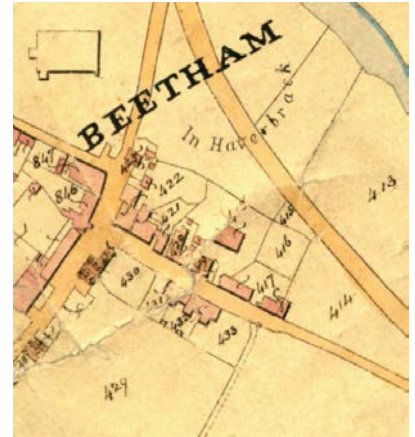


TEMPLE BANK, BEETHAM, MILNTHORPE, CUMBRIA

Archaeological Desk-Based Assessment



presented, and Staveley ...
boundary marks of the said manor; and on the 11 June, 1607,
Sir James Bellingham attended by several inhabitants did
boundaries of the said manor; within this manor there is
every first day or May yearly, the tolls whereof were
paid to him, his heirs and assigns, and the Fair always ride
there was likewise a weekly market kept, but now no
d, likewise every boat that comes up the river pays four
unloading.
r James Bellingham had issue Henry and Allan, and after h
s manor *inter alia* descended to Henry, who had issue Jame
without issue, whereby this manor descended to Allan, so
nes, who had issue James, who had issue Allan, who sold th
inter alia to the Hon. James Grahme, esq., who in 1689 entere
his Courts and received the Tolls etc.; and on the 31
1698, he kept a Court Baron and, being attended by all h
and the jury, then sworn, and several neighbours, did rid
daries of the said Manor; and the jury, being most of the
ent men, declared that they had heard their fathers say th
Sir James Bellingham did ride his boundaries to the sever
d limits mentioned in the Boundary then produced to ther
Edward Wilson of Dallam Tower, esq., being seised of th
at Hearsham, and of some few customary tenants, pr
keep a Court Leet and taking all opportunities to increas
liberties of this manor. And that in time to come it mi

Client: Mr and Mrs Phillips

NGR 349686 479491

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May 2021



| The Site | |
|-----------------|----------------------------------|
| Site Name | Temple Bank, Beetham, Milnthorpe |
| County | Cumbria |
| NGR | 349686 479491 |

| Client | |
|---------------|---------------------|
| Client Name | Mr and Mrs Phillips |

| Planning | |
|--------------------------|---|
| 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 |

| Desk-based Assessment | |
|---|-------------------------------|
| Relevant Record Office(s)/Archive Centre(s) | Cumbria (Kendal and Carlisle) |
| Relevant HERs | Cumbria |

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

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Non-Technical Summary

Prior to the submission of any planning applications for work at Temple Bank, Beetham, Milnthorpe, Cumbria, Greenlane Archaeology was commissioned to carry out a desk-based assessment of the site. The project was carried out in April and May 2021.

Temple Bank is on the east side of the centre of Beetham. Information contained in the Historic Environment Record revealed a variety of sites of archaeological interest located within close proximity to the site, the most pertinent of which is the supposed remains of a medieval chapel dedicated to St John, evidence for which, including human burials, was found during the construction of the present house. Nearby is the parish church of St Michael, which has at least 11th century origins, as well as medieval chantry college, while other human remains have been uncovered in the village, thought by an antiquarian source to be the results of a battle. Temple Bank itself was constructed in the early 19th century, probably in 1816, by the Revd Joseph Thexton, after he became vicar of Beetham in 1811. There was, however, apparently a building already on the site before this date.

The map evidence shows that the site had essentially developed its present form by the beginning of the 19th century, and this, and other documentary sources, show that it remained in the ownership of Thexton's descendants into the early 20th century. In the 1920s it was passed to the diocese, although it never seems to have officially been used as a vicarage; that was immediately next door to the east. After carrying out numerous repairs in the following decades the church decided to sell it in 1949.

In view of the archaeological evidence from the site and the wider area it is considered likely that there is some potential for remains of archaeological interest to be present, particularly those associated with the supposed chapel, although its origins and date remain uncertain. The house and associated outbuildings are also of historical and architectural importance, although the former has been modified on a number of occasions. It is therefore recommended that any substantial groundworks be subject to suitable archaeological monitoring and should any major changes be proposed to the house or outbuildings, these should be subject to further archaeological building recording in order to better understand their development and fully record them.

Acknowledgements

Greenlane would like to thank Mr and Mrs Phillips for commissioning the project and for providing information about the site. Further thanks are due to their architect, Mike Darwell at John Coward Architects and to Claire Aspin for further information.

1. Introduction

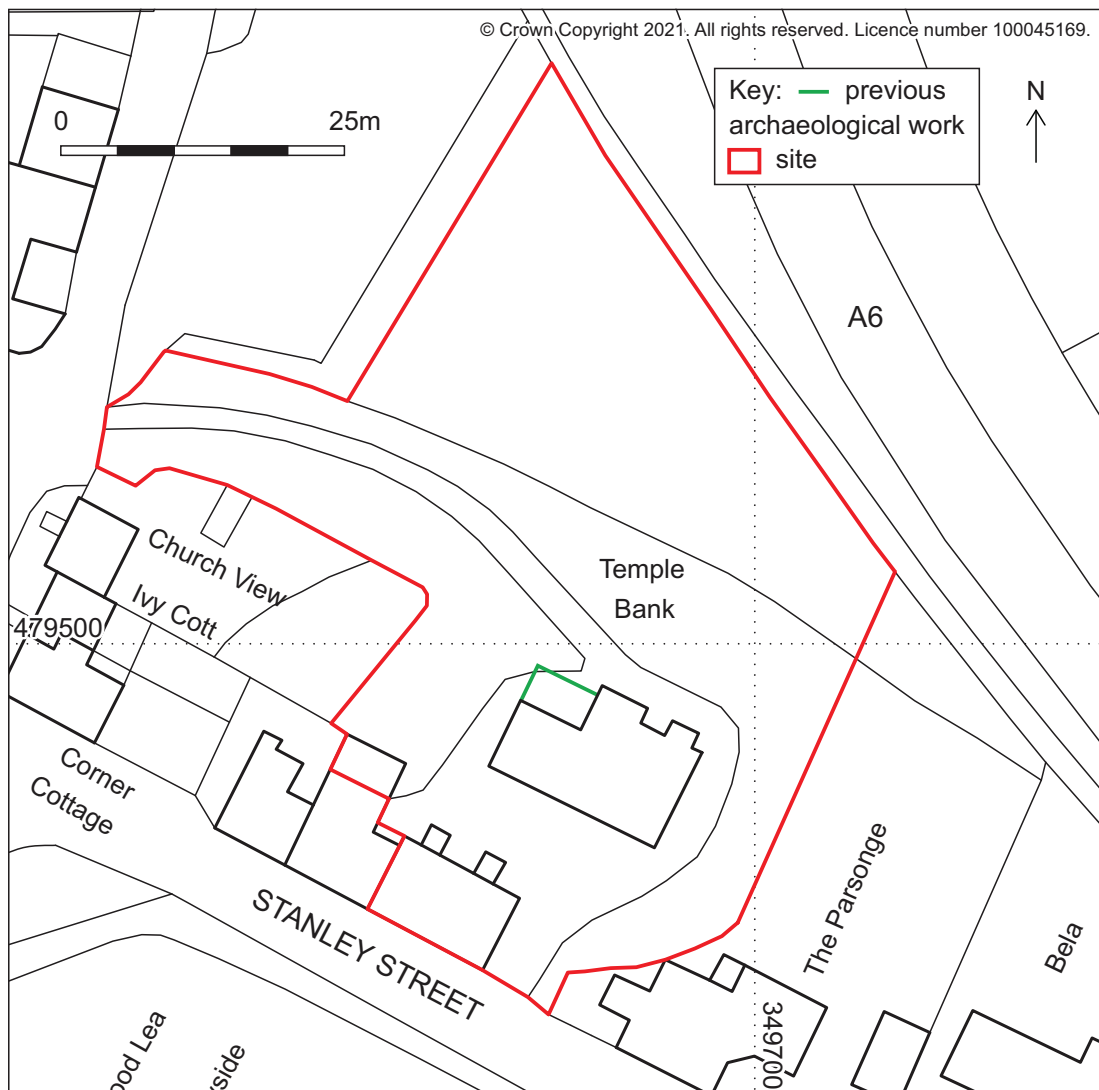
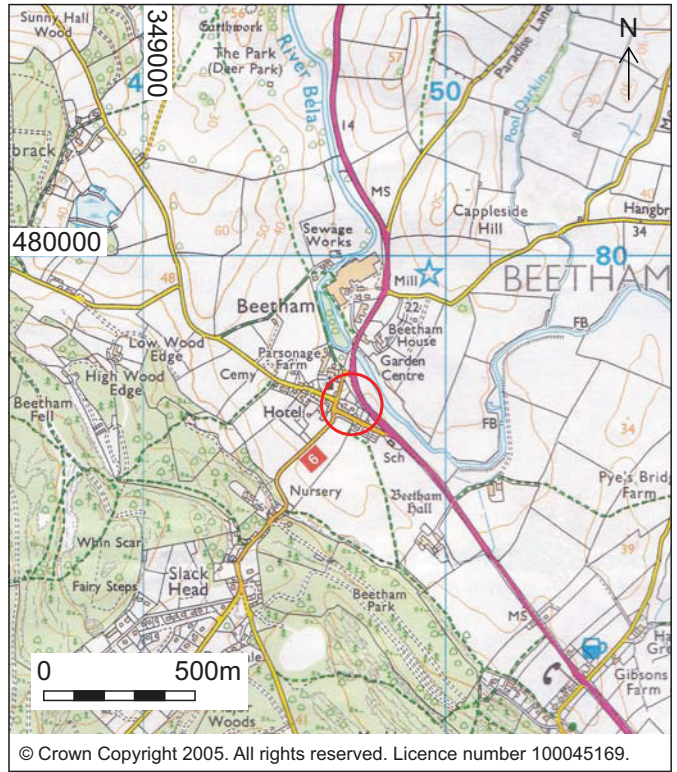
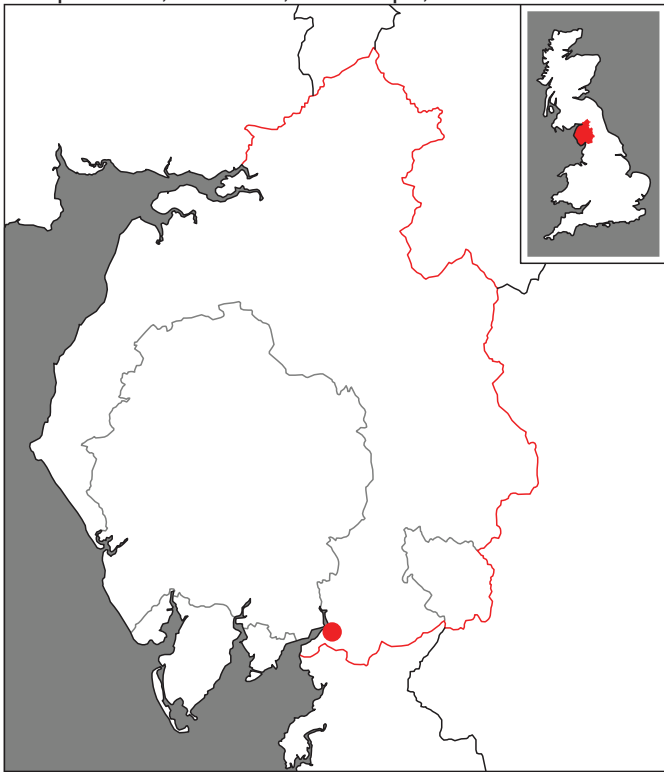
1.1 Circumstances of the Project

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

1.2 Location, Geology, and Topography

1.2.1 The site is on the east side of the centre of Beetham and at approximately 30m above sea level (Figure 1; Ordnance Survey 2011). Beetham is situated less than 2km south of Milnthorpe and west of the A6, on the eastern edge of Morecambe Bay.

1.2.2 It lies within the area of Morecambe Bay Limestones, a rolling landscape dominated by the intertidal zone (Countyside Character 1998, 69) and solid geology comprising carboniferous limestone (Moseley 1978, plate 1). This in turn is overlain by glacial deposits of boulder clay, although lower-lying areas have also been influenced by sea-level change and mosslands have developed as a result (Countyside Character 1998, 72).



Client: Mr and Mrs Phillips

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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 2020a). 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 Archive

2.2.1 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 2020b). 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 Desk-Based Assessment

3.1.1 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.

3.1.2 Once this information has been compiled the significance of those sites of archaeological interest within the site boundary, 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.

3.2 Map Regression

3.2.1 **Introduction:** early maps of the area tend to be relatively lacking in detail – for example, Jeffreys's map of Westmorland from 1770, which is one of the more detailed, shows only a vague block of buildings in the area of Temple Bank. The earliest useful maps are therefore only from the 19th century, beginning with the tithe map of 1839. The site is split between two tithe maps as part of it was in Beetham parish and part in Haverbrack township.

3.2.2 **Tithe map, 1839:** the majority of the site is depicted on the tithe map for Beetham (NA IR 29/37/10 1839; Plate 1), which shows that it comprised parts of a number of small plots each containing different buildings, with the main part of the site, containing Temple Bank itself, plot 418, which contains a large building on the footprint of the current house (although this section of the map is damaged). The northern part of the site was covered by the tithe map for Haverbrack township (NA IR 29/37/36 1839; Plate 2) and comprised part of plot 136. Details of the plots, taken from the tithe apportionments (NA IR 29/37/10 1845 and NA IR 29/37/36 1838) are listed in Table 1 below:

| Plot | Owner | Occupier | Name and Description | State of cultivation |
|------|--------------------|--------------------------------|----------------------|----------------------|
| 136 | Revd John Hudson | Revd John Hudson | Bridge Meadow | Meadow |
| 418 | John Yeats Thexton | John Yeats Thexton | House gardens &c | - |
| 419 | John Yeats Thexton | John Yeats Thexton | Barn | - |
| 420 | John Yeats Thexton | J Squires and Edward Pooles | Houses | - |
| 422 | John Yeats Thexton | Thomas Shaw | House and Orchard | - |
| 423 | John Yeats Thexton | John Yeats Thexton | House | - |

Table 1: Details of plots within the site in the tithe apportionments

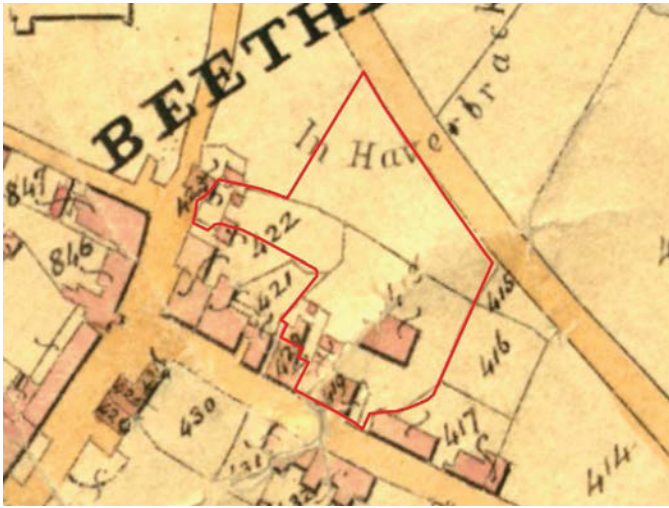


Plate 1 (left): Extract from the tithe map for Beetham parish showing the site

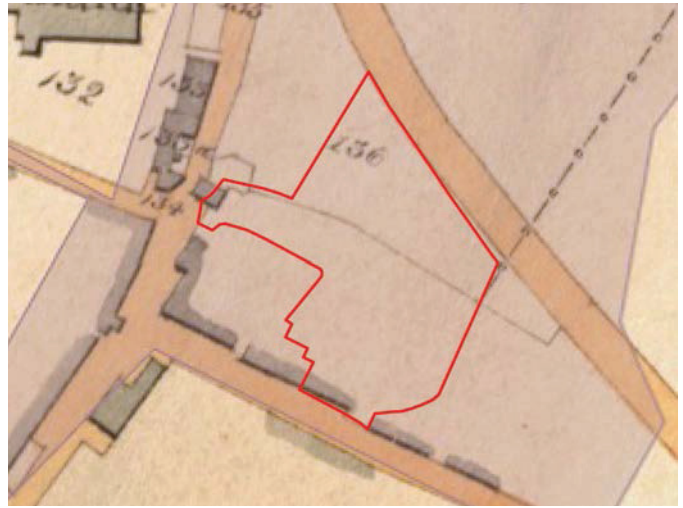


Plate 2 (right): Extract from the tithe map for Haverbrack township showing the site

3.2.3 **Ordnance Survey, 1862:** this is the first Ordnance Survey map of the area and while not at the most detailed scale, it is still useful (Plate 3). It clearly shows Temple Bank house at this time, much as it is on the earlier tithe map, although with a narrower section to the west. However, the associated grounds have changed considerably; a drive now links the house to the road to the west (and possibly also to Stanley Street to the south) and the buildings that were at the junction on the tithe map have been removed. The barn to the south of the house is still present but other, smaller, outbuildings have been removed. Of particular interest is the fact that the house is labelled 'St John's Lodge Site of St John's Chapel' rather than Temple Bank.

3.2.4 **Ordnance Survey, 1898:** this is more detailed than the previous maps but shows essentially the same information. It is evident, however that the house has bay windows on the north side, the barn to the south is larger and more rectangular in plan, and there is a pump marked next to it (as 'P'; Plate 4). The house at this time is labelled 'Temple Bank on site of St John's Chapel'.



Plate 3 (left): Extract from the Ordnance Survey map of 1862

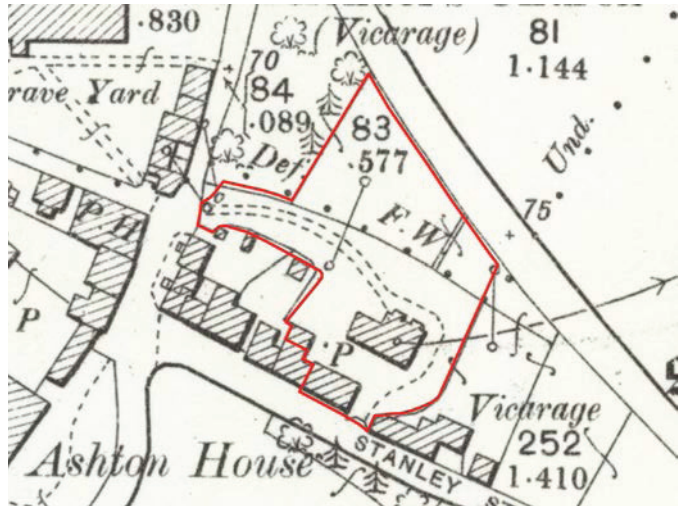


Plate 4 (right): Extract from the Ordnance Survey map of 1898

3.2.5 **Ordnance Survey 1914:** this is essentially the same as the earlier map, although the north-west bay window on the house has apparently been modified, the barn to the south now has two small outshuts, and the pump is no longer marked (Plate 5). The house is again labelled 'Temple Bank on site of St John's Chapel'.

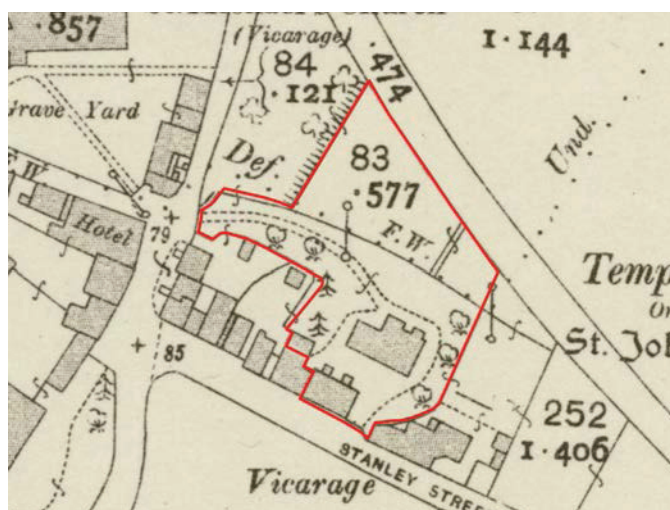


Plate 5: Extract from the Ordnance Survey map of 1914

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 – 1st 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; Smith *et al* 2013). 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 to the north-west (Hodgson and Brennand 2006, 45). None are recorded in the immediate proximity of Temple Bank although one was found during archaeological excavations on Seizergh Fell, apparently deliberately placed into a limestone gryke (Edmonds and Evans 2007), and another is recorded near Levens (Cherry and Cherry 1987; Fell 1987). 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 be Iron Age or Romano-British in date have their origins in this period. Sites of this date are represented to the north by a collection of remains on Sizergh Fell and in the area around Levens, including a settlement and various mounds, which have been subject to survey and excavation on a number of occasions (Anon 1904; Hughes 1904a, 71 and 76-9; 1904b 201-204; 1912b, 404; RCHME 1936, 157; Fell 1953; Edmonds *et al* 2002; Evans and Edmonds 2003; Edmonds and Evans 2007). Burials, in the form of cremations, are a relatively common find of the Bronze Age, and as well as a Beaker burial on Sizergh Fell (Fell 1953) more recently include a small cremation cemetery revealed during archaeological work in advance of developments at Dallam School in Milnthorpe (Platell 2013). Stray find of metal work of the period are also known, and include an early Bronze Age cast-flange axe head recorded next to the River Kent (PAS LVPL 288). Sites that can be specifically dated to the Iron Age (c600 BC – 1st century AD) are very rare in the wider region although it is likely that some or all of the settlement sites probably originating in the Bronze Age continued to be occupied into this period (Hodgson and Brennand 2006, 34). One of the most well-known types of site of the Iron Age is the hillfort, and while there are several examples around Morecambe Bay and extending towards Kendal, few have seen any excavation or are properly dated (Elsworth 2014). Levens is unique in Cumbria in having excavated Iron Age burials, discovered in the village in 2002 (OA North 2002; 2004), although the cemetery appears to be very small. There is also likely to have been a considerable overlap between the end of the Iron Age and the beginning of the Romano-British period; 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), something that is apparent at the settlement on Sizergh

Fell, which had at some finds thought to date to the 2nd or 3rd century AD (Hughes 1912a; a brooch of similar style from Langbank crannog in Scotland was dated to the 1st century AD; Alexander 2000, 157 and 159).

4.3 Romano-British to Early Medieval Period (1st century AD – 11th century AD)

4.3.1 The area immediately around Beetham has relatively minimal evidence for activity from the Roman period, the nearest known Roman forts being at Watercrock on the south side of Kendal to the north and Lancaster to the south, although Roman finds, particularly coins, are relatively well-known from the wider area (Shotter 2004). Whether the Roman military had a greater influence over the north side of Morecambe Bay via crossing the sands and establishing a fort in Furness is still debated; there is some evidence that they did but further proof is still needed (Elsworth 2007). In the Beetham area it is apparent that the 'native' style settlement on Sizergh Fell continued to be occupied into the Roman period (see Section 4.2.2 above), and it seems likely that the impact of Roman rule was less substantial in rural areas. The nearest fort, at Watercrock, was identified at an early date (Potter 1979, 143) but was not excavated until the middle of the 20th century and later, which revealed evidence for activity from the late 1st century and into the 4th century (*op cit*, 176-180). Recent archaeological work in the environs of the fort has found evidence for associated activity, perhaps part of an extended *vicus*, as has been revealed at other Roman forts in the area (Elsworth and Mace forthcoming).

4.3.2 The early medieval period is not well represented in the area in terms of physical archaeological remains, which is a common situation throughout the county. Place-name evidence from the area around Beetham indicates a strong Anglian and Norse influence. The name Beetham itself derives from a Norse word *bjōð* meaning earth, land, or more likely embankment and so probably referring to embankments made by the river (Smith 1967, 67). While this does not necessarily prove there was a settlement there in the early medieval period, Beetham is recorded in the Domesday survey of 1086, proving that there was one there by at least the end of the 11th century. In addition, the church at Beetham, now dedicated to St Michael, was said to be dedicated to 'Saint Leoth or Lithe (*Lioba or Liobgytha*)' by Machell, writing in 1692 (Ewbank 1963, 50) suggesting an early medieval origin (*Lioba* was active in the 8th century). A small group of 11th century coins, of Edward the Confessor, William the Conqueror, and William Rufus (the HER has these listed as of Cnut: SMR 3084), was found during excavations for a grave within the tower of the church in 1834. They '*had been placed in a block of ashlar hollowed out for their reception*', so it was thought that they could be used to date the foundation of at least part of the current building (Bintley 1870, 260).

4.3.3 An account of human remains found to the south of the River Bela in Beetham was taken as evidence for a battle in the area in the early medieval period (Nicholson 1832, 23), although no evidence to corroborate was provided. Interestingly, however, four skeletons were also found near Levens in 1911, while laying pipes for a water supply (Hughes 1912b, 404), and these *may* belong to the early medieval period on account of their approximately east/west orientation and lack of other context. Contemporary newspaper accounts speculated that the field in which these burials were found had also been the site of a battle and reported a coin amongst the finds (Anon 1911a; 1911b). Both were dismissed in the published account, the coin was apparently a 'York token' found some distance away and the graves were considered too orderly to have resulted from '*the hurried burial of people plague-stricken or slain in battle*' (Hughes 1912b, 404). Investigation of some of the remains by Professor Macalister at the Museum of Human Anatomy in Cambridge concluded that they were 'of the same type as the mixed Scandinavian race still found in that district' (*op cit*, 404-405). At least one other cist burial (again, possibly early medieval) was also reputedly discovered nearby, although its location is not recorded other than being between Hyning and Levens (Hughes 1912b, 404; this may be the same site as a group of nine skeletons in cists found at an unknown location near Levens in 1867, although from the description these seem more likely to have been prehistoric; Anon 1867). A possible context for the burials at Levens can, however, perhaps be found in the Welsh heroic poetry of Taliesin, which may describe events of the 6th century AD (Clancy 1970). The poems record a battle at *Gwen Ystrat* or *Gwensteri*, thought to equate to the Winster valley, c5km to the west of Levens (Breeze 2012, 61). Another battle is also said to have been fought at *Argoed Llwyfyain*, which approximately translates as 'Leven Forest' (*op cit*, 58) with Levens in Cumbria being suggested as one of a number of possible

locations (Morris 1973, 234, although he mistakenly states that Levens is in Furness). In both of these battles the native Britons were victorious and were Christians, in which case they would have had time to bury their dead in accordance with their own customs. A concentration of battles in a single strategic location, potentially controlling the landward route west into Cumbria (the Winster was also formerly the county boundary between Lancashire-north-of-the-Sands and Westmorland), is not inconceivable; the suggestion has been made that references to a single conflict during the same period at *Catraeth* (usually equated with Catterick in Yorkshire) might in fact relate to a series of battles at a single key site (Padel 2013, 139). Further evidence for activity in that period might also have been present at Castlehead, a probable hillfort near Grange-over-Sands, effectively at the southern end of the Winster valley, at which a range of finds were discovered during building work in the 18th century, many of which are remarkably similar in description to objects typically found at fortified 'royal' sites of the early medieval period in Scotland (Elsworth 2014).

4.4 Medieval Period (11th century AD – 16th century AD)

4.4.1 As already mentioned, much of the settlement in the local area was well established by the beginning of the medieval period, with, as a minimum, early medieval precursors, but perhaps with its origins in the late prehistoric period. Beetham was recorded in the Domesday survey of the area in 1086 and is recorded a number of times in documents of the 12th and 13th century (Smith 1967, 66), although these provide little information about the size of the settlement at that time. A number of significant structures of medieval date do exist in relatively close proximity to the site however, the most important of which is the parish church. As has already been seen this probably has earlier origins and seems to originally have had a different dedication. Much of the standing building is medieval though, with substantial elements dating to the 15th century (RCHME 1936, 202; Salter 1998, 22-23). Archaeological monitoring for the construction of a new extension and associated works at the church revealed *in situ* burials and unstratified human bones, some of which had apparently been disturbed during the construction of the north aisle in c1400 (Neil 2006). Some medieval pottery and a possible bell-casting pit or smelting hearth were also revealed (*ibid*). Beetham also had a chantry college of medieval date, although this was largely demolished in 1756 and only a small part now survives in the south wall of Parsonage Farmhouse; archaeological monitoring in 1991 and 2016 found very little of archaeological interest (HER 4036; CFA Archaeology 2016). Machell describes it as '*formerly called the College of St Mary's and belonged to the Monastery of St Mary's York, but at the Dissolution in the time of Henry VIII it [passed] to the crown*' (Ewbank 1963, 50-51). The *Beetham Repository* provides a remarkable description of it prior to its destruction in 1756: '*Twas a large antient Building; the Hall was open to the Roof which was part Thatch & part Slate and lighted by four Windows of Freestone and very large, & I think of the same Antiquity with the Church. A large Gothick Arch'd Doorcase lead thro' the Screens betwixt the College with the Parsonage. Over the Screens was a Dormitory wch woud have held about 8 beds; & a Square hole out of this room look'd into the Hall. The Walls of the College were above 2 Yards thick*' (Ford 1906, 113). There were at least two named wells in Beetham, both of which are likely to have been of medieval or earlier origin: a St Michael's well near the church (*op cit*, 112), and an 'Abs Well' recorded by Machell (Ewbank 1963, 52).

4.4.2 The most pertinent feature to the site of probable medieval date is the remains of chapel dedicated to St John, which are recorded as having been on the site at Temple Bank prior to the construction of the present house. Curiously, the chapel is not mentioned by the earliest antiquarian account of the area made by Rev. Thomas Machell at the end of the 17th century (Ewbank 1963). The earliest record to the chapel is in c1700, when 'St John's Chapple' is named in the description of a boundary of land claimed by Edward Wilson of Dallam Hall (Curwen 1924, 164-165), although a St John's Cross is also recorded in Beetham as early as 1612 (Smith 1967, 73). The most detailed early account of the site is in the *Beetham Repository*, written in about 1770, although with later alterations, by the vicar of Beetham, Rev. William Hutton. He states:

'On the highest Ground in the Street leading to the Hall [Beetham Hall] stands the Site of an antient Chapel dedicated to St John. Probably it went into Ruin when our present Church was built. The House, Barn &c now on the Spot have many blocks of Freestone in the Walls. The Garden is full of Human Bones, & some Years since, the late Owner dug up the Foundations of the Chapel. A little while agoe, a

Mole dug up a large Amber Bead, & with it an oval piece of Silver, the Bulk nearly of a Shilling. On the One side was impress'd Our Saviour crucify'd, above the ✠ I.n.r.i. the common Motto. On the right of the ✠ a Crescent, on the Left a rising Sun. At the Bottom, the Virgin Mary in a weeping Attitude. On the other side of the Coin a Lamb with the Standard and St Andrews Cross. N.B. There is a Hole thro' this Silver piece from which I suppose that the amber Bead was ty'd to it, & so hung round the Arm of [sic] Neck of some Deceased Person' (Ford 1906, 96).

4.4.3 This account was printed almost *verbatim* by Nicholson and Burn, who mentioned Hutton's account and evidently had access to it:

'About 40 yards distant from the place where the school-house now stands there was anciently a chapel, which is said to have been dedicated to St John, and near it many human bones have been dug up in a place which is now converted into a garden. A mole some few years ago cast up a large amber bead, and with it an oval piece of silver near the bigness of a shilling. It had an hole through it, and on one side of it was impressed our saviour crucified, and these letters above the crucifix I.N.R.I. On the right thereof there was a crescent, and on the left a rising sun. At the bottom, the Virgin Mary in a weeping attitude. On the reverse, a lamb with the standard and St Andrew's cross' (Nicholson and Burn 1777, 223).

4.4.4 Later accounts of the chapel and any burials are limited, excepting what the Ordnance Survey maps show (see *Section 4.3* above). Cornelius Nicholson also recorded the discovery of human remains in Beetham but not specifically at the site of Temple Bank and he does not mention a chapel, instead he considers them evidence for a battle having been fought in Beetham in the early medieval period: '[a] great number of human bones... are found in digging in almost every part of the village. It is indeed to be regretted that a further search for relics was not made when some of the modern houses were erected, on the south side of the stream, where the bones are chiefly found' (Nicholson 1832, 23). However, this location would potentially place them close to Temple Bank. Another account in the *Beetham Repository*, specifically regarding the construction of the house at Temple Bank itself, provides further evidence:

*'On the above nam'd Ground now stands a House built by the Revd Joseph Thexton Vicar, in digging the foundation of the Building a large quantity of Human Bones were dug up, and again deposited all together deep in the Ground, in all above half a Cartfull, also some small pieces of Silver coin were found, about the size of a Sixpence, one in the reign of Edward the Sixth plain to decipher, the other defac'd so as not to be intelligible. The coins are in the possession of me Joseph Thexton, Vicar' (Ford 1906, 97). As is discussed below, Joseph Thexton became vicar at Beetham in 1811 and so this work cannot have been carried out before that date (see *Section 4.5.2* below).*

4.5 Post-medieval Period (16th century AD – present)

4.5.1 The map evidence (see *Section 3.3*) demonstrates that the general area had reached its present state of development by the 19th century and it is likely that relatively little changed in the area immediately following the end of the medieval period, although a grammar school was established in 1663 and rebuilt in 1827 (Winchester 2016, 50), continuing the tradition established much earlier. Already connected to a number of industries such as limestone quarrying, fishing, and farming, Beetham became home to a substantial paper mill that remains today, although its trade connections were damaged by the coming of the railway, which led to the demise of the nearby port at Arnside (*ibid*).

4.5.2 The house at Temple Bank was apparently built by the Rev Joseph Thexton (Ford 1906, 97), who became vicar of Beetham in 1811 (Curwen 1926, 250). However, Hutton's account from 1770 already describes a 'House, Barn &c' on the site and it is therefore not clear whether Thexton built a completely new house or rebuilt something that already existed; nor is it clear whether this house was considered to be the vicarage or was entirely separate from it (see *Section 4.5.3* below). Details of the owners and occupiers of the building can be ascertained from a variety of sources. The census return for 1841 lists Joseph Thexton vicar, although he is described only as living in 'Beetham Village' and Temple Bank is not listed (see *Appendix 2*). He died in 1844 (Tyson 2008, 86) and the property evidently passed to his son, John Yeats Thexton, who is listed in the tithe apportionment for Beetham (1845), although a Revd John Hudson owned the land to the north in 1839 (see *Section 3.2.2*). In the 1851 census it is named 'St Johns Lodge' (as per the Ordnance Survey map of a few years later, see *Section 3.2.3*

above) and occupied by Richard Batt, a paper manufacturer who presumably operated the paper mill in Beetham, and family (see *Appendix 2*). However, in 1861 it is listed as unoccupied and in 1871 is not listed at all, which might suggest it was being rebuilt or renovated at that time, although a George Simms, gentleman, is listed as living there in 1868 (CAC(C) PROB/1868/W621 1868). It is finally listed from the 1881 census onwards as Temple Bank and occupied initially by two families living off their own means: those of Arthur Law and then Charles Hudson, although Isabella Thexton, the widow of John Yeats Thexton who died in 1859, lived there for a while before her death in 1889 (CAC(C) PROB/1890/W188A116 1890); Charles Hudson was married to her daughter Frances (Tyson 2008, 86). In 1901 and 1911 the census lists it as occupied by Frederick O'Dwyer, a cocoa merchant and manufacturer, and his family (see *Appendix 2*), who lived there until at least 1928 (CAC(C) PROB/1928/W472 1928), although it is evident that the decedent of Joseph Thexton, Frances Hudson, still owned the house until at least 1910 (Tyson 2008, 86-87). As will be discussed below, she left it to the benefice of Beetham in her will at some point in the 1920s. The documents relating to the period following this (CAC(C) DB 6/FILES/35 1923-1956) show that it was tenanted throughout this period, one of whom was an Eleanor Hodgson, spinster (CAC(C) PROB/1936/W159 1936). A Mr R Deighton and a Mr EP Widdowson, who is described as a retired engineer, are also recorded as tenants (CAC(C) DB 6/FILES/35 1923-1956).

4.5.3 What confuses the matter to some degree is whether the house was considered to be the vicarage or not, which is something that evidently had a complicated history in Beetham. The original parsonage house was on the north-east side of the church yard, as recorded by Machell in 1692 (Ewbank 1963, 49-50), although he goes on to say *'the old vicarage house (to which a new house lately built by Mr Hilton is now annexed) stood behind the old Parsonage house adjoining the church-yard wall. But the vicar now has no house, except for that which he farms in another town'* (*op cit*, 51). A parsonage house is, however, recorded in an indenture of 1707 (Ford 1906, 31). The *Beetham Repository* includes a note by Joseph Thexton that states *'A Vicarage House & Barn were built by me Joseph Thexton Vicar at the East Side of the Village of Beetham under the Gilbert Act, in the year 1816 and to be appropriated to the use & for the Residence of the Vicars of Beetham, ad infinitum'* (*op cit*, 13). Parson and White confirm this, stating that *'the Rev. Joseph Thexton... has recently built a new Vicarage House'*, but again it is not clear if this is a reference to the house that became known as Temple Bank (1829, 609). The map evidence (see *Section 3.2* above) clearly shows the vicarage immediately to the east of Temple Bank, so it is entirely possible that there is some confusion in the various accounts. However, the apportionment for the Beetham tithe map clearly demonstrates that in 1845 the vicarage was the property to the east, owned by the Vicar of Beetham and occupied by the Rev William Hutton (NA IR 29/37/10 1845), Thexton's successor. It is possible, therefore, that Joseph built two houses shortly after his appointment in 1811: a vicarage, built in 1816 and to be retained for the use of subsequent vicars, and Temple Bank, a private home retained by his descendants. However, the documents relating to Temple Bank state that the vicarage is mid-18th century and Temple Bank early 19th century (CAC(C) DB 6/FILES/35 1923-1956).

4.5.4 A collection of documents held in the collection of JH Martindale and Son, Architects of Carlisle, demonstrates that it did belong to the church, but only from an uncertain date in the 1920s when it was given to the living of Beetham in the will of Mrs Frith Hudson (CAC(C) DB 6/FILES/35 1923-1956). A letter from the Revd Kirkham dated 22nd September 1945 explains how *"It was given some 20 years ago as a Vicarage, the Vicarage at that time being in such a condition that it was regarded as scarcely habitable. The Vicarage is of course older, but infinitely more attractive"* (*ibid*). Even then there was some debate about whether it was covered by the available funds for ecclesiastical dilapidations. Nevertheless, it was included in several surveys, including the quinquennium surveys carried out for the vicarage, and regular repairs were carried out from the late 1920s to the late 1940s as reported in letters from the vicars. These can be summarised as follows:

- **Ecclesiastical Dilapidations Survey, 18th June 1928:** *"The property consists of house, stable block, and part of a building to the rear, also large garden extending round three sides of the house now occupied as the Vicarage... The following repairs are required in this Schedule:- Bedroom over Dining room Replace broken glass, Bedroom over Drawing room Replace broken*

glass Re-cord sash, Bathroom Replace broken glass, Bedroom over Scullery Replace broken glass, Scullery Replace broken glass, Trim all creepers from the roofs... Main Stair Patch plaster, Dressing room Patch plaster Fix mantle to fireplace Repair window sash, Bedroom over Scullery Repair firegrate, Attic stair Renew one baluster Patch plaster, External Refix one or two slates Repair cement over window heads, Barn repair door Fix one slate Trim ivy from spouts, Garden Provide new entrance gates Repair wood steps in garden, Paint the whole of the wood and iron work two coats... The main stair window may require repairing and the wash basin is cracked but not leaking”.

- **Estimate of Repairs by George Dodgson, 21st May 1930:** *“Roof Re-cementing tops of all chimney stacks, supplying & fixing 1 new chimney pot, fitting hoods to 5 pots. Dashing both end of centre chimney stack. Repairing all broken & loose slates. Walls Dashing up various holes in walls. Windows Making & fixing 2 new sliding sash window frames (bathroom & dressing room), & repairs to windows in kitchen, small room, & staircase, & repointing all joints with mastic”.*
- **Letter from Revd Kirkham June 13th 1933:** Temple Bank being painted.
- **Quinquennium Report 12th March 1934:** *“Temple Bank The house, considering its age, is in a good state of repair. The water supply is from a public main. Wiring for electric light has recently been installed. The following are the only repairs necessary: - BARN Several slates in two areas of the east elevation require refixing, the renewal of some of the laths may also be necessary. There is indication of settlement, but it does not appear to be of recent date.”*
- **Letters from Revd Kirkham 9th July [1935]:** *“I am having to put a new gutter on Temple Bank roof to prevent very bad damp”.*
- **Letter from Revd Kirkham 10th July [1935]:** *“In continuation of my letter re repairs to Temple Bank roof, I have got an estimate for same as follows: - Strip off slates behind north chimney, take out old lead gutter and fix new gutter boards and new lead gutter, reslate and make good”.*
- **Letter from Red Kirkham 20th July [1935]:** re estimate for repairs to garage at Temple Bank.
- **Letter from Revd Kirkham 16th November [1935]:** *“You will remember that at your last survey you said that the large amount of lead in the roof of Temple Bank would probably want renewing before the next survey. There is a leak, evidently due to perished lead, over one of the bedroom windows & as I am changing tenants, this needs immediate attention.”*
- **Letter from Revd Kirkham 20th November [1935]:** requires *“a new lavatory basin, in place of one which is badly cracked”.*
- **Letter from Revd Kirkham 5th December [1935]:** *“Since I sent the other estimate, damp has appeared badly in several other places”.*
- **Letter from Revd Kirkham 17th December [1935]:** *“I had them [the invoices] held back for some time as the work on the roof was not affective at first but the damp seems now have been stopped”.*
- **Letter from Revd Kirkham 16th January [1936]:** *“Mr and Mrs Deighton are still dissatisfied about the results of the repairs at Temple Bank. They declare that the dampness is practically as bad as ever, & the firm employed (Nelson Hodgson & Scott) declare themselves entirely at a loss to account for it.”*

- Quinquennium report 21st June 1939:** “Temple Bank The house, considering its age, is in a good state of repair. The water supply is from a public main and the house is lit by electricity from a public source. The following repairs require attention: ATTIC There is a large lead lined tank which I consider may be the cause of some of the dampness in the room below and as the tank is surplus to requirements, it is recommended that it should be substituted by a small galvanised tank complete with ball tap. BEDROOM OVER BACK KITCHEN There is indication of dampness on the south wall, due to a defect in a box gutter just over the affected area. This gutter should be treated with a coat of approved plastic preparation. NORTH EAST BEDROOM There is indication of dampness on the north wall. This is possibly due to the defective tank already mentioned, but the flashings of the chimney stack should be examined, and if found faulty, treated with an approved plastic preparation. AIR GRATES Particular care should be taken that all external air grates to the ground floor are kept free from earth, growth, etc. CHIMNEY STACKS The south stack should be flaunching on top and the coping painted. EAST ELEVATION Point in cement open joints in masonry over the drawing room bay window, also a few open joints in the stone cornice. WEST ELEVATION Mortar dash a few small holes on external face of wall. Also, point a few small holes on the east elevation of the pantry. ROOF Replace a few loose and broken slates. BARN The floor over the stable portion is defective in a few places. Cut out the defective wood and replace with well seasoned wood. The defect does not appear to extend to more than a yard super in all. The doors require repairing and three bracing bars to each door should be renewed. HARNESS ROOM The brick chimney stack is defective and six or seven courses should be taken down and rebuilt. STABLE Four of the ceiling joists have no wall holes on the west wall. This defect should be made up in cement. Fix door cheeks and re-hang door. Also, point in cement crack on the external wall face over doorway. COACH HOUSE Point in cement key stone to arch, also a small crack over the archway. BOUNDARIES Re-fix iron spikes to garden gateway (opposite church). The wall between the drive gate and the stable requires grouting in cement. About a yard of low wall on the main road should be fettled up.”
- Letter from Revd Kirkham 19th January [1942?]:** “I have to inform you that on Friday morning last my tenant... on coming downstairs found water dripping from the kitchen roof. (We have had similar trouble several times in the last four years). The plumber was sent for & ... thoroughly examined the leaking pipe, the verdict was that the hot water pipes were quite worn out & needed renewal. Until this was done no kitchen fire could be lit or cooking done (except on an open fire elsewhere)”.
- Letter from Revd Kirkham 4th February 1945:** re rebuilding of the wall between Temple Bank and the vicarage, which is “in a very dangerous condition”.
- Quinquennium report 15th February 1944:** “TEMPLE BANK The accommodation is as follows: - Cellars Ground Floor. Three Reception Rooms, Kitchen, Scullery, Pantry, outbuildings and stable block, etc. First Floor. 5 Bedrooms, Bath Room and W.C. separate. Box space in roof. The water and electric supplies are from the Public Mains. The drains are connected to a cesspool. Cellar. Repair door and frames, also door to wine cellar. Ground Floor. Morning Room. Fit one pane of glass. Dampness at side of Fireplace. Kitchen. Fit one pane of glass. Scullery. Fit one pane of glass. Dining Room. Dampness at side of fireplace. First Floor. Bedroom over Back Kitchen. North wall is damp. Attics. Torch underside of slates and beam fill to eaves where required. External. Fit new stack of down pipe at North End and connect to drain with gully trap, and re-arrange the fall of eaves gutter to this additional outlet, keeping the eaves gutter up as close as possible to slate eaves. Render the North wall in cement and sand from underside of slate line about 4” below bottom of eaves gutter. Adjust eaves gutter at East side and refix lead flashing to outlet of lead gutter in angle on East side. Excavate and examine drain from soil pipe in angle of wall, also examine soil pipe where cased in wood and repair as may be found necessary. Repair slating to roofs where required providing all new laths as necessary to barn roof. Splice top of stile to garden gate to low road. Repair top of retaining wall to front garden, rebedding and pointing to coping stones. Take down trees near front entrance from High Street and rebuild

stone wall, and renew capping to one half gate. Repair door and Dwarf door to W.C. and repair plaster ceiling. Point up in cement mortar to holes and cracks in front wall of barn where required, mortar to be kept back from face of stone work and to be toned down to match existing old work, not to be smeared over face of stones. Fit new pin and Heel Hinge of Coach House Door. Build up in cement mortar to stone work of jamb to opening to wood shed. Clean down prepare and paint two coats of best quality paint to the whole of the external wood and iron work burning off where necessary and bringing up with extra coats of paint to all bare places or where burned off. Inside of all eaves gutters are to be thoroughly cleaned and painted two coats of Bitumastic paint.”

- **Note, 2nd February 1944:** “Roof N & NE side of House, plaster wanted under slates to prevent snow blowing in, & damaging walls & decoration. Barn Roof repairs, lathes broken & slates inclined to fall in. Floor, one half rotten. Privy door off hinges, ceiling fallen. Coach House, Door off hinges. Gates 2, want repairs. Window glass requires putty before painting.”
- **Letter from Revd Kirkham 4th August 1945:** “As regards Temple Bank, so far I have not been able to get any labour to deal with the tree by the gate. As regards the rest, the contractor tells me that he has completed everything except some of the work in connection with the outside pipes, for which he says he can get neither materials nor labour. Part of the containing wall above the former tennis lawn collapsed and has been rebuilt.”
- **Letter from Revd Kirkham 22nd September [1945]:** “Hodgson Nelson & Scott... have not been able to do the work connected with new stack or down pipe at North end & the drain from soil pipe at East end... The painting, as I told you, is to be done in October”.
- **Letter from Revd Murray 3rd May 1946:** “I find that the plastering for the damp wall at Temple Bank was not done nor the fissure closed up. This information I got from the builder employed himself. He could not get the material or something. Then also I am told by Mrs Nickel – owner of property adjoining Temple Bank – that the tree you pointed out to me is not the tree to be cut down, but the instructions she had from my predecessor was that a large over-hanging branch of one of her trees had to be taken off and that she was to trim the branches of the tree which you spoke to me about – the one that branches out towards one of her houses. She does not want our trees cut down and says that the responsibility of the work rodered [sic] is hers. She has had in hand for long but can’t get anyone to do it. So that explains why nothing had been done. As this is so, if any damage came to her house from our tree at the end of the Temple Bank Drive, then she is aware that she had undertaken to see to the avoidance of this.”
- **Letter to Rev C Williams, Walney Vicarage, Barrow-in-Furness 15th December 1948:** “The only recollection which I have myself is that a tree in the Temple Bank garden near the gate to the side road and overhanging the gable of an adjoining house, should be removed and that its removal would probably cause some devastation in the garden.”
- **Quinquennial Survey 25th March 1949:** “Temple Bank. Bathroom. Clean and re-enamel bath. Kitchen. Knock off plaster damaged by overflow pipe, make wall, render in waterproof cement and finish in hard wall plaster. General. A qualified Electrical Engineer should be engaged to make a resistance test and report upon the house wiring. External. Where ever soil has been allowed to accumulate against the external walls, particularly at N.E. elevation it should be removed down to general ground level. Carefully clear under all floor ventilators and secure through ventilation of all hall floors. Repair entrance gates S.W. entrance. Carefully point up walling, S.W. wall. Trim all ivy at least 1’ below gutters. Renew timber side of fuel store and creosote timber. Carefully examine lead work to gutter and flashing to valley at N.E. side of main part of house and repair and renew as necessary. Repair door over byre entrance. Take down tree near entrance from High Street, N.W. side... Clean down, prepare and paint two coats of

best quality white lead paint to the whole of the external wood and iron work, including interior of skylights, burning off where necessary and bringing up with extra coats to all bare places of where burned off. The insides of all eaves gutters and the garage roof to be cleaned thoroughly and painted two coats of bitumastic paint... Roof slating is pegged only, and not nailed, and ultimately will have to be stripped, felted and relaid on new battens. The lead gutter at the N.W. gable may require renewal during this period. The slating of the barn roof is secured to very poor thin battens and during the next quinquennium the roof will require to be stripped, felted and re-slatted on new battens."

4.5.5 These documents also reveal that proposals for the diocese to sell Temple Bank were put in motion as early as 1945; the Revd Kirkham wrote on 22nd September of that year "*Don't you think it would be a good thing to sell Temple Bank? That would solve the difficulty of the uncompleted repairs.*" A later report, dated 21st March 1949, was produced "*In regard to the question whether Temple Bank should be sold or not*" and made the following points: "*1. Temple Bank is a house of more dignity than the Vicarage and has a pleasant garden setting. 2. The advantage of the site is largely nullified by the fact that the principal room face S.E. 3. The upkeep of a large garden is probably undesirable under current circumstances. 4. The present Vicarage is quite a reasonable house, with S.W. aspect for the principal rooms. 5. The siting of the present Vicarage is poor, in that the garden lies to the N.W. and the house has its frontage directly onto the road. 6. There is little to choose between the structural condition of the two houses, both having defects noted in the report, but the outbuildings at Temple Bank are an additional liability. 7. This seems to me to be a case where some Incumbents might prefer Temple Bank and others the present Vicarage.*" A decision was clearly made, however, for the church to sell Temple Bank as a valuation document was put together by Michael C.L. Hodgson on 15th February 1949, which described the property as follows:

"TEMPLE BANK

Situate in the Village of Beetham, near Milnthorpe in the County of Westmorland let to E.P. Widdowson Esq. one yearly tenancy at a rental of £50, tenant paying rates.

The residence is stone built with slate roof. Electricity for Power and light installed. Public water supply connected; Septic tank and drainage to a tank in field on Ashton House Estate. This drainage system is joint with the Vicarage. The Nett Rateable Value of the property is £40.

The Accommodation is: - Hall, Drawing Room, Dining Room, Study or Morning Room, Kitchen, Scullery, Pantry, Store Cellars. There are front and back staircases to first floor where there are four bedroom, Dressing Room, Bathroom, with cylinder and airing cupboard fitted, Separate W.C. There are two Attic Store Rooms on the 2nd floor. (Note: - All fitted wash basins complete in the bedrooms, curtain fittings, blinds in the house are Tenants Fixtures).

The stone built, slate roofed Outbuildings include a 4 bay barn and workshop, Underhoused by Coach House, Store Room and Stable. An Earth Closet, Coal House, a stone built, slate roofed Harness Room, being the upper half of the building, the lower part being of Ashton House Estate. (The Dog Kennel and Soil Store, Heating Boiler and Piping are the Tenants Property)...

The Grounds and Garden lie in front of the Property within a frontage to A.6. Road. There is also a plot of productive Kitchen Garden the latter at present in the occupation of the Vicar of Beetham."

A note added to the quinquennial survey of 25th March 1949 states "*Temple Bank sold £2,400 to R Nickel*" although subsequent documents relating to enquiries made by the Inland Revenue in 1956, regarding the sale and the development value of some of the associated land, state that it was sold to a Mr CGC Nickel.

4.6 Previous Archaeological Work

4.6.1 As already discussed there have been a number of discoveries of archaeological interest made at Temple Bank in the 18th and 19th centuries. However, only a single previous piece of modern archaeological work has been carried out at the site; a watching brief during the excavation of footings for an extension (Minerva Heritage 2009). This revealed a single feature, a ditch of probable medieval date, as well as later features, and some human bone was also recovered.

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*).

5.2 Significance

5.2.1 The most archaeological significant element of the site is the remains relating to the supposed chapel dedicated to St John, which is generally considered to be of medieval date. There is considerable uncertainty regarding its origins, however; no chapel is recorded in any medieval sources and it is unclear why a chapel would be required in such close proximity to the parish church, which, on the available evidence, is likely to be of at least 11th century origin. Previous archaeological work at Temple Bank has at least confirmed that there are some features present that could relate to the former chapel and that human burials were present on the site, although the scope of this was very limited and it was not possible to confirm the date of the burials. It is entirely possible that the 'chapel' represents a much earlier structure, perhaps the site of an earlier church pre-dating the 11th century, or that the burials coincide with those claimed by Nicholson to have resulted from a battle, but no other evidence relating to this has been identified.

5.2.2 The second most significant element of the site is the house itself, which is a substantial dwelling originating in the early 19th century, probably 1816, although apparently replacing an earlier structure; the associated barn is probably of similar origin, but could be older. There is also a small outbuilding associated with the barn, which is probably later. It is apparent from the documentary sources that the house was built by the Revd Joseph Thexton after he became vicar of Beetham in 1811, but it was not technically used as the vicarage, a building for this purpose being located immediately to the east. Temple Bank remained in the possession of Thexton's descendants until the 1920s, at which point it was given to the diocese, but as the cost of maintenance increased, they ultimately sold it in 1949. It remains a good example of an early 19th century gentleman's residence.

5.2.3 The level of significance of these features, within the site boundary, 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 chapel is considered to be of medium significance, essentially because the validity of its identification is questionable and it is not clear how much, if anything, now remains, while Temple Bank house and the barn, although good examples of their form and well-documented, have some potential to provide further information if investigated in more detail and so are of low to medium significance.

| Site | <i>St John's Chapel</i> | <i>Temple Bank house/barn</i> |
|--------------------------------|-------------------------|-------------------------------|
| <i>Period</i> | M | M |
| <i>Rarity</i> | H | L |
| <i>Documentation</i> | L | M |
| <i>Group value</i> | M | M |
| <i>Survival/condition</i> | L | M |
| <i>Fragility/Vulnerability</i> | H | L |
| <i>Diversity</i> | M | L |
| <i>Potential</i> | H | L |
| Significance | M | L-M |

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 within the site boundary or its immediate vicinity and also in the local environs (see *Section 4*). Where there are no remains known within the site boundary 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 within site boundary | Potential |
|-------------------------|------------------------------|-----------|
| Late Upper Palaeolithic | No | Low |
| Mesolithic | No | Low |
| Neolithic | No | Low |
| Bronze Age | No | Low |
| Iron Age | No | Low |
| Roman | No | Low |
| Early Medieval | Yes | Medium |
| 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 there are no known remains of prehistoric to Roman date within the site boundary or its immediate vicinity, so the likelihood of remains of these dates being discovered remains low. It is possible, based on the early descriptions of what was found, that early medieval remains could be present, especially if the 'chapel' is in fact not medieval but earlier. However, the evidence for this is extremely unclear. Medieval and post-medieval remains are known from within the site boundary, and it is most likely that more of these could be discovered.

5.4 Disturbance

5.4.1 The site has seen some considerable disturbance, initially as a result of the construction of the current house in the early 19th century, but also due to subsequent landscaping of the gardens. It is highly likely that any remains relating to the supposed chapel will have seen at least some disturbance. The house and barn too have seen many changes, typically in the form of general repairs and maintenance but also some more extensive alteration and addition, mainly to the house.

5.5 Impact

5.5.1 It is likely that any extensive groundworks on site would impact on any archaeological remains that might be present, although this would vary across the site. However, it is unclear exactly where the supposed St John's chapel was located – although remains were found close to the current house during the watching brief carried out in 2009. In addition, any proposals to substantially change the house, barn or other outbuildings would impact on their historic fabric, especially in the case of the barn, which seems to have been relatively little changed.

5.6 Conclusion

5.6.1 The presence of remains of archaeological interest, supposedly relating to a medieval chapel and confirmed, to some extent, by recent archaeological work, makes the site of Temple Bank of considerable archaeological interest. It is clear, however, that these remains have been disturbed on a number of occasions and that their exact origin remains uncertain. The house and associated outbuildings are also of some historical and architectural interest, the former having evidently been constructed in the early 19th century.

5.6.2 Any extensive groundworks at the site could therefore disturb remains of archaeological interest and it is recommended that suitable monitoring be put in place. In addition, any substantial alterations to the house, or more particularly the barn, should be accompanied by an archaeological building recording in order to better understand the development of these structures and make an 'as existing' record of them before they are changed.

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Appendix 1: Significance Criteria

After DCMS 2013, Annex 1: '*Principals of Selection for Scheduled 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.

Appendix 2: Census Information

| Address | Name | Age | Occupation | Place of birth |
|--------------------|-----------------|-----|-------------------------|----------------|
| Village of Beetham | Joseph Thexton | 75 | Vicar | Westmorland |
| | Agnes Thexton | 15 | Ind [independent means] | Westmorland |
| | Marian Mashiter | 25 | Female servant | Westmorland |
| | Mary Conyer | 15 | Female servant | Westmorland |

Table 4: Presumed occupiers of Temple Bank in the census of 1841 (HO107/Piece 1159/Folio 27/Page 1 1841)

| Address | Name | Age | Occupation | Place of birth |
|----------------|--------------------------|--------|---|------------------------|
| St Johns Lodge | Richard Batt | 43 | Paper manufacturer employing 29 work people | Maidenhead, Berkshire |
| | Elizabeth Batt | 43 | (Wife) | Lancaster, Lancashire |
| | Mary Ann Batt | 6 | (Daughter) | Wharton, Lancashire |
| | William Batt | 4 | (Son) | Wharton, Lancashire |
| | Febe[?] Elizabeth Batt | 3 | (Daughter) | Wharton, Lancashire |
| | Richarda Batt | 6 mths | (Daughter) | Beetham, Westmorland |
| | Henry Birkett | 19 | Visitor – Minor no occupation | Lancaster, Lancashire |
| | Lucy Abbott | 21 | House servant | Haltwistle, Cumberland |
| | Margaret Jane Strickland | 19 | House servant | Wharton, Lancashire |
| | Elizabeth Pearson | 13 | House servant | Beetham, Westmorland |

Table 5: Occupiers of St Johns Lodge in the census of 1851 (HO107/Piece 2242/Folio 594/Page 2 1851)

| Address | Name | Age | Occupation | Place of birth |
|-------------|-------------------------|-----|--------------------------------|---------------------------|
| Temple Bank | Arthur Law | 50 | Income from Houses & Dividends | Crumpstall, Lancashire |
| | Clara Maud Law | 35 | (Wife) | Bath, Somerset |
| | Mary Pauline Dalton Law | 8 | Scholar | Cheetham Hill, Lancashire |
| | Francis Ellen Law | 3 | (Daughter) | Beetham, Westmorland |

Table 6: Occupiers of Temple Bank in the census of 1881 (RG11/Piece 52152/Folio 49/Page 9 1881)

| Address | Name | Age | Occupation | Place of birth |
|--------------------|----------------------------|------|------------------------------|---------------------------|
| Village of Beetham | Charles Frith Hudson | 42 | Living on my own means | London, Westmorland [sic] |
| | Janet Frances Hutton [sic] | 1538 | Living on my own means | Beetham, Westmorland |
| | Isabella Agnes Cartmel | 49 | (Visitor) | Pembroke, Wales |
| | Mary Gil | 46 | Cook – domestic servant | Wigton, Cumberland |
| | Jane Braithwaite | 27 | Housemaid – domestic servant | Burton, Westmorland |
| | Christopher Askew | 21 | Groom – domestic servant | Bouth, Lancashire |

Table 7: Occupiers of Temple Bank in the census of 1891 (RG12/Piece 4334/Folio 37/Page 8 1891)

| Address | Name | Age | Occupation | Place of birth |
|-------------|--------------------|-----|--------------------------------|-------------------------|
| Temple Bank | Frederic L O'Dwyer | 40 | Cocoa merchant[?]/manufacturer | Prestwich, Lancashire |
| | Agnes O'Dwyer | 37 | (Wife) | Bishop Auckland, Durham |
| | Joyce O'Dwyer | 3 | (Daughter) | Beetham, Westmorland |
| | Alice Wilson | 27 | Domestic servant | Beetham, Westmorland |

Table 8: Occupiers of Temple Bank in the census of 1841 (RG13/Piece 4917/Folio 45/Page 3 1901)

| Address | Name | Age | Occupation | Place of birth |
|-------------|---------------------------|-----|---|-------------------------|
| Temple Bank | Frederick Lindsay O'Dwyer | 50 | Managing Director, Cocoa Malt & Malting Manufactory | Prestwich, Lancashire |
| | Agnes O'Dwyer | 47 | (Wife) | Bishop Auckland, Durham |

Table 9: Occupiers of Temple Bank in the census of 1911 (RG14 31662/Enumeration District 03 1911)