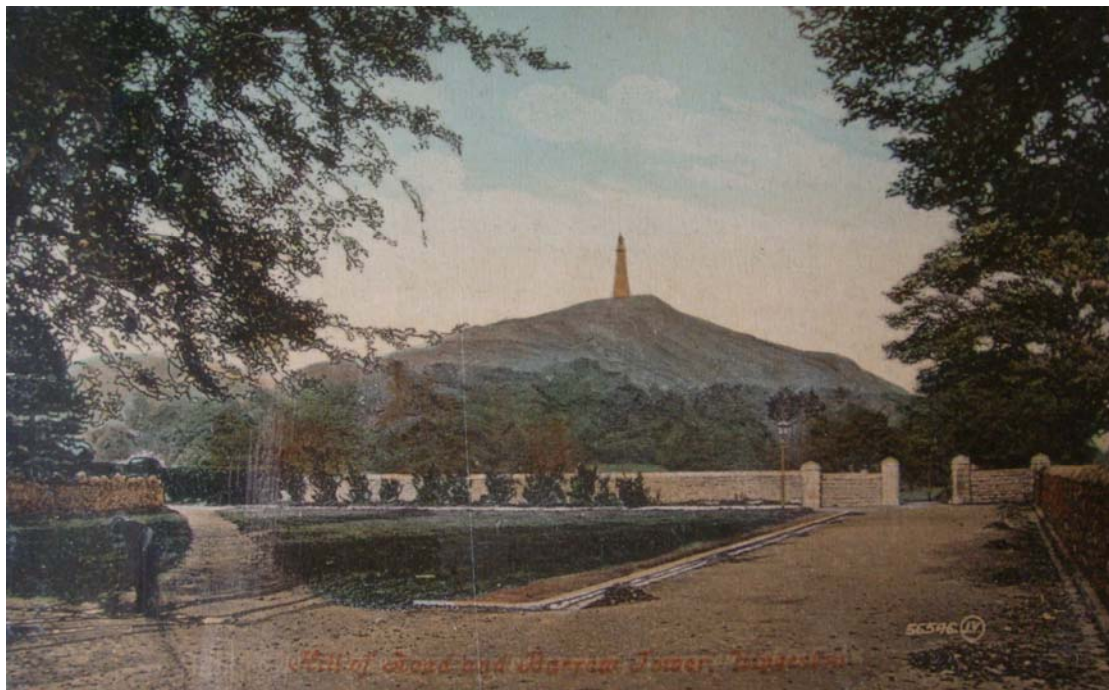


Plate 26: Similar view of the same walls from further back, showing a street light to the left of the entrance (postcard in Heritage First's Ford Park folder; reproduced courtesy of Heritage First)





Plate 27: Undated but probably early 20<sup>th</sup> century view of a horse and cart travelling along the present Ford Park Crescent, with the boundary hedge of Ford Park on the right (postcard in Heritage First's Ford Park folder; reproduced courtesy of Heritage First)

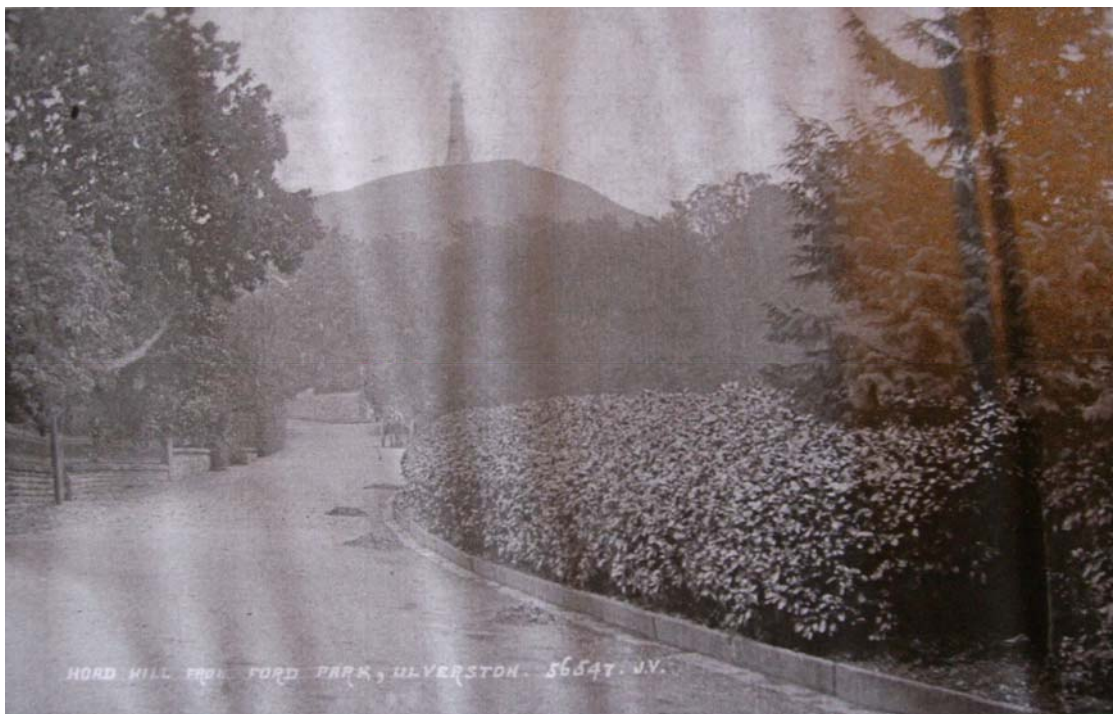


Plate 28: An almost identical view, with a horse and cart just visible further up the drive (postcard in Heritage First's Ford Park folder; reproduced courtesy of Heritage First)



Plate 29: Photograph of Peace Day celebrations (from Anon 1998)



Plate 30: Detail from a photograph of c1920 showing the south-east elevation of the house with its veranda (from collection of Bernard and Elizabeth Ellis)





Plate 31: Undated photograph of c1920-1930 showing the fernery (from Heritage First's Ford Park folder)



Plate 32: School children outside the coach house in 1949 (from MacDonald 2006)



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Plate 34 (right): Schoolchildren in the glasshouses in the kitchen garden at Ford House (from MacDonald 2006)





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Plate 36 (right): Schoolchildren working in the orchard at Ford House in 1949 (from MacDonal 2006)



Plate 37: A pupil working in the kitchen garden in 1949 (from MacDonal 2006)



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Plate 43: View of the main gate and associated fences





Plate 44: Red sandstone re-used in the boundary of the kitchen garden



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Plate 47: Remains of part of the iron veranda





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Plate 52: Scar of outshut on north-east side of house



Plate 53: Main staircase inside the house





Plate 54: Modified and re-used door in the attic