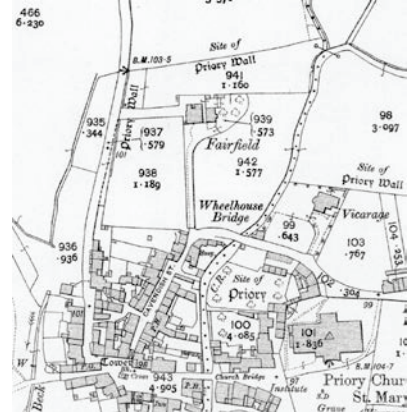


# FAIRFIELD LODGE, CARTMEL, CUMBRIA

## Archaeological Desk-Based Assessment



Client: Mrs Jill Culshaw and Mr David Culshaw

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July 2020



<b>The Site</b>	
Site Name	Fairfield Lodge, Cartmel
County	Cumbria
NGR	337893 478973

<b>Client</b>	
Client Name	Mrs Jill Culshaw and Mr David Culshaw

<b>Planning</b>	
Pre-planning?	Yes
Planning Application No.	-
Condition number	-
Local Planning Authority	South Lakeland District Council
Planning Archaeologist	Jeremy Parsons, Historic Environment Officer, Cumbria County Council

<b>Desk-based Assessment</b>	
Relevant Record Office(s)/Archive Centre(s)	Cumbria (Barrow and Kendal)
Relevant HERs	Cumbria

<b>Archiving</b>	
Relevant Record Office(s)/Archive Centre(s)	Barrow
Relevant HER	Cumbria

<b>Staffing</b>	
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Site visit	Dan Elsworth
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## Non-Technical Summary

Prior to the submission of a planning application for a scheme of development works at Fairfield Lodge, Cartmel, Greenlane Archaeology was commissioned to carry out a desk-based assessment of the site. The project was carried out in June 2020.

The proposed development is to the north side of the village of Cartmel. Information contained in the Historic Environment Record revealed a variety of sites within the study area, including a number of stray finds of medieval date or Roman date, many of which are not well located. There has also been a considerable amount of archaeological work in Cartmel, most within the last 10 years, including the investigation of a number of historic buildings but also the excavation and observation of areas within the precinct of Cartmel Priory

The known history of the area is inevitably dominated by the development of Cartmel Priory in the late 12<sup>th</sup> century, which covered a large part of the present village. However, there is evidence for human activity in the wider area from the prehistoric period onwards, although the earlier evidence typically comprises stray finds, and reliable evidence for Roman and early medieval activity is severely lacking.

In view of the archaeological evidence from the wider area, and taking into account the results of a site visit, there is some potential for remains of archaeological interest to be present within the proposed development area, in particular remains of medieval date. It is therefore recommended that further investigative work be carried out, ideally in the form of an archaeological evaluation. The proposed development also partly encroaches onto the Scheduled Monument for Cartmel Priory, which is statutorily protected, and so Scheduled Monument Consent would also be required for any intrusive work within that area.

# 1. Introduction

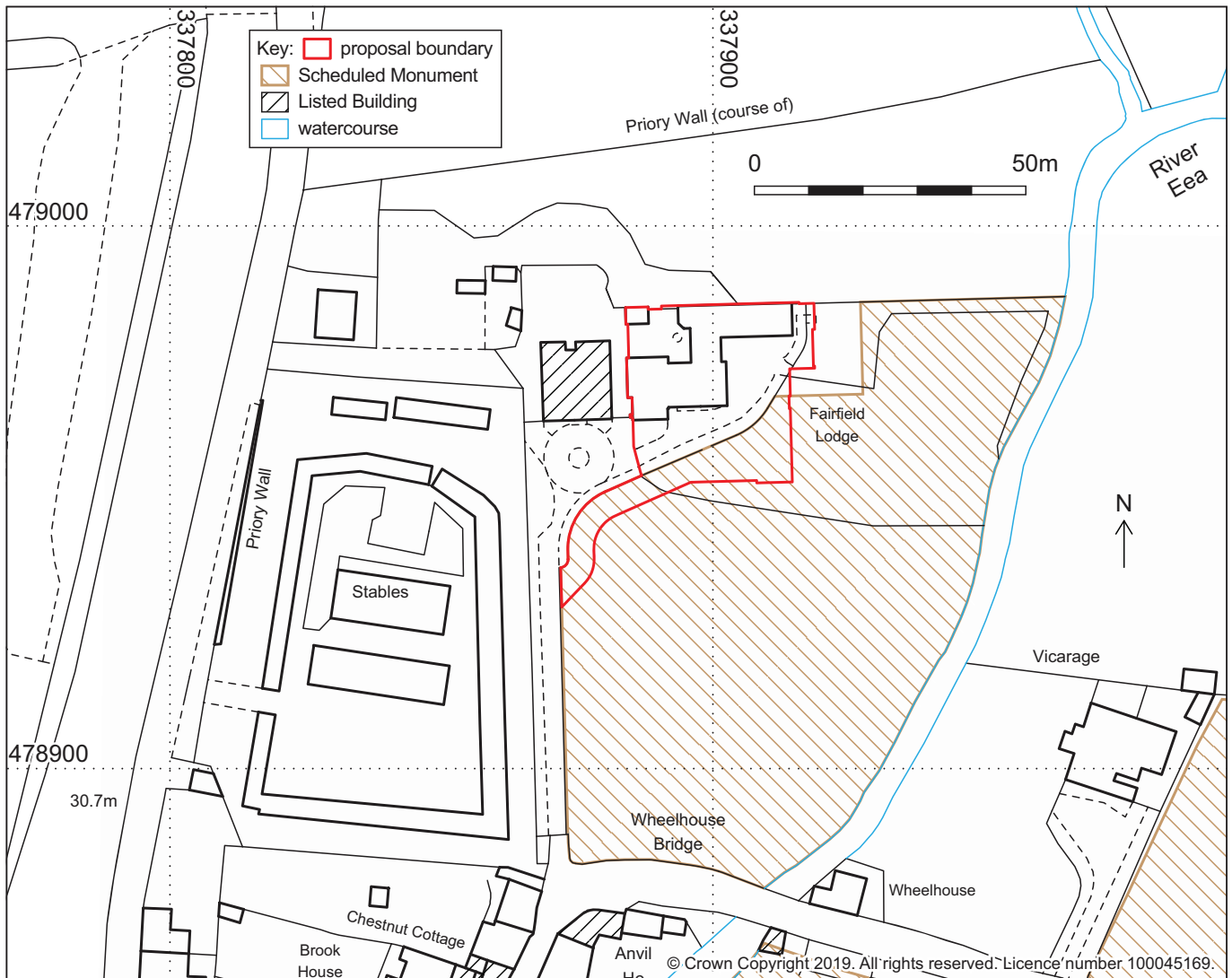
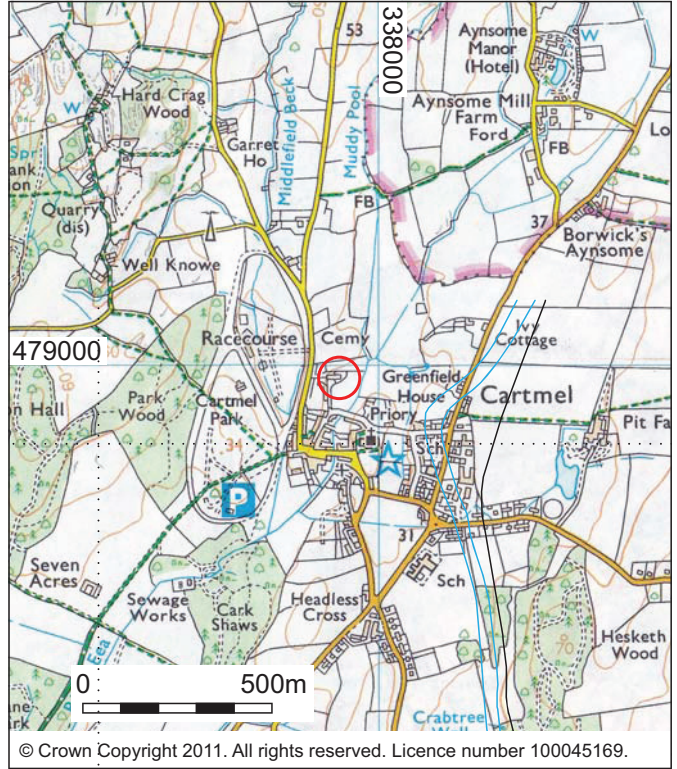
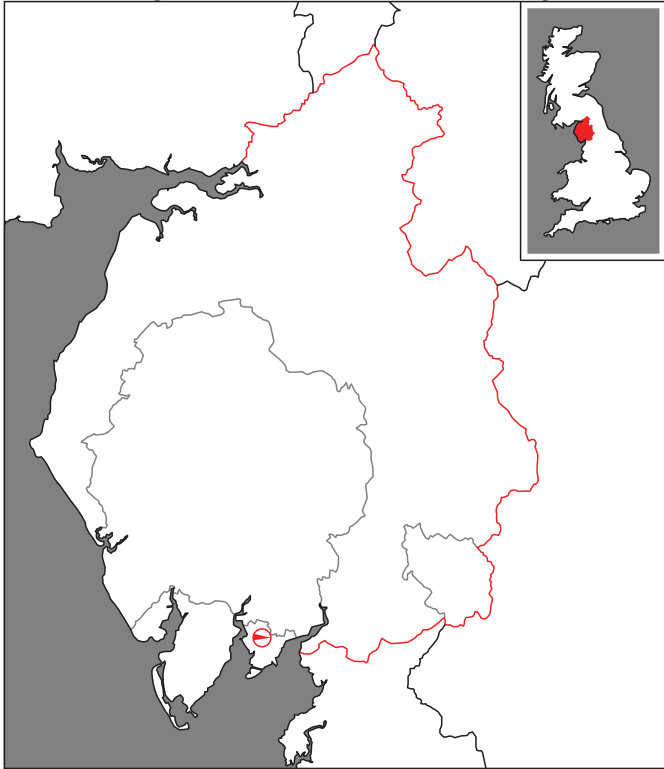
## 1.1 Circumstances of the Project

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

## 1.2 Location, Geology, and Topography

1.2.1 The proposed development area is to the north side of Cartmel, at approximately 30m above sea level (Figure 1; Ordnance Survey 2011). The 'exceptional' and 'largely unspoilt' village of Cartmel, 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 2011), is now protected by Conservation Area status (Countryside Commission 1998, 73).

1.2.2 Cartmel lies 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 local topography is typically that of improved undulating pasture set between areas of limestone, and more locally to Cartmel, slate outcrops.



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Figure 1: Site location

## 2. Methodology

### 2.1 Desk-Based Assessment

2.1.1 A desk-based assessment was carried out in accordance with the guidelines of the Chartered Institute for Archaeologists (CIfA 2014a). The bulk of the information has been gleaned from earlier archaeological investigations carried out in Cartmel (Greenlane Archaeology 2011; 2012a; 2014a; 2014b; 2016b). This principally comprised examination of early maps of the site and published secondary sources. A number of sources of information were used during the compilation of the desk-based assessment:

- **Record Office/Archive Centre:** the majority of original and secondary sources relating to the site are deposited in the relevant Record Office(s) or Archive Centre(s), as specified in the cover sheet of this report. Of principal importance are early maps of the site. These were examined in order to establish the development of the site, date of any structures present within it, and details of land use, in order to set the site in its historical, archaeological, and regional context. In addition, any details of the site's owners and occupiers were acquired where available;
- **HER:** this is the primary source of information recording previously known archaeological discoveries. For each site a grid reference, description, and related sources were obtained for inclusion in the gazetteer (see *Appendix 2*). In addition, details of previous archaeological work carried out within the study area was also obtained from the HER;
- **Online Resources:** where available relevant sources were also consulted online;
- **Greenlane Archaeology:** Greenlane Archaeology's office library includes maps, local histories, and unpublished primary and secondary sources. These were consulted where relevant, in order to provide information about the history and archaeology of the site and the general area.

### 2.2 Site Visit

2.2.1 A brief site visit, equivalent to an English Heritage Level 1 survey (Historic England 2016), was carried out covering the proposed development area and other areas that might be affected, in particular the Scheduled Monument. Particular attention was paid to the identification of features of historical or archaeological interest, but other relevant features were recorded such as later aspects of the site that may have impacted on the earlier remains or could constrain further investigation. Colour digital photographs showing the general arrangement of the site and any features of interest were taken.

### 2.3 Archive

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



## 3. Results

### 3.1 Introduction

3.1.1 A total of 23 sites of archaeological interest are recorded within the study area in the Historic Environment Record (Figure 2); no additional sites were identified during the desk-based assessment and site visit (*Appendix 2*; summarised in Table 1 below). These range from prehistoric to modern in date, although some are undated (**Site 1** and **Site 19**). The exact locations of some of the find spots are not accurately recorded so their significance to the study area is uncertain (**Sites 4, 5, 12, and 13**). Sites included in the gazetteer that relate to periods of the study area's history are individually mentioned in the site history (see *Section 4* below).

Site No.	Type	Period	Site No.	Type	Period
1	Place-name	Unknown/Roman?	13	Find spot (bronze axe)	Bronze Age
2	Deer park	Medieval	14	House	Post-medieval
3	Priory walls	Medieval	15	House	Post-medieval
4	Find spot ( <i>Bartmann</i> jug)	Post-medieval	16	House	Post-medieval
5	Find spot (coin)	Roman	17	Gatehouse	Medieval
6	Earthwork	Roman	18	Site of vintage telephone box (now removed)	Modern
7	Priory (Augustinian)	Medieval	19	Well	Unknown
8	Priory walls	Medieval	20	Barn	Post-medieval
9	Find spot (reused stone)	Medieval	21	Cross, obelisk, and fish stones	Medieval
10	House	Medieval	22	Site of stocks	Medieval
11	House	Post-medieval	23	House	Post-medieval
12	Find spot (stone axe)	Prehistoric			

**Table 1: Summary of sites of archaeological interest within the study area**

### 3.2 Desk-Based Assessment

3.2.1 The results of the desk-based assessment have been used to produce two main elements. Firstly, all available maps of the area were compiled into a map regression, demonstrating how the site physically developed. The second purpose of the desk-based assessment is to produce a background history of the site. This is intended to cover all periods, in part to provide information that can be used to assess the potential of the site, but more importantly to present the documented details of any sites that are known.

3.2.2 Once this information has been compiled the significance of those sites of archaeological interest within the study area, their potential, and the degree to which they are likely to be affected is considered and based on this possible mitigation work is then suggested.

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Key:

- proposal boundary
- - study area (200m buffer)
- 31 ● HER gazetteer site
- ▨ HER gazetteer site extent (if known)

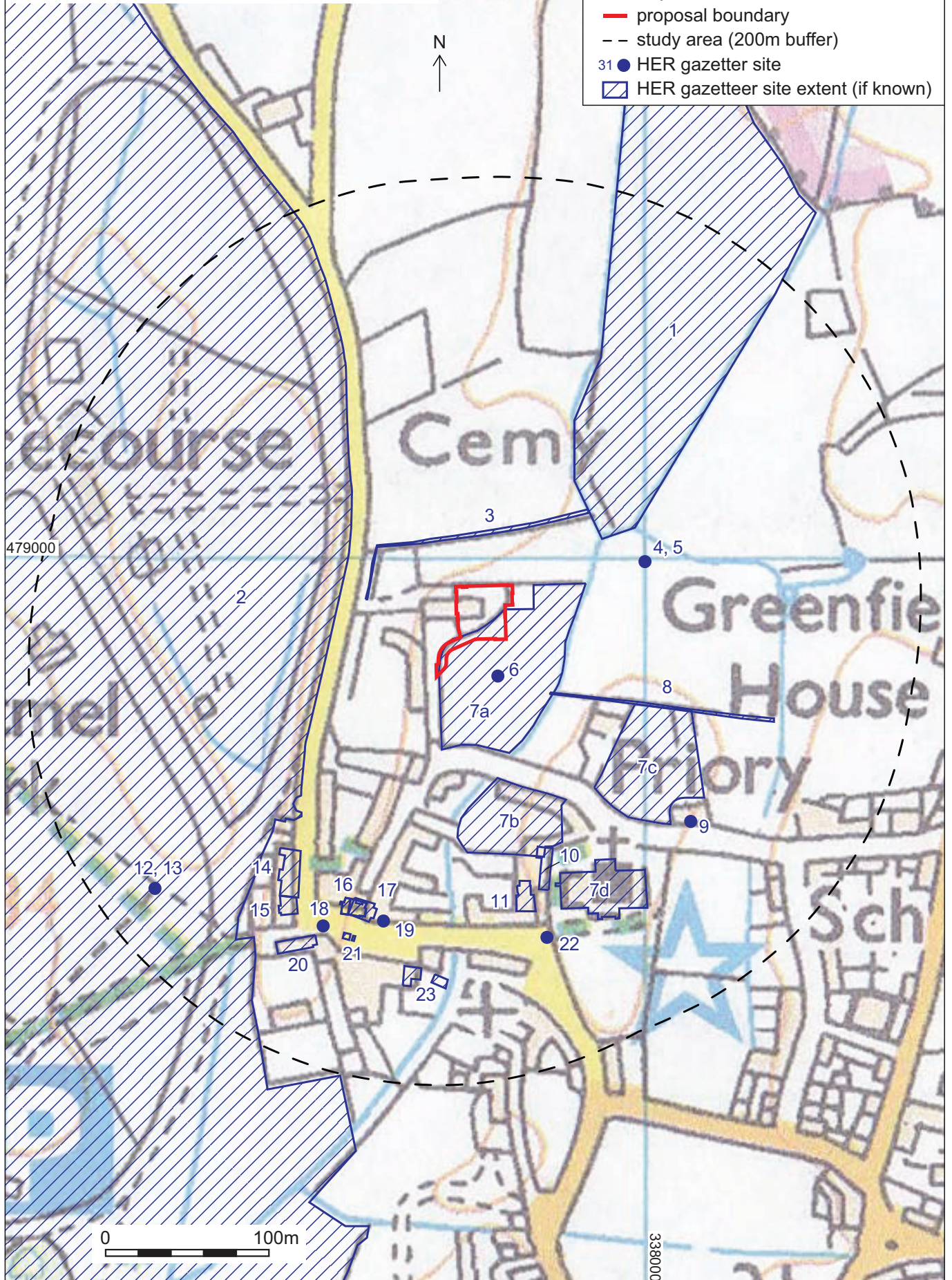


Figure 2: Gazetteer site plan

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### 3.3 Map Regression

3.3.1 **Introduction:** early maps of the area tend to be relatively lacking in detail, the earliest useful maps are therefore only from the 19<sup>th</sup> century. There is no tithe map as the area was not subject to tithe, having formerly belonged to Cartmel Priory. The earliest detailed map of the area is that which accompanied the enclosure award of 1807, although this map is not particularly detailed compared to later ones.

3.3.2 **Enclosure map, 1807:** this appears to show the buildings that comprise Fairfield and Fairfield Lodge as forming a large C-shaped block set back against the boundary to the north (CAC(K) WPR 89 Z3 1807). This is a considerably different arrangement to that shown on the later maps, especially with regard to Fairfield Lodge, although some caution has to be used as the scale means that it is not necessarily particularly accurate.

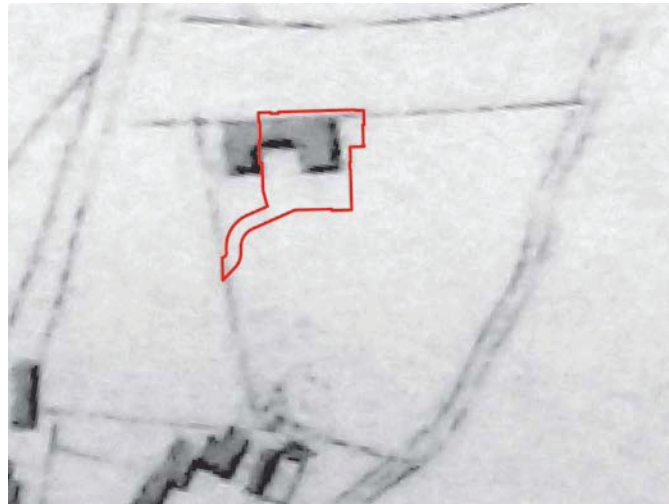


Plate 1: Extract from the enclosure map of 1807 showing the site

3.3.3 **Ordnance Survey, 1851:** a north/south aligned building is clearly marked on the site of Fairfield Lodge on the 1851 edition of the Ordnance Survey mapping, while Fairfield house is shown as a more square block although with outshuts to the rear (Plate 2; Ordnance Survey 1851b). A sweeping, curved field boundary divides the area, with the houses and gardens to the west and an open field to the east. There are also two small buildings marked against the north boundary.

3.3.4 **Ffolliott's Plan of 1854:** a similar arrangement is shown on Ffolliott's map as depicted on the first edition Ordnance Survey, certainly in terms of the field boundaries (Plate 3; cf. Plate 2). The buildings are depicted slightly differently: the north/south block is subdivided and appears slightly longer and there is only one building shown against the north boundary. Ffolliott was apparently the first person to attempt to depict the line of the precinct boundary of Cartmel Priory, although it is not clear how this information was ascertained and therefore how accurate it is.



Plate 2: Extract from the Ordnance Survey map of 1851

Plate 3: Extract from Ffolliott's plan of 1854 showing the precinct wall (the thick line to the north of the site)

3.3.5 **Ordnance Survey, 1890:** the 1890 edition of the Ordnance Survey map was surveyed in 1889 and shows much the same layout as the 1851 edition albeit it in more detail due to the differences in scale at which the two editions were produced (Plate 4). The dimensions of the north/south building as depicted on the two early editions of the Ordnance Survey maps are more similar than either is with the elongated version as it appears on Ffolliott's map. There are more paths shown and more buildings or enclosed areas marked along the north edge of the area by this point too, while the 'Priory Wall' is specifically named.

3.3.6 **Ordnance Survey, 1913:** the buildings or enclosed areas along the north site boundary have changed slightly and a porch appears to have been added to the east side of the north/south block (Plate 5; cf. Plate 4).

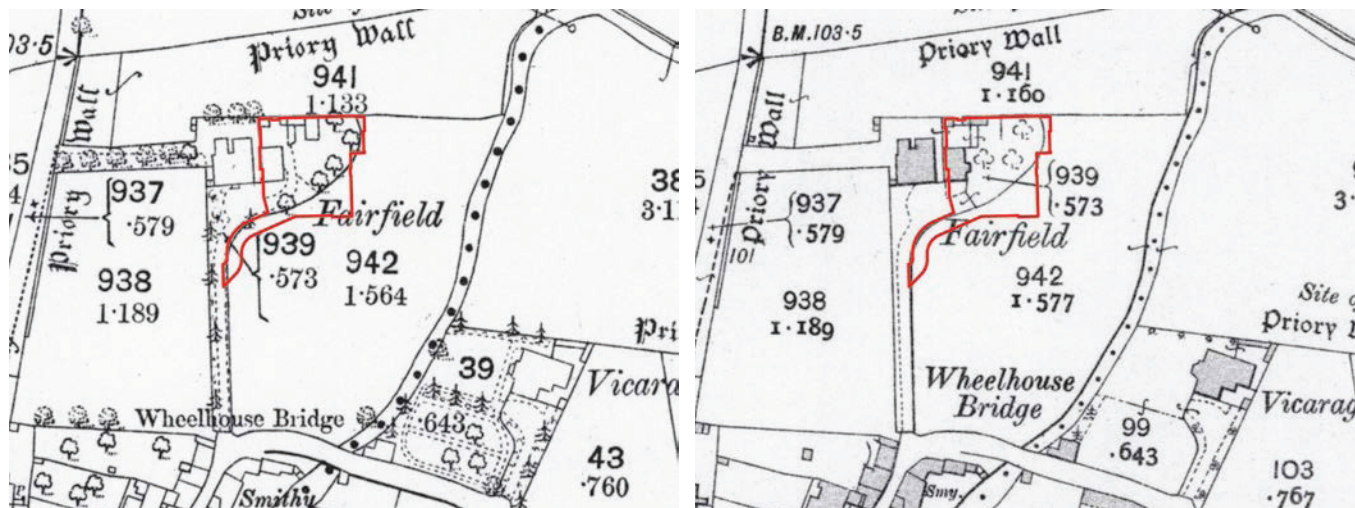


Plate 4: Extracts from the Ordnance Survey maps of 1890

Plate 5: Extract from the Ordnance Survey map of 1913

3.3.7 **Ordnance Survey, 1933:** a small east/west outbuilding is shown to the east of the north/south block, but the site otherwise remains the same (Plate 6; cf. Plate 5).

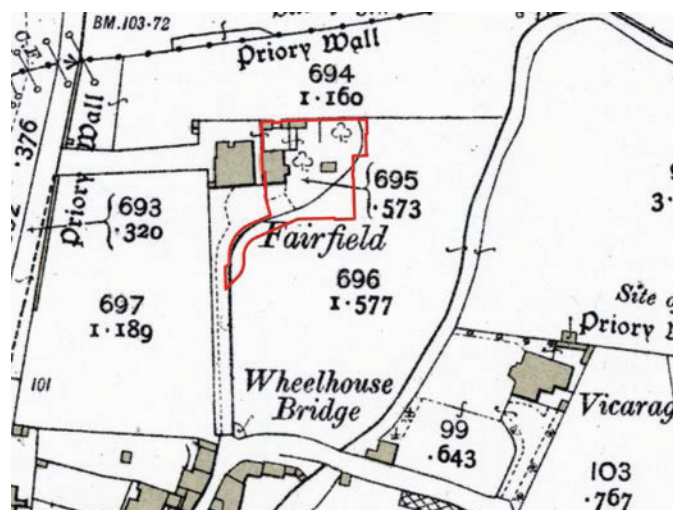
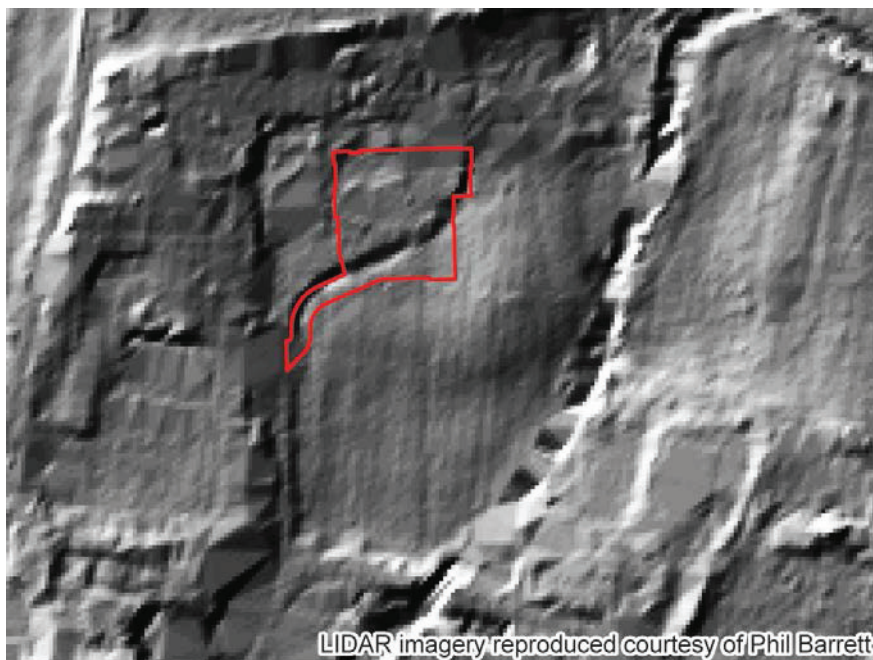


Plate 6: Extract from the Ordnance Survey map of 1933

### 3.4 Lidar

3.4.1 **Lidar**: the lidar imagery for the site shows two interesting details. Firstly, it is apparent that the meadow to the south of site has been improved and possibly ploughed as what is perhaps narrow and straight ridge and furrow, orientated north/south is evident. Secondly the boundary running through the centre of the site is apparently shown as including a substantial ditch, although this is possibly an illusion caused by the presence of the wall and no ditch was evident during the site visit (see *Section 3.5* below).



### 3.5 Site Visit

3.5.1 A brief site visit was carried out on the 24<sup>th</sup> June 2020. The site is currently accessed via a drive off a bend where Priest Lane from the east meets Cavendish Street from the south (Plate 7), which arrives at a cobbled turning circle in front of Fairfield (Plate 8) with a gate leading to the grounds of Fairfield Lodge. The site straddles a field boundary comprising a drystone wall (Plate 9 and Plate 10) and hedge, to the east a meadow or improved pasture (Plate 11) and lawn (Plate 12), to the west are the gardens and buildings of Fairfield Lodge.



**Plate 7 (left): The entrance to the drive off Priest Lane/Cavendish Street, viewed from the south**



**Plate 8 (right): The cobbled turning circle outside Fairfield, viewed from the south-east**



**Plate 9 (left): The drystone wall separating Fairfield Lodge from the lawn, viewed from the south-east**



**Plate 10 (right): The drystone wall separating Fairfield Lodge from the lawn, viewed from the south**



**Plate 11 (left): The meadow to the south of Fairfield Lodge, viewed from the south**



**Plate 12 (right): The lawn to the east of Fairfield Lodge, viewed from the east**

3.5.2 Fairfield Lodge itself comprises an evidently older section at the west end (Plate 13) and a range of newer extensions to the east (Plate 14), including a large open fronted store extending off the north-east end (Plate 15). No obvious constraints to any further archaeological work were observed and there were no obvious areas of recent disturbance, with the possible exception of some small trees in the lawn and the more recent extensions to the east of Fairfield Lodge itself.



**Plate 13 (left): The front elevation of Fairfield Lodge, viewed from the south**

**Plate 14 (right): The east elevation of Fairfield Lodge, viewed from the east**



**Plate 15: The open-fronted store off the north-east end of Fairfield Lodge, viewed from the south-east**

## 4. Site History

### 4.1 Background History

4.1.1 The background history to the site helps our understanding of the development and use of the site, where known, making use of the map evidence presented above where relevant. The background to the site is intended to place the results of the project in its local context and in order to do so a brief discussion of the earlier history of its wider environs is also necessary.

### 4.2 Prehistoric Period (c11,000 BC – 1<sup>st</sup> century AD)

4.2.1 While there is limited evidence for activity in the county in the period immediately following the last Ice Age, this is typically found in the southernmost part on the north side of Morecambe Bay. Excavations of a small number of cave sites have found artefacts of Late Upper Palaeolithic type and the remains of animal species common at the time but now extinct in this country (Young 2002). The county was also clearly inhabited during the following period, the Mesolithic (c8,000 – 4,000 BC), as large numbers of artefacts of this date have been discovered during field walking and eroding from sand dunes along the coast, but these are typically concentrated in the west coast area and on the uplands around the Eden Valley (Cherry and Cherry 2002). Slightly closer to the site, however, a large number of finds of this date were discovered during excavations carried out in the 1970s in the park belonging to Levens Hall, and, although largely ignored at the time, they were subsequently published (Cherry and Cherry 2000). In addition, a small amount of Mesolithic material has been found at the north end of Windermere during excavations on the Roman fort site (see for example Finlayson 2004). These discoveries, particularly those at Levens, demonstrate that further remains of similar date are likely to exist in the local area and that river valleys, lakesides, and coastal areas are a common place for such remains to be discovered (Middleton *et al* 1995, 202; Hodgkinson *et al* 2000, 151-152).

4.2.2 In the following period, the Neolithic (c4,000 – 2,500 BC), large scale monuments such as burial mounds and stone circles begin to appear in the region and one of the most recognisable tool types of this period, the polished stone axe, is found in large numbers across the county, having been manufactured at Langdale (Hodgson and Brennand 2006, 45). During the Bronze Age (c2,500 – 600 BC), monuments, particularly those thought to be ceremonial in nature, become more common still, and it is likely that settlement sites thought to belong to the Iron Age have their origins in this period. These are not well represented in the area around the site, although an enclosure on Hoad Hill near Ulverston perhaps has its origins in this period (Elsworth 2005), as might another one at Skelmore Heads near Urswick, although this was also associated with evidence for activity in the Neolithic (Powell 1963). Stray finds of Bronze Age date are found throughout the county and a number have been found in the Cartmel area. These include a stone axe hammer, which was found in Cartmel before 1909 at an unknown location (the HER point is marked at **Site 12**). This is perhaps the same as one said to be at Aynsome, although the find spot of this was also not known (Rigge 1885, 266). A bronze axe with a very pronounced stop ridge was also found in a peat moss near Cartmel, but the find spot and current whereabouts of this find are unknown (**Site 13**; Clough 1969, 8). Sites that can be specifically dated to the Iron Age (c600 BC – 1<sup>st</sup> century AD) are very rare; the enclosures at Ulverston and Urswick may represent hillforts, a typical site of this period, but they have not been dated. Closer to the site, immediately to the east of Cartmel on Hampsfell, a group of over 50 structures identified as hut circles was reported in the late 19<sup>th</sup> century (Rigge 1885). No further details relating to these are known but it is possible that they represent the remains of a later prehistoric settlement or even a hillfort. At Levens, burials radiocarbon dated to the Iron Age have been discovered (OA North 2004), but these remain a rarity both regionally and nationally.

### 4.3 Romano-British to Early Medieval Period (1<sup>st</sup> century AD – 11<sup>th</sup> century AD)

4.3.1 Late 18<sup>th</sup> and 19<sup>th</sup> century antiquarians considered a Roman military presence in the Furness area, which included the Cartmel peninsula, beyond question, but by the 20<sup>th</sup> century there was a complete reversal of opinion (summarised in Elsworth 2007, 31-37). It is evident that in this part of the



country, initially at least, the Roman invasion had a minimal impact on the native population in rural areas (Philpott 2006, 73-74), but ultimately the evidence suggests a strong Roman influence or “background” presence in the peninsula during the Roman period, which doubtless would have been attractive for its rich iron reserves (Shotter 1995, 74; Elsworth 2007, 37, 41-43). Traditionally, a Roman camp is thought to have been located in the meadow in front of the house at Fairfield (Stockdale 1872, 253; **Site 6**), in an area known as ‘Castle Meadows’ (Stockdale 1872, 253), although at the present time there is scant evidence to support this theory (Castle Meadows is actually marked some distance to the north on the Ordnance Survey map of 1851 (Ordnance Survey 1851b)). That said, Stockdale recalls having the suspected *agger* [cambered embankment of a Roman road] of this *castellum* [small fort] pointed out to him by an acquaintance (Stockdale 1872, 253). The site was held to stretch along the side of the River Eea, “*It was then not very traceable, but he said it had been levelled down and much of it taken away*” (*ibid.*). Elsewhere, in Stockdale’s unpublished manuscript notes, it is recalled that an ‘*oblong (parallelogram) mound in the meadows at Cartmel called Castle Meadows exactly in the shape of a Roman Camp – [was] destroyed partly by the encroachment of [the] River – the formation of the present road and chiefly [sic] by Mr Fell when he was building his house [at Fairfield] and improving his meadow*’ (CAC(B) DDHJ/4/2/1/8 1860s-1872). Unfortunately, the location of “Castle Meadows” is now slightly ambiguous; the extent of the Scheduled Monument area would suggest that the fort lay to the west of the River in front of Fairfield (**Site 7a**), which corresponds with Stockdale’s recollection, whereas Mitchell identifies the field north of the east end of the Priory wall to The Beck as Castle Meadows (the field north of **Site 8**; Mitchell 1990, figure 1). The issue is clouded somewhat by Stockdale who implies that both fields may have been called “Castle Meadows” (Stockdale 1872, 253), potentially owing to the former location of the fort thereabouts, while the first edition of the Ordnance Survey labels a large general area to the north-east of Fairfield as ‘Castle Meadows’ (Ordnance 1851a; 1851b; **Site 1**). The will of Thomas Fell of Fairfield, written in 1838 but proved in 1840, states that his house had “*three fields adjoining*” but does not give their name (CAC(B) BDKF/1/22 1840), while a later account states that Castle Meadows was “*a field on the right hand side of the road which goes up to Green Bank from Cartmel*” (Women’s Institute Cartmel Branch 1928, 2).

4.3.2 A coin of Constantine I, Roman Emperor from AD 306-337, was found in Cartmel, but the exact location is unknown; a general location for the find spot is recorded on the HER (**Site 5**). The HER lists it as a silver coin but both references describe it as copper alloy, such as bronze (Shotter 1986, 257; 1989, 43). Various other Roman coins and hoards of Roman coins have been found in or around Cartmel, dating from the first to the fourth centuries AD (Shotter 1988, 241; Shotter 1989). The exact find spots for these are unknown, but their presence perhaps points to the contemporary importance of the south Cumbrian coast and its integration into the economy of the Roman north-west and its links to other Roman centres such as Lancaster and Ravenglass (Shotter 1995). Further Roman sites may yet be discovered in the areas of Barrow and Cartmel, but firm evidence for a Roman military presence remains elusive (Shotter 1995, 77; 2004, 67). A recent evaluation at Fairfield (Greenlane Archaeology 2011) recovered three sherds of what may be Roman pottery from a road surface, but these were not dated with certainty and may be medieval.

4.3.3 The *Historia de Sancto Cuthberto* records that “the land which is called Cartmel” and all its British population, which also incidentally suggests a well-established community there, was given to Saint Cuthbert around c688 AD by Ecgrith, who was King of Northumbria from 670 to 685 (Crowe 1984, 63-65; Dickinson 1991, 9). A possible Viking ‘racecourse’ is suggested in the name Hesketh Wood (HER 5559), to the south-east of the area, the element Hesketh being derived from the Old Norse ‘*hestre*’, a horse, and ‘*skieo*’, which implies a track or course, especially a racecourse. The Domesday Book of 1086 calls Cartmel “*Cherchebi*”, deriving from the Old English for church, rather than the Norse form “*kirk*”, which implies that a Northumbrian church existed on the site ahead of the Conquest, at which time it belonged to one Duann (Crowe 1984, 61, 65).

## 4.4 Medieval Period (11<sup>th</sup> century AD – 16<sup>th</sup> century AD)

4.4.1 The earliest forms of the place-name ‘Cartmel’, which are recorded from the 12<sup>th</sup> century, probably derive from the Old English “*ceart*” and “*mel*” from the Old Norse word “*melr*” (Crowe 1984, 61) and broadly mean “sand bank by rocky ground” (Dickinson 1991, 9) and may originally have applied to

the Grange area (Dickinson 1980, 7). That a parish church existed there is attested in *The Furness Abbey Charters* by 'Willelmus, clericus de Kertmel' c1135 and by 'Ucchelman, persona de Chertmel' c1155 (Curwen 1920, 107). By 1168 the parish of Cartmel was a royal estate and in 1186 it was granted to the Marshall family, the Earls of Pembroke, by Henry II (Crowe 1984, 65). Much of the present village of Cartmel lies within the precinct of the Priory (**Site 7**), which was founded with the legal permission of the future King John (who was at the time Count of Mortain) between August 1190 and 1196 by William Marshall, a wealthy and important Norman baron and Earl of Pembroke from 1189 to 1219, although the monastery may not have been established until 1202 (Dickinson 1980, 98; 1991, 10-11). The charter endowed the Priory "all my land of Cartmel" and a list of rights and privileges, which unusually included rights to iron mines (Dickinson 1980, 97; 1991, 10-11).

4.4.2 Unfortunately, it is not possible to get a detailed view of the possessions acquired by the Priory due to the loss of its archives, although it evidently received a number of further grants in the 13<sup>th</sup> and 14<sup>th</sup> century and eventually acquired a number of comparatively large farms (Dickinson 1991, 14-19). Its ecclesiastical wealth was valued at £46. 13s. 4d. in 1291 in the *Taxation of Pope Nicholas* (Dickinson 1980, 15). However, like much of the north of England, it was subject to raids by the Scots throughout the 14<sup>th</sup> century (Dickinson 1991, 29-30); the raids of 1316 and 1322 'wrought immense damage in the area' and on the latter occasion the *Lanercost Chronicle* records that the Scottish raiders "*burnt the lands around the priory... and took away cattle and booty*" (Dickinson 1980, 13). The Priory was also affected by the Black Death, which may explain why, probably like many English monasteries, it is recorded as having fewer brethren than normal in 1381 (Dickinson 1980, 16). The defensive potential of the priory should not be overlooked (Hyde and Pevsner 2010, 268); the main priory gatehouse (**Site 17**) leading into the precinct was built between 1330 and 1340 and land surrounding the Priory was also enclosed by a precinct wall during the 14<sup>th</sup> century (Curwen 1920, 111; **Site 3** and **Site 8**). The gatehouse is the only remaining building associated with Cartmel Priory, although vestiges of other buildings are incorporated in later structures (e.g. **Site 9** and **Site 10**). Elements of the precinct wall evidently survived in reasonable condition into the early 19<sup>th</sup> century; Baines describes it as running west from the gatehouse, before running north past Fairfield where '*about one hundred yards of the wall exist of rough ragcoble [sic] stone*' before it turned east then south-east (Baines 1836, 725). What is probably the earliest plan delineating the presumed and known elements of the priory and its precinct wall, produced by Ffolliott in 1854, is of interest as it seems to have been used as the basis for determining the position of these features in subsequent accounts (e.g. Dickinson 1981, 83), although the manner in which these structures were positively identified is uncertain.

4.4.4 In 1390 a papal mandate to the archbishop of York ordered an investigation of the prior of Cartmel, William, accused of simony in admitting canons to profession and of 'too frequent visits to taverns', to the extent that the monastery was falling into disrepair (Dickinson 1980, 13). This may have been the catalyst for a period of reputedly much needed reconstruction and restoration of the Priory, possibly begun in the final years of the 14<sup>th</sup> century (*ibid.*, 19). Hyde and Pevsner state, somewhat enigmatically, that '*something drastic [emphasis added] made it necessary for the canons to rebuild their monastic precinct on the [north] side*' in approximately the mid-15<sup>th</sup> century (Hyde and Pevsner 2010, 267) and the surrounding lofty precinct wall is also suggested to have been largely rebuilt and partly re-sited in the 15<sup>th</sup> century (Dickinson 1980, 18). It has elsewhere been suggested that rebuilding was needed as a result of the devastation wrought by the Scottish raids, which perhaps burnt the Priory buildings to the ground (Curwen 1920, 111-112), or else the relocation of the cloistral buildings became necessary out of consideration for the underlying geological properties of the respective sides of the church (Mitchell 1990, 45-46).

4.4.5 The small field to the north side of Priest Lane (immediately to the north of the Priory Church) is called "farmery" field, which Dickinson interprets as a reference to the old word for infirmary, which in this case would have provided treatment for the sick and infirm brethren (Dickinson 1980, 21; 1991, 109). Another suggestion for the origins of its name is that it derived from being near the Monastic Dairy (Women's Institute Cartmel Branch 1928, 2). In either case, its layout can allegedly be determined from aerial photographs, which show that its main structure, most likely a large hall, with twin aisles and an open area at one end, ran north/south and it had a subsidiary block on its eastern side (Dickinson 1991, 109). The walling of the monastic precinct continues to the east and the area to the north, towards the

beck, is low-lying and prone to flooding (Dickinson 1991, 109-110). The land between Farmery field and the beck to the west may have been gardens and orchards with fields to the north (Dickinson 1980, 21). The field immediately to the south-east of Fairfield Lodge formed part of the priory's outer court, which would have housed the agricultural and industrial buildings essential to the priory's economy, which potentially included barns, granaries, brew house, bake house, guesthouse, wool house, swine house, stables, mills, dovecots, tannery, and blacksmiths etcetera, and nowadays forms part of the Scheduled Monument area associated with the Priory (Scheduled Monument Number: 34796).

4.4.6 The value of the site of the Priory appears greatly diminished by 1535 when it was valued at £8. 16s. 8d. in a survey of English ecclesiastical revenue, the so-called *Valor Ecclesiasticus*, although it still received rents and similar income estimated at £91. 6s. 3d. net (Dickinson 1980, 15-16). Besides, Frith Hall grange was erected in the 16<sup>th</sup> century on the Leven Estuary where the Priory held fishing rights (Dickinson 1991, 16-17) and the valuation was raised to £212. 12s. 10½d., following protests by the priory that it had been undervalued, perhaps to avoid falling foul of the Act for the Suppression of the smaller English monasteries of 1536 (Curwen 1920, 113-114; Dickinson 1980, 21-22). It was to no avail - the Act for the Suppression of the smaller English monasteries of 1536 began the Dissolution of the monasteries, which, despite violent protest, led to the Priory being dissolved between 1536-7 (Curwen 1920, 113-114; Dickinson 1980, 21-22; Wild and Howard-Davis 1999, 31); however, following the unusual decision ordered by Mr. Chancellor of the Duchy that it should 'stand still' as it served a *parochial* as well as monastic purpose, the Priory church was preserved as being the only place of worship available for its parishioners (Curwen 1920, 114; Dickinson 1980, 24). After the Dissolution the Priory's assets became Crown property and ultimately became part of the Holker Hall Estate (Dickinson 1991, 40), some of which now forms part of the Scheduled Monument area associated with the Priory (**Site 7**).

4.4.7 The HER records additional medieval sites within the study area, including a deer park (**Site 2**) that used to occupy the area of the modern racecourse and Cartmel Park and Cartmel Wood to the west of the village, and the Cross, obelisk, and fish stones located in the Square (**Site 21**). A set of stocks was located at the main entrance to the churchyard, approximately 120m to the east of the Cross, but no trace now remains (**Site 22**).

## 4.5 Post-medieval Period (16<sup>th</sup> century AD – present)

4.5.1 By the early 17<sup>th</sup> century the Preston family, then at Holker, owned much of the land formerly owned by the Priory, and the church was further improved and refurbished under their benefaction (Curwen 1920, 115; Dickinson 1980, 25). Cromwellian soldiers stayed in the village on 1<sup>st</sup> October 1643, stabling their horses in the church after a minor battle in Furness (Dickinson 1985, 115). In 1660 came the re-establishment of Anglicanism and the church bells were re-cast in 1661 (Dickinson 1980, 25). Being on the edge of the core of the village the proposed development area is less obviously connected to the post-Dissolution of the priory. It is, however, in proximity to a number of areas connected to iron mining and smelting. A smithy operated at the north-east corner of Cavendish Street which can be seen on the 1890 Ordnance Survey map to the south of Wheelbase Bridge (Ordnance Survey 1890). In general though, this is considered to have been a period of decline compared to the rapid development of the industry that took place at the beginning of the 18<sup>th</sup> century (Moseley 2010, 59-60).

4.5.2 The HER records several post-medieval sites of interest within the study area (some of which are no longer extant), including several Listed Buildings (**Sites 11, 14, 15, 16, 20, and 23**). A modern cast iron and wood constructed telephone call box, located near The Square, was previously Listed Grade II (**Site 18**), but it was delisted in 1994 and has since been removed. A circular well (**Site 19**) of unknown date is also recorded on the HER, which was uncovered below the floor of an 18<sup>th</sup> century building on The Square, but it is said not to have appeared medieval. Post-medieval find spots recorded include a large 'face jug' of the Bellarmine type (or *Bartmann* jug), which was dug up in the garden of May Cottage, Cartmel, in the early 1960s (**Site 4**).

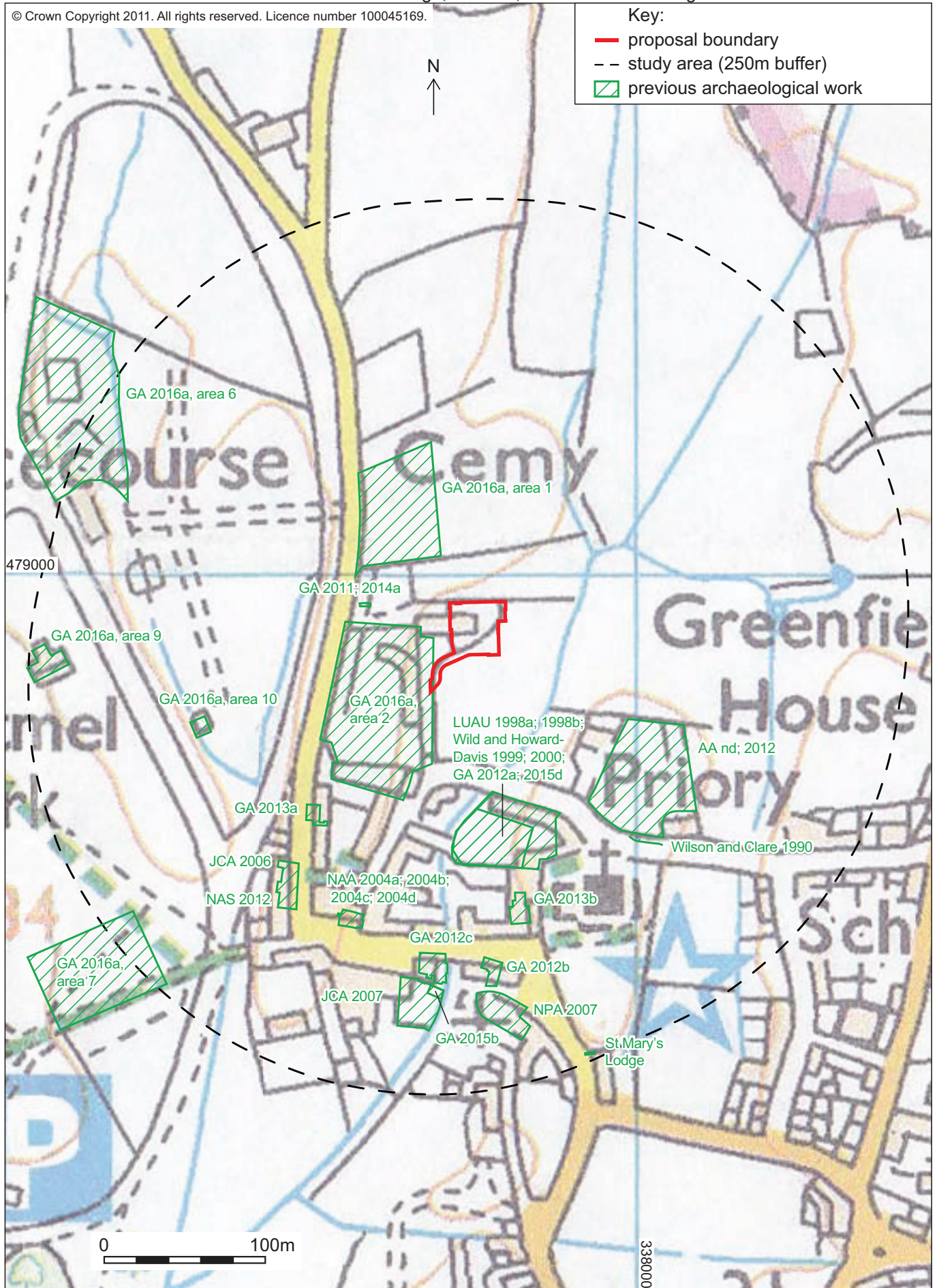
## 4.6 Previous Archaeological Work

4.6.1 A large number of previous pieces of archaeological work have been carried out within the study area, mostly within the core of Cartmel itself (Figure 3 and Figure 4: Detailed location plan, showing gazetteer sites, previous archaeological work and Scheduled Monuments), comprising:

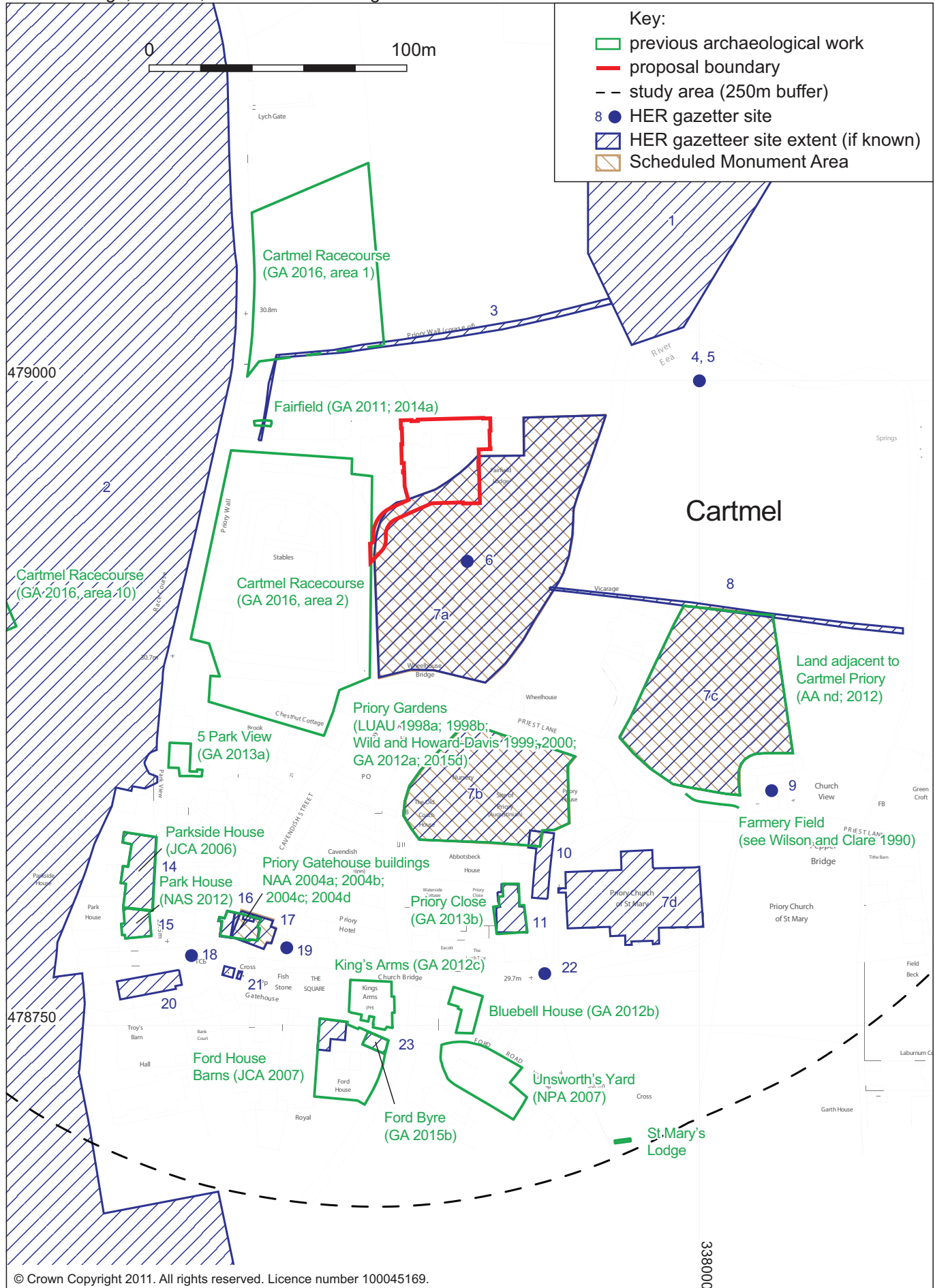
- the excavation of a 29.6m pipe trench in “Farmery Field” in 1983, which may have formed part of the lay cemetery, which may have been in use until the mid-15<sup>th</sup> century (Wilson and Clare 1990; Dickinson 1980, 21);
- an archaeological evaluation carried out at Priory Gardens in April 1998 and the subsequent targeted excavation, carried out in August and September of the same year, which revealed significant evidence of probably monastic activity at the site during the medieval period as well as post-monastic features dating to the late post-medieval and modern usage of the site (LUAU 1998a; 1998b; Wild and Howard-Davis 1999, 31-32; 2000, 163, 177; summarised in Greenlane Archaeology 2012a). A further watching brief at the site recorded industrial residue relating to medieval ironworking or smithing that further suggests that a bloomery operated on the site within what would have been the outer court of the medieval priory (Greenlane Archaeology 2015a);
- surface finds of post-medieval pottery and residual human bone found in the topsoil during the excavation of a foundation within the graveyard for underpinning St Mary's Lodge in 2002, but no other finds or features were recorded (Note with HER No. 2403; **Site 7**);
- a Conservation Plan, which included a laser scanning survey and a public opinion survey, carried out in 2003 for the future management and preservation of the 14<sup>th</sup> century Priory Gatehouse and attached late-17<sup>th</sup> or early-18<sup>th</sup> century Gatehouse Cottage (NAA 2004a; 2004b; 2004c; 2004d);
- an appraisal of the internal architectural features of the Grade II Listed Parkside House, formerly an alehouse known as The Nags Head and built in 1658 (JCA 2006);
- a photographic record of the Ford House Barns was produced in 2007 (JCA 2007);
- excavation of trial trenches at Unsworth's Yard, Devonshire Square, in June 2007, which revealed a number of post-medieval features, including a possible wall and an irregular cobbled surface, possibly a small enclosed yard or ephemeral garden structure, sewerage pipes, field drains, and rubbish pits (NPA 2007);
- building recordings at Bluebell House and the Kings Arms (Greenlane Archaeology 2012b; 2012c), both of which were essentially domestic properties primarily of 17<sup>th</sup> or 18<sup>th</sup> century date;
- an archaeological evaluation and watching brief carried out at Fairfield (Greenlane Archaeology 2011; 2014a). Fragments of at least medieval or potentially Roman pottery were recovered from deposits making up a ‘road’ surface orientated north/south, but due to their much abraded condition it was not possible to date them with any certainty;
- an archaeological building recording was carried out at Park House in 2012. This revealed that this was part of a much larger building that contained a cruck truss but was mostly of 18<sup>th</sup> century date (Neil Archaeological Services 2012);
- an archaeological building recording was carried out at 5 Park View in 2013. This revealed that while the majority of the building is probably 18<sup>th</sup> century and later in date, this fabric was seemingly built around a very tall thick wall that ran through the centre of the building and may represent the line of the former priory precinct (Greenlane Archaeology 2013a);
- an archaeological building recording was carried out at Priory Close in 2013. This revealed that elements of the building probably comprise parts of the inner court of the medieval priory, which were subsequently reused in later buildings and hidden behind largely Georgian facades (Greenlane Archaeology 2013b);
- a desk-based assessment and archaeological evaluation was undertaken within part of the area of the Scheduled Monument relating to Cartmel Priory (Abacus Archaeology nd; 2012). The

evaluation discovered a number of finds and features of medieval and post-medieval date, including human burials, which were already known to exist in this area (see first bullet point in this list);

- an archaeological building recording was carried out of a former agricultural building at Ford Byre, of which only part remains although this had evidence for various alterations and had seemingly been at least partially used as a slaughterhouse at one time (Greenlane Archaeology 2015b);
- an archaeological desk-based assessment was carried out in advance of proposed alterations associated with the Cartmel Racecourse, which revealed various areas of potential interest and targets for further investigation (Greenlane Archaeology 2016a).



**Figure 3: Previous archaeological work within the study area**



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**Figure 4: Detailed location plan, showing gazetter sites, previous archaeological work and Scheduled Monuments**

## 5. Discussion

### 5.1 Introduction

5.1.1 The discussion of the results of the desk-based assessment is intended to determine the archaeological significance and potential of any known remains (above or below ground) and the potential for any as yet unidentified remains being present. The system used to judge the significance of the remains identified within the development area, or those thought to have the potential to be present within the development area, is based on the criteria used to define Scheduled Monuments (DCMS 2013, Annex 4; *Appendix 1*). Of the 23 sites identified within the study area, only two (**Site 6** and **7a**) are within the proposed redevelopment area and therefore likely to be affected by subsequent groundworks; **Site 6** is supposedly the site of a Roman camp, although the uncertainty of this attribution makes the significance of this site difficult to ascertain) and **Site 7a** forms part of the Scheduled Monument area associated with the priory. The proposed development area is also situated within a wider area of known archaeological interest, so there is clearly potential for further remains of archaeological interest to be discovered, which are otherwise unknown at present. The exact location of some of the find spots are not accurately located (e.g. **Sites 4, 5, 12** and **16**), so these have not been considered in *Section 5.2* but are considered in *Section 5.3* below.

### 5.2 Significance

5.2.1 The possible site of the Roman camp (**Site 6**) is not statutorily protected and, as mentioned above, the validity of this identification is very uncertain. The priory, however, is a Listed Building and some of the land around it is a Scheduled Monument as a result of this association (No. 34976; **Site 7a-d**) and so of national significance. This includes **Site 7a**, which would be encroached upon by the current proposals. In addition, the HER records several other Listed Buildings (**Sites 11, 14, 15, 16, 20, and 23**) and Fairfield house, immediately to the west of Fairfield Lodge, is also a Listed Building.

5.2.2 The level of significance of the features, not including the Scheduled Monument (**Site 7a**), which as already stated is considered to be of national significance, within or adjacent to the proposed development area is categorised, according to each criterion, as high, medium, or low, and an average of these has been used to produce an overall level of significance for each site (see Table 2 below: H=high, M=medium, L=low). As can be seen in Table 2, the one remaining feature is considered to be of low significance, essentially because the validity of its attribution is highly questionable. It is also the case that although **Site 7a** forms part of a Scheduled Monument, this particular area has never been archaeologically investigated and so it is not certain what remains might be present, if any.

<b>Site</b>	<b>6</b>
<i>Period</i>	M
<i>Rarity</i>	L
<i>Documentation</i>	L
<i>Group value</i>	L
<i>Survival/condition</i>	L
<i>Fragility/Vulnerability</i>	L
<i>Diversity</i>	L
<i>Potential</i>	L
<b>Significance</b>	<b>L</b>

**Table 2: Significance by site**

### 5.3 Potential for Unknown Archaeological Remains

5.3.1 Details of the archaeological remains present within the study area are presented in the results of the desk-based assessment (*Section 3; Appendix 2*). The potential for as yet unidentified archaeological remains to be present, however, is based on the known occurrence of such remains in the study area and also in the local environs (see *Section 4*). Where there are no remains known within the study area the potential is based on the known occurrence within the wider local area. The degree of potential is



examined by period and the results are presented in Table 3 below; in each case the level of potential is expressed as low (L), medium (M), or high (H).

Period	Present in study area?	Potential
Late Upper Palaeolithic	No	Low
Mesolithic	No	Low
Neolithic	Yes	Low
Bronze Age	Yes	Low
Iron Age	No	Low
Roman	Yes	Low
Early Medieval	No	Low
Medieval	Yes	High
Post-medieval	Yes	High

**Table 3: Degree of potential for unknown archaeological remains by period**

5.3.2 In consideration of Table 3 it is worth noting that while there are a number of stray finds, including coins of Roman date from the locality of Cartmel (e.g. **Site 5**) and two possible sites of Roman forts or camps (**Site 1** and **6**), as well as stray prehistoric (**Site 12**) and Bronze Age (**Site 13**) finds, none of these are accurately located and some could have come from within the study area. The likelihood of remains of this date being discovered within the proposed development area remains low, however. Medieval and post-medieval finds and sites are known from within the study area, and these remain the most likely thing to be present within the proposed development site.

## 5.4 Disturbance

5.4.1 The proposed development area is likely to have seen some disturbance due to agricultural improvements carried out over several centuries, in particular ploughing and drainage, but this is unlikely to have totally destroyed any archaeological remains that might be present. The meadow to the south has not been subject to any previous substantial disturbance, as far as the available documentary records or site visit indicate. Landscaping activities, particularly those associated with the garden and the construction of Fairfield Lodge and its various extensions, will probably have had a damaging effect on any buried archaeological remains, but the extent of this is unknown.

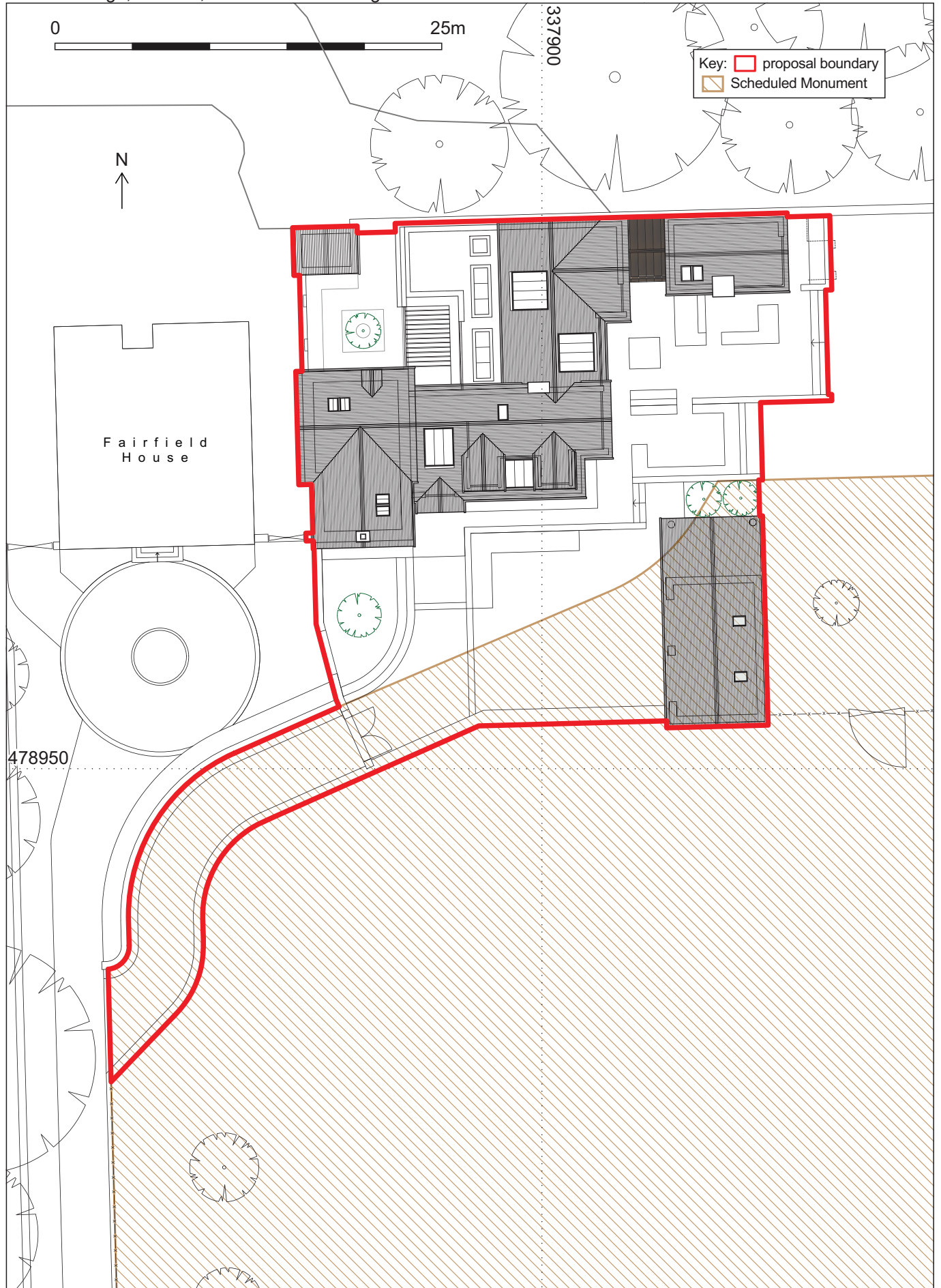
## 5.5 Impact

5.5.1 It is likely that any building on site would impact on any archaeological remains that might be present, although this would vary across the site. The proposed alterations to the house would largely be carried out within the footprint of existing structures, in areas that would therefore have already been disturbed. Conversely, the proposed new drive and garage lies within the gardens and partially within the adjoining meadow, and these areas are unlikely to have seen extensive previous disturbance and so the impact of the proposed development would be greater. It is important to note that elements of the proposed new drive and the footprint of the proposed garage fall within the Scheduled Monument area associated with the Priory (**Site 7a**) (see Figure 5).

## 5.6 Conclusion

5.6.1 The presence of the medieval priory and evidence for remains of earlier periods means that there is considerable potential for remains of archaeological significance to be present within and around the proposed development area. More specifically, the site is within the Priory walls and occupies part of a site that has been speculated to have been a Roman camp. The outer areas of Cartmel Priory have typically not been subject to previous substantial disturbance, as far as the available documentary records suggest, so any archaeological remains that are present are likely to be relatively well-preserved. The extent of these could only be determined by further investigation. Depending on the extent and depth of the groundworks of the proposed development it is recommended that further archaeological investigation be carried out in order to better understand the archaeological significance of this area and its potential; ideally this would be done through the completion of an archaeological evaluation. In addition, the proposed development would need Scheduled Monument Consent to cover

work carried out inside the Scheduled Monument area, and if further archaeological investigation in the form of evaluation trenches was carried out in this area this too would be likely to require Scheduled Monument consent first.



**Figure 5: Plans for the proposed development, showing the Scheduled Monument area**

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## Appendix 1: Significance Criteria

After DoE 1990, Annex 4: '*Secretary of State's Criteria for Scheduling Ancient Monuments*'

- i) *Period*: all types of monuments that characterise a category or period should be considered for preservation;
- ii) *Rarity*: there are some monument categories which in certain periods are so scarce that all surviving examples which retain some archaeological potential should be preserved. In general, however, a selection must be made which portrays the typical and commonplace as well as the rare. This process should take account of all aspects of the distribution of a particular class of monument, both in a national and regional context;
- iii) *Documentation*: the significance of a monument may be enhanced by the existence of record of previous investigation or, in the case of more recent monuments, by the supporting evidence of contemporary written records;
- iv) *Group Value*: the value of a single monument (such as a field system) may be greatly enhanced by its association with related contemporary monuments (such as a settlement and cemetery) or with monuments of different periods. In some cases, it is preferable to protect the complete group of monuments, including associated and adjacent land, rather than to protect isolated monuments within the group;
- v) *Survival/Condition*: the survival of a monument's archaeological potential both above and below ground is a particularly important consideration and should be assessed in relation to its present condition and surviving features;
- vi) *Fragility/Vulnerability*: highly important archaeological evidence from some field monuments can be destroyed by a single ploughing or unsympathetic treatment; vulnerable monuments of this nature would particularly benefit from the statutory protection which scheduling confers. There are also existing standing structures of particular form or complexity whose value can again be severely reduced by neglect or careless treatment and which are similarly well suited by scheduled monument protection, even if these structures are already listed historic buildings;
- vii) *Diversity*: some monuments may be selected for scheduling because they possess a combination of high quality features, others because of a single important attribute;
- viii) *Potential*: on occasion, the nature of the evidence cannot be specified precisely but it may still be possible to document reasons anticipating its existence and importance and so to demonstrate the justification for scheduling. This is usually confined to sites rather than upstanding monuments.



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## Appendix 2: Site Gazetteer

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**Site Number: 1****NGR:** 338050 479150**HER No:** 2399**Sources:** HER**Designation:** none**Site Type:** place-name**Description:** a field called 'Castle Meadows' may indicate there was a castle or fortified site within the area. According to Mike Hancox, the local name for the bridge is 'Roman Bridge'.**Period:** unknown

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**Site Number: 2****NGR:** SD 37300 78500**HER No:** 43700**Sources:** Cumbria Historic Landscape Characterisation Project**Designation:** none**Site Type:** deer park**Description:** site of a deer park, documented in 1770.**Period:** medieval

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**Site Number: 3****NGR:** SD 37970 79030**HER No:** 16121**Sources:** Ordnance Survey 1851b; Ordnance Survey 1913**Designation:** none**Site Type:** priory wall**Description:** Cartmel priory walls [see **Site 8**].**Period:** medieval

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**Site Number: 4****NGR:** 338000 479000**HER No:** 17755**Sources:** HER; Marsh 1980, 163-4**Designation:** none**Site Type:** find spot (*Bartmann* jug)**Description:** a large 'face jug' of the Bellarmine type (or *Bartmann* jug) dug up in the garden of May Cottage, Cartmel, in the early 1960s. Originally imported in the 16<sup>th</sup> and 17<sup>th</sup> centuries from the Low Countries they were soon copied by London potters. The burial of such bottles, with associated objects, occurs in southern England as a device to ward off evil spirits. The Cartmel specimen contained nothing, unlike these 'witch bottles'.**Period:** post-medieval

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**Site Number: 5****NGR:** 338000 479000**HER No:** 18949

**Sources:** HER; Shotter 1986, 257; 1989, 43

**Designation:** none

**Site Type:** find spot (coin)

**Description:** the HER records that a silver coin of Constantine I was found in Cartmel, although its exact location is unknown. [Note that both the sources state the coin is copper alloy, such as bronze].

**Period:** Roman

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**Site Number: 6**

**NGR:** SD 37910 78930

**HER No:** 2420

**Sources:** Stockdale 1872, 25

**Designation:** none

**Site Type:** earthwork

**Description:** traditionally the site of a Roman camp immediately south-east of a house called Fairfield. According to Ordnance Survey the field contains a slight rise which does not appear artificial and there was no other evidence to support the theory.

**Period:** Roman

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**Site Number: 7**

**NGR:** 337910 478830

**HER No:** 2403

**Sources:** HER; Baines 1836; Hyde and Pevsner 2010; Anon 1929, 329-330; Dickinson 1980; 1985; 1991; LUAU 1998a; 1998b; Stockdale 1872; Wild and Howard-Davis 1999; 2000; Wilson and Clare 1990

**Designation:** Listed Building; Scheduled Monument

**Site Type:** Priory (Augustinian)

**Description:** an Augustinian Priory was founded at Cartmel around the year 1190 by William Marshall, later to become Earl of Pembroke and Regent of England and, though never particularly wealthy, developed over the course of the next three and a half centuries into a complex of some size and complexity. The first monks came from Bradenstoke Priory in Wiltshire and were Canons Regular of the Order of St Augustine. Major rebuilding took place during the 14<sup>th</sup> century. This included removal of the cloisters and refectory from the south side of the priory to the north, construction of the main priory gatehouse leading into the precinct between 1330-40, and the enclosure of land surrounding the priory by a precinct wall. The so-called 'Harrington Tomb', an elaborate chantry chapel commemorating Lord John Harrington (d. 1347), probably dates from this period (Dickinson 1985). During the dissolution the church was spared in its entirety since it also served as the parish church. In 1537 the priory was dissolved. The only other remaining building associated with the priory is the Grade II\* Listed gatehouse, which is also Scheduled (**Site 17**), and vestiges of other buildings are incorporated in later structures. The gatehouse is situated on the north side of the village square at the south end of Cavendish Street.

**Period:** medieval

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**Site Number: 8**

**NGR:** 338000 478913

**HER No:** 16122

**Sources:** HER; Ordnance Survey 1851b; Ordnance Survey 1913; Baines 1836, 725; Greenlane Archaeology 2011

**Designation:** none

**Site Type:** priory wall

**Description:** part of Cartmel Priory walls (**Site 3**); elements of the precinct wall survived in reasonable condition into the early 19<sup>th</sup> century. Baines (1936) described it as running west from the gatehouse (**Site**

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17), turning north past Fairfield (SD 3783 7899) for a hundred yards, then turning east and south-east. It is shown enclosing Fairfield on an early map of 1854 (Greenlane Archaeology 2011).

**Period:** medieval

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**Site Number: 9**

**NGR:** 338028 478841

**HER No:** 5320

**Sources:** HER

**Designation:** none

**Site Type:** find spot (reused stone)

**Description:** medieval fragments, possibly from Cartmel Priory (**Site 7**), are preserved in a garden wall.

**Period:** medieval

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**Site Number: 10**

**NGR:** SD 37940 78810

**HER No:** 5313 [part of Group Number 2403]

**Sources:** Lesley Bird

**Designation:** Listed Building

**Site Type:** house

**Description:** a corbel in the front elevation is thought to have come from Cartmel Priory [see **Site 7**]; Listed Grade II 17<sup>th</sup> century house, possibly on medieval foundations.

**Period:** medieval

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**Site Number: 11**

**NGR:** SD 37930 78790

**HER No:** 24264 [part of Group Number 2403]

**Sources:** HER

**Designation:** Listed Building

**Site Type:** house

**Description:** Priory Close House, situated in the courtyard facing the west end of Cartmel Priory, is a two-storey stone and roughcast Listed Grade II\* building of the 15<sup>th</sup> to 18<sup>th</sup> centuries. It has a gabled three-storey wing at the rear and a low, two-storey block slightly recessed to the right. The appearance of the front is mainly Georgian. The house is believed to be an early 17<sup>th</sup> century reconstruction of the medieval Prior's lodging and guesthouse. Outshut has segmental arch and bench with decorative panels and figure work said to come from pew in church.

**Period:** post-medieval

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**Site Number: 12**

**NGR:** SD 37700 78800

**HER No:** 4144

**Sources:** Gaythorpe 1909, 201; Rigge 1885, 266

**Designation:** none

**Site Type:** find spot (stone axe)

**Description:** a stone axe hammer found at an undisclosed location in Cartmel.

**Period:** prehistoric

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**Site Number: 13****NGR:** 337700 478800**HER No:** 4145**Sources:** HER; Clough 1969, 8**Designation:** none**Site Type:** find spot (bronze axe)**Description:** bronze axe found in a peat moss near Cartmel. It had a very pronounced stop-ridge. Its present whereabouts are unknown.**Period:** Bronze Age**Site Number: 14****NGR:** SD 37780 78800**HER No:** 24258**Sources:** John Coward Architects 2006**Designation:** Listed Building**Site Type:** house**Description:** Parkside House was formerly an ale house known as The Nags Head; Listed Grade II house and barn, now a gallery. A datestone above the front door reads 'IBE/1658'. In the early 20<sup>th</sup> century it was owned by the Teasdale family who are believed to have owned all the properties on the west side of Park View. An appraisal of the internal architectural features in 2006 found that the property had been subjected to many changes over the years, and in recent times the architectural and historic quality of the building had been significantly eroded with badly thought out alterations and poorly chosen fitted furnishings, decorations and finishes (John Coward Architects 2006).**Period:** post-medieval**Site Number: 15****NGR:** SD 37780 78790**HER No:** 24257**Sources:** John Coward Architects 2006**Designation:** Listed Building**Site Type:** house**Description:** Park House is believed to have been built around 1590; the current building is probably 17<sup>th</sup> or early 18<sup>th</sup> century. In the early 20<sup>th</sup> century it was owned by the Teasdale family who are believed to have owned all the properties on the west side of Park View (John Coward Architects 2006).**Period:** post-medieval**Site Number: 16****NGR:** SD 37820 78790**HER No:** 40759**Sources:** NAA 2004a**Designation:** Listed Building**Site Type:** house**Description:** Gatehouse Cottage comprises a three-storey building constructed of roughly coursed limestone and covered in roughcast render. It is orientated north to south and is a single bay deep, although divided internally by partition walling. It measures internally 7.2m by 3.80m with the west wall of the Priory Gatehouse [see **Site 17**] forming its east wall. The foundation of the building probably dates to the late-17<sup>th</sup> or early-18<sup>th</sup> century although the roof has been modified in the 19<sup>th</sup> century to incorporate an additional storey. There appears to have been an attempt at this time to unify the front elevation of the cottage with Market Cross Cottage (formerly Bank Court) [see Listed Building SMR Number 24270]

to the west. This may have been in the 1860s or 1870s by James Field who took over ownership of both properties and opened a grocer and ironmonger's shop (NAA 2004a, 32-3).

**Period:** post-medieval

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**Site Number: 17**

**NGR:** SD 37827 78788

**HER No:** 4710 [part of Group Number 2403]

**Sources:** Clare 1980, 127; Hyde and Pevsner 2010; NAA 2004a; 2004b; 2004c; 2004d; Anon 1929, 329-330

**Designation:** Listed Building

**Site Type:** gatehouse

**Description:** The only remaining building associated with Cartmel Priory [see **Site 5**], it is a 14<sup>th</sup> century Listed Grade II\* structure with a high archway and two long windows of ogee lights high up. The gable side has a stepped 17<sup>th</sup> century window. The interior room is reached by a stone spiral staircase. The first floor room is heated by a large fireplace. The broad chronological history of the gatehouse is summarised thusly: Medieval to Reformation (1300-1536 AD): construction; Post Reformation (1536-1624): gatehouse used as a Court House with associated alterations [although no documentary evidence exists for this]; Early 17<sup>th</sup> to late 18<sup>th</sup> century (1624-1790): conversions of the gatehouse for use as a school house [with possible new roof], and construction of the attached Gatehouse Cottage [see **Site 16**]; Late 18<sup>th</sup> to early 20<sup>th</sup> century (1790-1920): conversion of the gatehouse for use as a shop, dwelling and store, plus partial abandonment; Early 20<sup>th</sup> century (1920-1946): gatehouse bought and restored by local solicitor [Reuben] O'Neill Pearson and converted into a Heritage Museum; 20<sup>th</sup> century (1946- ): gatehouse and Gatehouse Cottage donated to the National Trust and leased to the Cartmel Village Society, several alterations and restorations including a new roof in the 1960s (NAA 2004a, 10; 12; 23).

**Period:** medieval

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**Site Number: 18**

**NGR:** SD 37803 78777

**HER No:** 43365

**Sources:** Previously Grade II Listed, but delisted in 1994; now removed.

**Designation:** none

**Site Type:** site of vintage telephone box, now removed.

**Description:** K6-type telephone call box, probably dating from between 1936 and 1939, by Sir Giles G. Scott. Cast iron and wood constructed tall kiosk; square on plan, with sail vault. Front and return faces have raised panels; front door panels are glazed, with iron glazing bars; the door is wooden, with (replacement) plastic glazing. Top glass panels have the lettering: 'TELEPHONE', and have relief crowns above.

**Period:** modern

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**Site Number: 19**

**NGR:** SD 37840 78780

**HER No:** 16773

**Sources:** L Hopkins pers comm. Jan 1993

**Designation:** none

**Site Type:** well

**Description:** a circular well, partially capped by a large rough-hewn limestone slab and an additional piece of flagging, was uncovered during building works about 0.3m below present floor level. This did not appear to be its original height; it probably was lowered when the present 18<sup>th</sup> century building was erected. The well was approximately 1.20m in diameter and 2m deep. Its construction did not appear Medieval and associations with Cartmel Priory seem doubtful.

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**Period:** unknown

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**Site Number: 20**

**NGR:** SD 37795 78765

**HER No:** 40365

**Sources:** Ordnance Survey 1851

**Designation:** none

**Site Type:** barn

**Description:** stone-built barn attached to Old Barn Cottage (Listed Building SMR Number 24287) on Park Lane, Cartmel, shown on the first edition Ordnance Survey map of 1851. Cart doors extant although now seemingly disused. The western end of the barn is used as a shop and sky lights were added at some point.

**Period:** post-medieval

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**Site Number: 21**

**NGR:** SD 37820 78770

**HER No:** 2404

**Sources:** HER

**Designation:** Listed Building

**Site Type:** cross, obelisk, and fish stones

**Description:** a cross is shown on Hogenbergins Map of 1577, but this has been replaced by an obelisk which is probably 18<sup>th</sup> or 19<sup>th</sup> century. It is square in section, slightly tapering, and with a pyramidal top. It stands on a pedestal of indeterminate date consisting of three stone slab steps. Immediately to the east of the obelisk are fish stones in the form of a table 3.7m long, 0.75m wide, 0.8m long. The table is formed by two limestone slabs supported on three upright stones. One of the slabs is cracked. No evidence for dating.

**Period:** medieval

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**Site Number: 22**

**NGR:** SD 37940 78770

**HER No:** 2430

**Sources:** Ordnance Survey 1851; Painting in Priory Church Vestry, Cartmel

**Designation:** none

**Site Type:** site of stocks

**Description:** an old painting in the vestry shows a set of stocks at the main entrance to the churchyard. They are also shown on a 1<sup>st</sup> Edition Ordnance Survey Map, but no traces remain now.

**Period:** medieval

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**Site Number: 23**

**NGR:** SD 37860 78740

**HER No:** 24281

**Sources:** John Coward Architects 2007

**Designation:** Listed Building

**Site Type:** house

**Description:** Listed Grade II house, probably 18<sup>th</sup> century; a photographic record of the barn was made in 2007, possibly ahead of its conversion.

**Period:** post-medieval

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