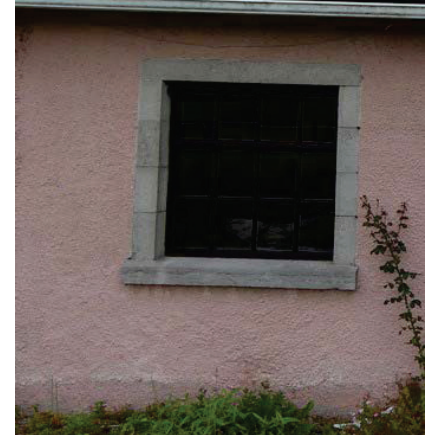
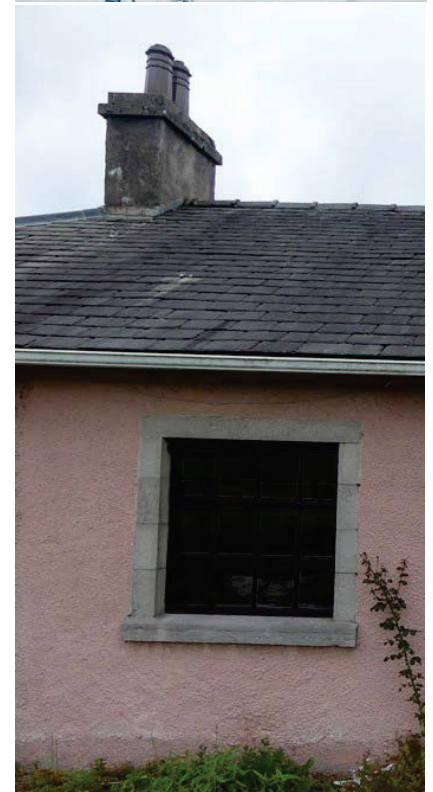
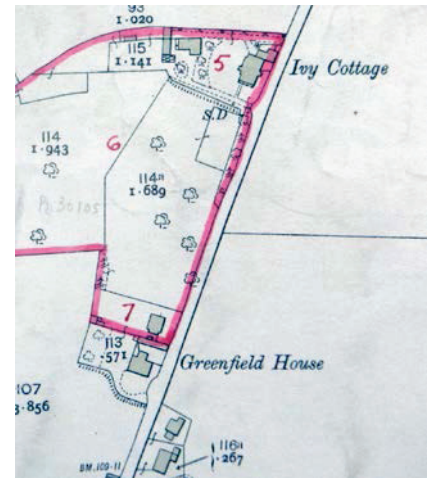


# GREENFIELD LODGE, AYNSOME ROAD, CARTMEL, CUMBRIA

## Heritage Assessment



Client:  
Mr J Wood and Mr R Davis

NGR. 338218 478960

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August 2021



<b>The Site</b>	
Site Name	Greenfield Lodge, Aynsome Road, Cartmel
County	Cumbria
NGR	338218 478960
Listing Status and number	Not Listed

<b>Client</b>	
Client Name	Mr J Wood and Mr R Davis
Client's architect	John Coward Architects
'As existing' drawings available?	Yes

<b>Planning</b>	
Pre-planning?	No
Planning Application No.	SL/2021/0317
Plans (e.g. conversion, extension, demolition)	Demolition of existing dwelling and construction of replacement building
Condition number	n/a
Local Planning Authority	South Lakeland District Council
Conservation	Libby Mee, SLDC
Planning Archaeologist	Jeremy Parsons, Cumbria County Council

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

<b>Staffing</b>	
Desk-based assessment	Dan Elsworth and Tom Mace
Building recording	Dan Elsworth
Report writing	Dan Elsworth and Tom Mace
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## Non-Technical Summary

Following an application for the demolition of Greenfield Lodge, Aynsome Road, Cartmel, Cumbria and construction of a new dwelling on the site and the subsequent refusal of this application, Greenlane Archaeology was commissioned to produce a heritage assessment. This was intended to provide additional information about the historic development of the property in order to better inform the application, and comprised an examination of the relevant documentary sources and an archaeological building recording of the structure itself.

There is very little known about the history of the property. The name assumes a link with the neighbouring Greenfield House to the south but map evidence shows that neither existed before 1807 and Greenfield Lodge was only built in the later part of the 19<sup>th</sup> century. The census returns indicate that it was in existence by at least 1861 and was used as a cottage for a groom or gardener, with the rating valuation of 1910 confirming that it actually formed part of a small estate associated with Ivy Cottage (now Ivy House) to the north. It was substantially extended to the south in c1984 and this seems to have been the point at which it was renamed 'Greenfield Lodge' having previously been called 'Ivy Lodge' or even 'Ivy Cottage Lodge'.

The building recording revealed that the north end of the structure comprised the original building, although much of the original fabric had been removed during the development of c1984, with only a pair of doors, two cupboards, parts of the roof structure, and the external ashlar stonework now remaining. Prior to the extension of c1984 a garage was added to the north end, which also still remains. The extension of c1984 effectively doubled the length of the building and also added a conservatory on the west side and attached the building to the neighbouring structure, although this was perhaps done later still. Considerable damage was done to the original fabric as a result of this redevelopment, including the rebuilding of the boundary wall to the east.

The building is not listed, and neither are Greenfield House or Ivy House, the latter of which it was historically connected to. It is evident that relatively recent renaming has confused the issue of its purpose and given the idea that both Greenfield House and Ivy House were substantial enough to require their own lodges. It is inside the Conservation Area for Cartmel but is considered to have a neutral impact on it. It has been severely affected by the previous work carried out and while it is obvious that the current proposal to demolish it will lead to the loss of all of the surviving historic fabric this is of limited significance and will be mitigated to some extent by the reuse of the ashlar stonework from the east external elevation.

## Acknowledgements

Greenlane Archaeology would like to thank Mr J Wood and Mr R Davis for commissioning the project and for providing information about the site. Further thanks are due to Rebecca Gibson at John Coward Architects for providing additional information and drawings of the building. Thanks are also due to Susan Benson at the Cumbria Archive Centre at Barrow-in-Furness for her help with accessing the relevant archive 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 Greenfield Lodge is c270m north-east of Cartmel Priory, to the north side of the village 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.

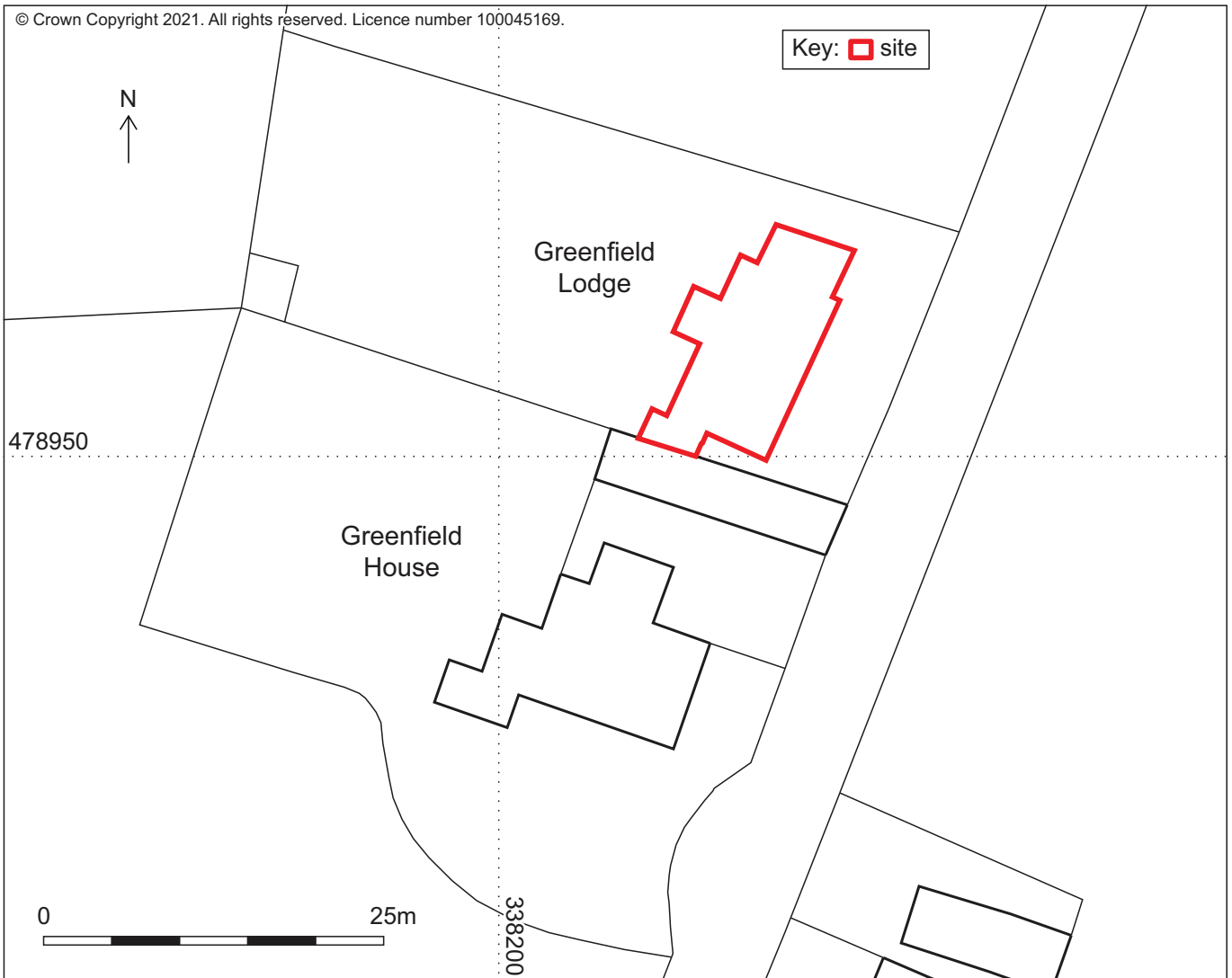
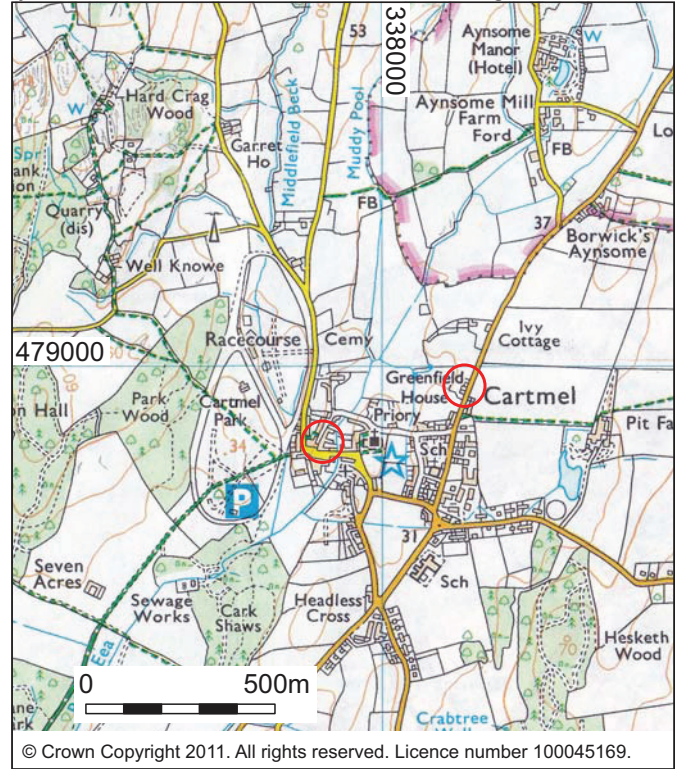
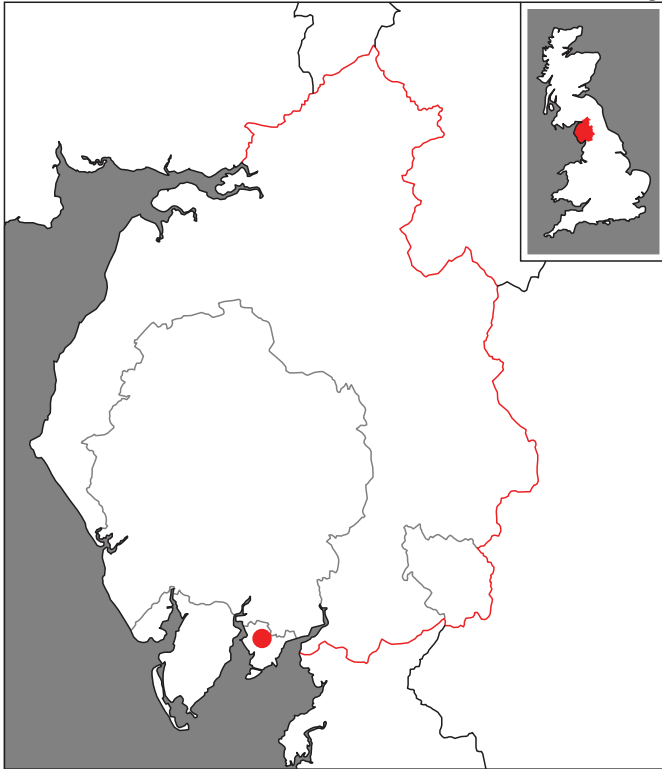


Figure 1: Site location

Client: Mr J Wood and Mr R Davis

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## 2. Methodology

### 2.1 Introduction

2.1.1 The heritage assessment consists of three elements, the most important of which is a desk-based assessment, as outlined below (see *Section 2.2*). It also includes a building recording (see *Section 2.3*) and the results of the project are ultimately archived (see *Section 2.4*).

### 2.2 Desk-Based Assessment

2.2.1 A desk-based assessment was carried out in accordance with the guidelines of the Chartered Institute for Archaeologists (CIfA 2014b). This principally comprised an examination of early maps of the site and published secondary sources. A number of sources of information were used during the compilation of the desk-based assessment:

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

### 2.3 Building Recording

2.3.1 The building recording was carried out according to the guidelines of the Chartered Institute for Archaeologists (CIfA 2014a) and provides a suitable record of the structure equivalent to Level 2/3 survey as defined by Historic England (Historic England 2016). The recording comprised the following elements:

- **Written record:** descriptive records of all parts of the building were made using Greenlane Archaeology *pro forma* record sheets;
- **Photographs:** photographs in colour digital format (as both 12meg jpegs and RAW files) were taken of the main features of the building, its general surroundings, and any features of architectural or archaeological interest. A selection of the colour digital photographs is included in this report, and the remaining photographs are in the project archive;
- **Drawings:** 'as existing' architect's drawings were provided by the client's architect. These were plotted at a scale of 1:100 and annotated by hand with additional detail.

### 2.4 Archive

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

### 3. Desk-Based Assessment

#### 3.1 Map and Image Regression

3.1.1 **Introduction:** early county-wide maps of the area of 17<sup>th</sup> and 18<sup>th</sup> century date tend not to be detailed enough to usefully show the site. The earliest useful plans therefore only date from the late-19<sup>th</sup> century onwards.

3.1.2 **Enclosure map, 1807:** neither Greenfield House nor the lodge are shown on the enclosure map of 1807 (Plate 1).

3.1.3 **Ordnance Survey, 1851:** Greenfield Lodge does not appear on this edition of the Ordnance Survey map, surveyed in 1847-1848 (Plate 2); the site occupies part of a field to the west of Aynsome Road and north of Greenfield House.

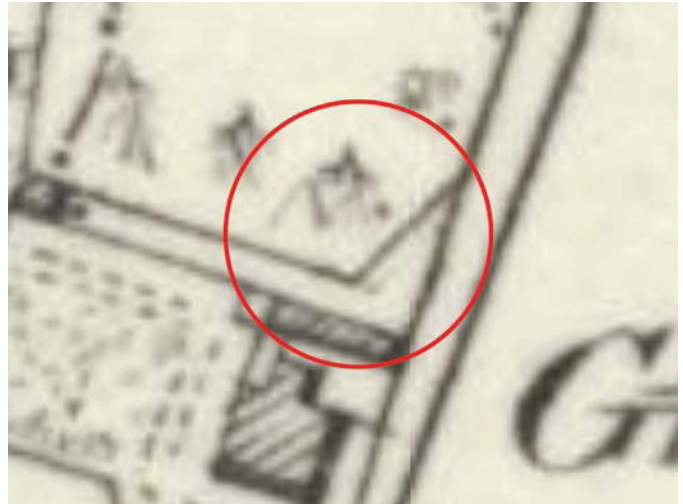


Plate 1 (left): Extract from the enclosure map of 1807

Plate 2 (right): Extract from the Ordnance Survey map of 1851

3.1.4 **Ordnance Survey, 1890:** this is the first edition of the Ordnance Survey map to show the lodge, and, at a scale of 1:2,500, it is much more detailed than the previous map (Plate 3; cf. Plate 2). There is a slight discrepancy in the orientation of the buildings on site between the Ordnance Survey maps and the most recent survey (Plate 3; cf. Figure 4) however, the main structure of the lodge is shown as a square footprint with a narrow, shorter structure to the south side.

3.1.5 **Ordnance Survey, 1893:** this map, at a scale of 1:10,560, shows a similar arrangement of buildings to the earlier edition (Plate 4; cf. Plate 3). The narrow shorter section to the south side is not shown, perhaps because this edition, at a scale of 1:10,560, is somewhat simplified. It is included here for ease of comparison with the 1851 edition (Plate 4; cf. Plate 2).



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

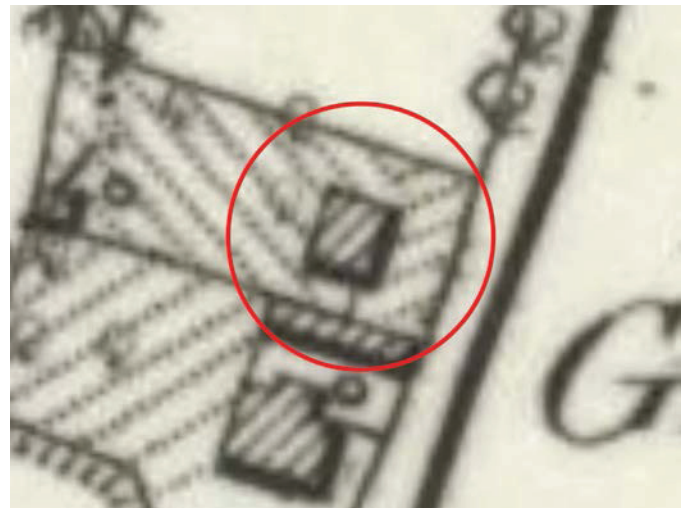


Plate 4 (right): Extract from the Ordnance Survey map of 1893

3.1.6 **Sales Particulars, 1906:** Greenfield Lodge is marked on sales particulars of residential estates called 'Hard Cragg' and 'Garrett House' (CAC(B) BDHJ/100/35 1906); the site is shown to the north of Greenfield House, which formed part of Lot 3 (see Section 3.2).

3.1.7 **Ordnance Survey, 1913:** the internal division at the south end of the block is no longer shown, otherwise the site is largely unchanged (Plate 6; cf. Plate 3). A wall has been built running north from the north-west corner of the lodge, and a small structure has been built to the south of it.

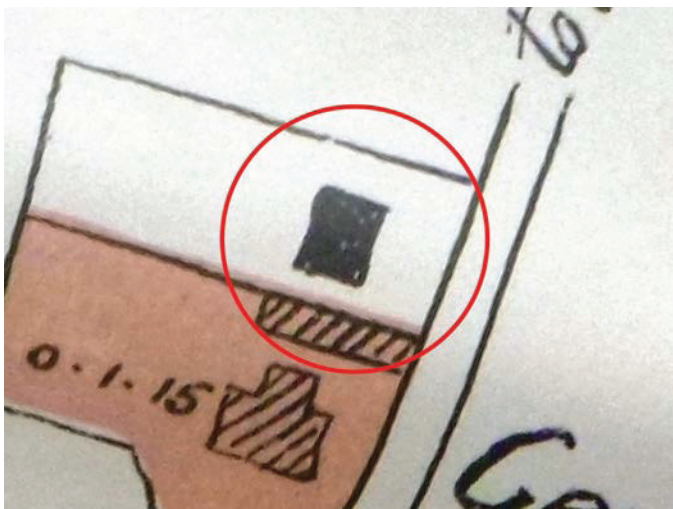


Plate 5 (left): Extract from sales particulars of 1906 (CAC(B) BDHJ/100/35 1906)

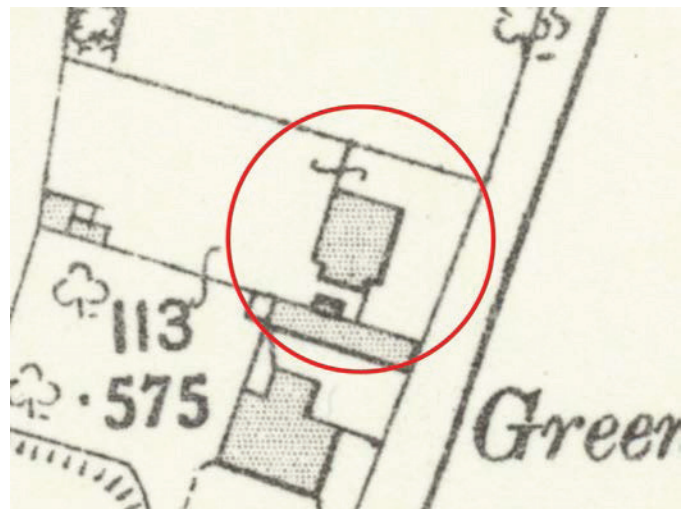


Plate 6 (right): Extract from the Ordnance Survey map of 1913

3.1.8 **Ordnance Survey, 1933:** the site is unchanged (Plate 7) other than the removal of the wall to the north shown on the previous map. The same edition of the Ordnance Survey is used for the Rating Valuation (Plate 8; the site is part of Plot 7).

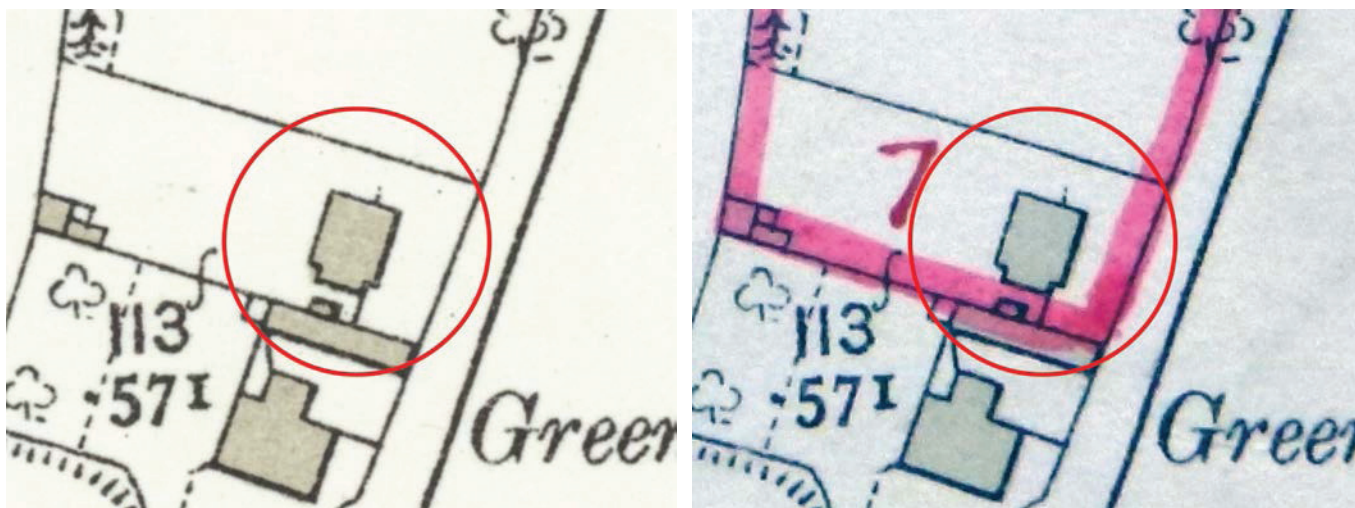


Plate 7 (left): Extract from the Ordnance Survey map of 1933

Plate 8 (right): Extract from Ordnance Survey map of 1933, showing the Rating Valuation plot number

3.1.9 **Painting, nd:** an undated painting present within the roof space of the building during the building recording depicts the east elevation of Greenfield Lodge prior to the changes of the late 20<sup>th</sup> century. It clearly shows the original hipped roof coming to a central chimney stack, trellis porch around the front door, and monopitch outshut on the south side. The front wall at this time appears to have comprised ashlar stone blocks with a white timber fence on top.



Plate 9: Undated painting of the east elevation of Greenfield Lodge

3.1.10 **Photographs, pre-1984:** two photographs exist of the house prior to it being enlarged in c1984. These show that while the main part of the building retained much of its earlier form as per the painting (Plate 9) the boundary wall had clearly been changed, with a stone wall built in place of the earlier picket fence, and a monopitch outshut had been added to the north end to provide a garage (Plate 10 and Plate 11).



**Plate 10 (left): The east elevation of Greenfield Lodge prior to the development of c1984**



**Plate 11 (right): The west elevation of Greenfield Lodge prior to the development of c1984**

3.1.11 **Photographs, c1984:** a collection of photographs dating from the work carried out to extend the original building in c1984. These demonstrate that the new build was constructed from concrete blocks but apparently retained much of the original roof structure (Plate 12 to Plate 14).



**Plate 12: The east elevation of Greenfield Lodge during the rebuilding of c1984**



**Plate 13 (left): The west elevation of Greenfield Lodge during the rebuilding of c1984**



**Plate 14 (right): The roof of Greenfield Lodge during the rebuilding of c1984**

## 3.2 Site History

**3.2.1 Introduction:** as already shown in the map regression neither Greenfield House nor Greenfield Lodge existed in 1807; the former being constructed between that date and 1847-1848 and the latter between 1851 and 1889. In order to understand the history of Greenfield Lodge it is necessary to consider its relationship with the adjoining Greenfield House, but also Ivy House (originally 'Ivy Cottage') to the north.

**3.2.2 Owners and occupiers:** in the absence of useful sources for Cartmel such as the tithe map the earliest source in which Greenfield Lodge can be identified is the census (see *Appendix 1*). Few of the houses in Cartmel are specifically named in the census between 1841 and 1901 and, although it is possible to identify Greenfield House and 'Ivy Cottage' with certainty, the name 'Greenfield Lodge' is never used. It is only possible to identify the building based on its relative position between the entries for Greenfield House and 'Ivy Cottage' (see *Appendix 1*). Members of the Harker family are in continuous occupation of Greenfield House from at least 1851 to 1901, and at times in this period it was used as a boarding school, while 'Ivy Cottage' is occupied by a number of different families. A building listed between these two, and presumably corresponding to what is now known as 'Greenfield Lodge', is included in 1861 and 1881 (where it is unnamed), and in 1901, when it is named 'Ivy Lodge'. In all three cases it is occupied by domestic servants: a groom in 1861, a groom and gardener in 1881, and a gardener in 1901. In addition, the returns for 1871 and 1891 have a building occupied by a groom and a gardener respectively, in the property immediately after Greenfield House, although in the latter case at Ivy Cottage. The census returns therefore show that the building now known as Greenfield Lodge was a cottage occupied by a groom or gardener, and named 'Ivy Lodge' in 1901, indicating that it was part of the estate of 'Ivy Cottage' rather than Greenfield House.

**3.2.3** This is further confirmed by a set of sales particulars from 1906, in which Greenfield House forms part of Lot 3 (see Plate 5). The full description reads: '*An excellent DWELLING HOUSE, called GREENFIELD HOUSE, with the Garden, Yard, Coach-house, Stable and Out-buildings, situate in Cartmel aforesaid, as now in the occupation of Mr. William Mason as tenant thereof* (CAC(B) BDHJ/100/35 1906; CAC(B) BDHJ/290/65/1 1906). It is evident from this that Greenfield Lodge was not part of the property comprising Greenfield House at this time.

**3.2.4** The evidence that confirms this is the rating valuation of 1910, which includes Greenfield Lodge as plot 7 of an estate centred on Ivy Cottage to the north (Plate 15). The valuation book (CAC(B) BT/IR/1/2 1910) describes plot 7 as belonging to C Paley Temple, who also owned 'Ivy Cottage', occupied by William Shaw, and described as a cottage. This is slightly confused by a directory entry from c1910, which lists a Harrison Burns at Ivy Cottage Lodge (Bulmer c1910, 213).

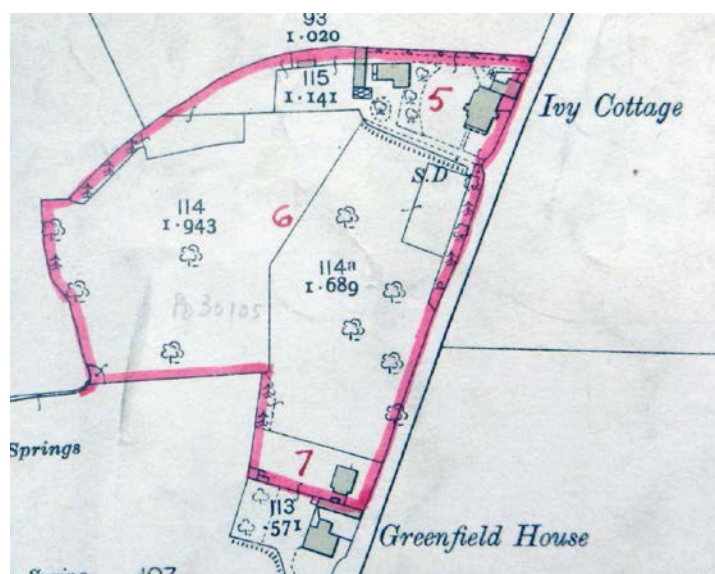


Plate 15: Extract from the Ordnance Survey map of 1932 showing the rating valuation plot numbers

3.2.5 **The building:** it has not been possible to identify any historic descriptions of the building in documentary sources, such as sales particulars or published accounts of Cartmel, beyond those shown in the map and image regression (see *Section 3.1*). However, the connection with Ivy House (originally 'Ivy Cottage') is of some interest as this had a gothic extension added, probably by the Websters of Kendal for the Lodge family, in about 1840 (Martin 2004, 99). This, and work of the Websters in general, has some similarities with elements at Greenfield Lodge, such as the use of ashlar limestone for the quoins and the detailing inside the front porch, but this is the manner in which many buildings were constructed in the area at that time and cannot be attributed with any certainty to a specific architect or builder. More recently the building was substantially enlarged, as shown the photographs (see *Section 3.1.10*) having already had a garage added before this (see *Section 3.1.10*). The date of the extension is not certain but it is thought to have been in or immediately before 1984 (Huggett 2021) and so is referred to below as c1984.

## 4. Building Recording

### 4.1 Arrangement and Fabric

4.1.1 **Arrangement and fabric:** the building is aligned approximately north/south with the front (east) elevation facing onto Aynsome Road. The buildings is single storey with a garage extension to the north, a conservatory to the west, and a monopitch roof forming a covered area between it and the adjoining building to the south. The main roof is hipped with overhanging eaves, ceramic bonnet ridge tiles and lead on the angles. It has two chimney stacks, the north one of ashlar blocks, and the south one is rendered. The stack to the north has one pot and the one to the south has two. Externally, the walls are roughcast and painted with dressed limestone detailing in the main section and concrete surrounds in the later addition. It butts the adjoining building to the south and has plastic rainwater goods.

### 4.2 External Detail

4.2.1 **East external elevation:** this forms the front elevation onto Aynsome Road (Figure 1; Plate 16). It has a mono-pitch garage extension at the north end, with slate hung over the modern tilting garage roof (Plate 17). There is a slight return where it meets the main building with dressed ashlar quoins (Figure 2). The north end of the main elevation is symmetrical and has two square windows with dressed square, ashlar surrounds and projecting sills and modern 12-light hinged stained timber casements either side of the doorway (Plate 18). The doorway has similar ashlar surrounds and a lintel and step and split four-panel door the top two of which are raised and fielded. There are two more windows to the south, with plain square surrounds in concrete (Plate 19; Figure 2). The elevation steps back at the south end and returns with a shallow mono-pitch and timber outshut with plain door (Plate 20).



Plate 16 (left): General view of the east external elevation

Plate 17 (right): Mono-pitch extension at the north end of the east external elevation





**Plate 18 (left): North end of the east external elevation of the main building**



**Plate 19 (right): South end of the east external elevation of the main building**

**4.2.2 South external elevation:** the south external elevation is plain (Plate 20), rendered, and has a mono-pitch outshut to the west, obscured by an attached timber outshut (Figure 2). There is one window on the east side, with a six-light timber hinged casement and concrete sill (Plate 21).



**Plate 20 (left): External elevation and mono-pitch timber outshut to the south**



**Plate 21 (right): Window in the south external elevation**

**4.2.3 West external elevation:** the rear elevation (Figure 3; Plate 22). The south end is covered by a later mono-pitch porch/conservatory, with a plastic sheet roof, timber windows and glazed door on top of low rendered walls (Plate 23). There is a row of three windows to the north, with concrete sills and modern nine-light hinged timber casements (Plate 23). There is an obvious line in the render of the join with the original wall (Figure 3). The north end of the main building (towards the centre of the elevation) has a conservatory attached with a mono-pitch plastic roof and timber glazed structure on low rendered wall with a sliding French door sat on a raised platform of slate with slate flags (Plate 24). There is a single original window to the north with the same casement as those to the south and a dressed limestone sill (Plate 24). There are dressed ashlar quoins at the corner (Plate 25) and the return to the east is plain before continuing at the end of the garage with a plank door up one concrete step and a small single-light hinged timber window with slate sill (Plate 26).



Plate 22 (left): General view of the west external elevation



Plate 23 (right): South end of the west external elevation



Plate 24 (left): Conservatory on the west external elevation



Plate 25 (right): General view of the north end of the west external elevation





Plate 26: Garage to the north end of the west external elevation

4.2.4 **North external elevation:** the north external elevation is largely covered by a mono-pitch garage roof. It is plain rendered and extended on the west side by a conservatory/porch (Figure 3; Plate 25).

EAST EXTERNAL ELEVATION

SOUTH EXTERNAL ELEVATION



Key:  concrete  cross-sectional wall - - edge uncertain

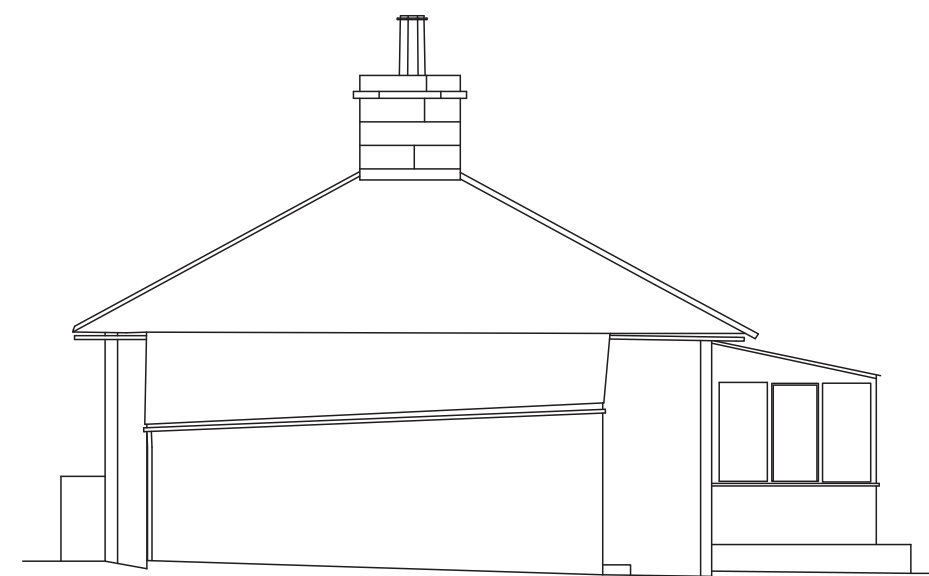
0  5m


Figure 2: East and south external elevations

WEST EXTERNAL ELEVATION



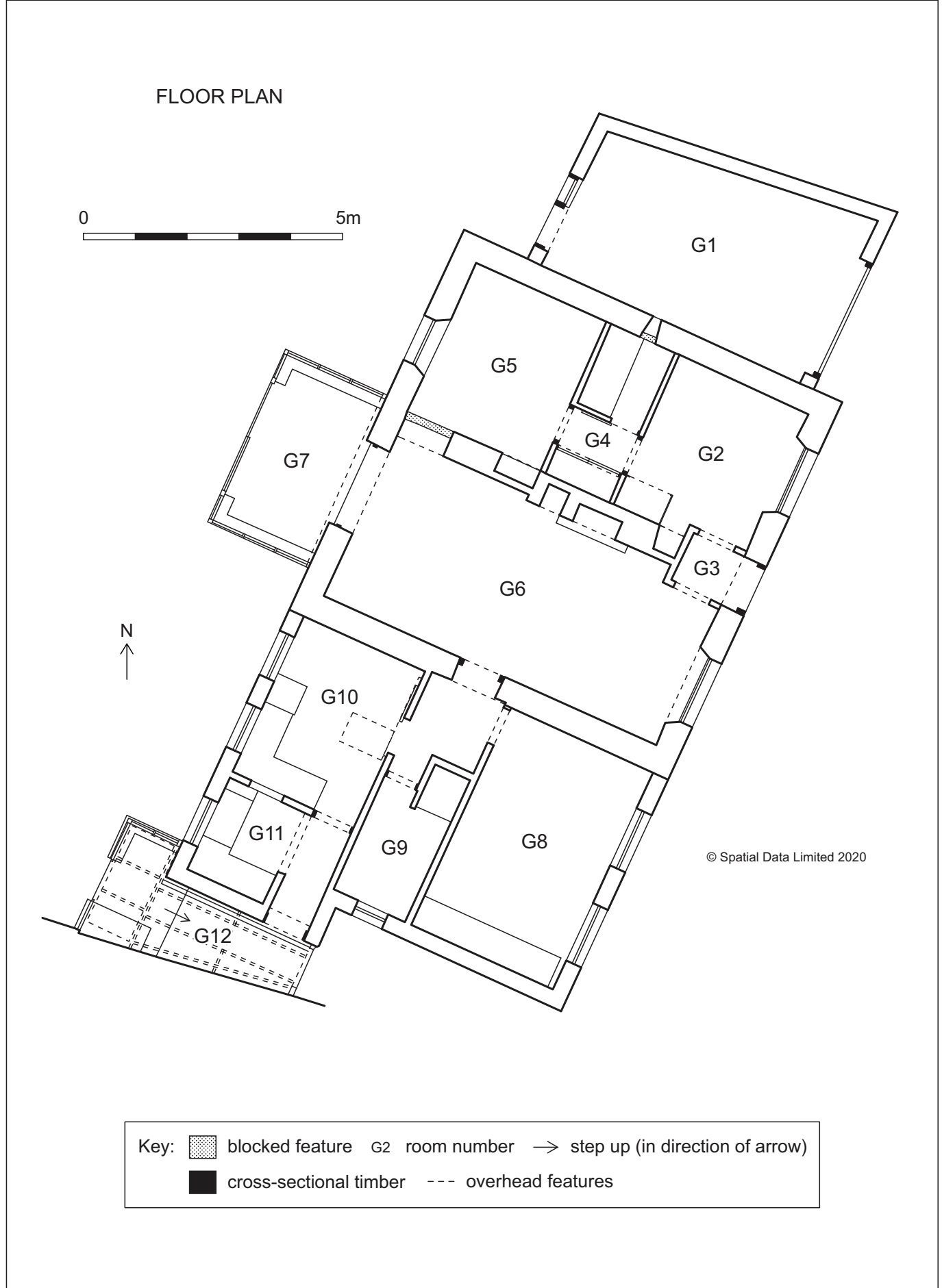
NORTH EXTERNAL ELEVATION



Key:  concrete - - edge uncertain

0  5m

Figure 3: West and north external elevations



Client: Mr J Wood and Mr R Davis

**Figure 4: Floor plan**

© Greenlane Archaeology Ltd, August 2021

### 4.3 Internal Detail

4.3.1 **Ground floor Room 1 (G1)**: this room has a concrete floor and mono-pitch sheet roof. The walls are concrete block except the **south**, which is roughcast rendered with a small window that is blocked internally (Plate 27). There is a metal garage door to the **east** (Plate 28) and there is a door and window to the **west** (Plate 29). There is a loose iron trellis on the floor (Plate 30). This was originally positioned over the front door in the east elevation but appears to be a relatively late construction possibly made up of two parts as the scrolled top does not match the style and manufacturing technique of the lower part and there is a modern thin sheet of metal forming the flat roof.

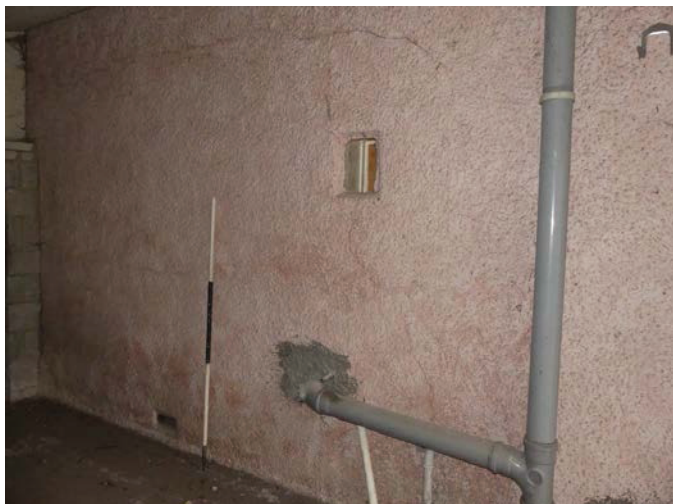


Plate 27 (left): South elevation of G1



Plate 28 (right): East elevation of G1



Plate 29 (left): West elevation of G1



Plate 30 (right): Loose trellis on the floor in G1

4.3.2 **Ground floor Room 2 (G2)**: this room has carpet on the floor and a flat plastered ceiling. The walls are finished with flock wallpaper and skirting board. The **north** elevation is plain. The **east** elevation has a window with splayed jambs to the floor and timber sill (Plate 31). The doorway on the east side to the **south** elevation, with the moulded surround, and the plain four-panel door are original (Plate 32). The cupboard to the west has a two-panel door and moulded surround and two shelves inside (Plate 32). There is a modern fitted cupboard to the west of that (Plate 33). The **west** elevation is a stud wall with a doorway on the south side with a plain surround (Plate 34).



**Plate 31 (left): East elevation of G2**



**Plate 32 (right): East side of the south elevation of G2**



Plate 33 (left): West side of the south elevation of G2

Plate 34 (right): South-west corner of G2

4.3.3 **Ground floor Room 3 (G3)**: this small porch has a carpet and vinyl floor and a flat plaster ceiling. The walls are finished with flock wallpaper. There are doorways to the **north** and **south**, with deep roll-moulded surround and four panel doors, are original (Plate 35 and Plate 36). The door in the **east** elevation is a split four-panel door, has fairly substantial bolts, and is perhaps designed to open back into the roll mouldings (Plate 37). The **west** elevation is plain apart from a chamfered batten with scars for coat hooks.





**Plate 35 (left): Door to the north in G3**



**Plate 36 (right): Door to the south in G3**



**Plate 37: East elevation of G3**

4.3.4 **Ground floor Room 4 (G4):** there is carpet on the floor and the ceiling is flat plaster. There are grill vents in the bathroom ceiling on the north side. The room is divided in two by a corridor along the **south** side with the airing cupboard to the south of that, housing the hot water tank with sliding lower doors (Plate 38), and a pair of doors over the bathroom to the **north**. The bathroom is accessed through a sliding door and has been modernised and tiled over the lower part. The **north** elevation has a small area in plain surround with a smaller central recess, possibly a window (Plate 39). The **east** and **west** elevations in the corridor have doorways with plain modern surrounds and a plain single panel door to the west.

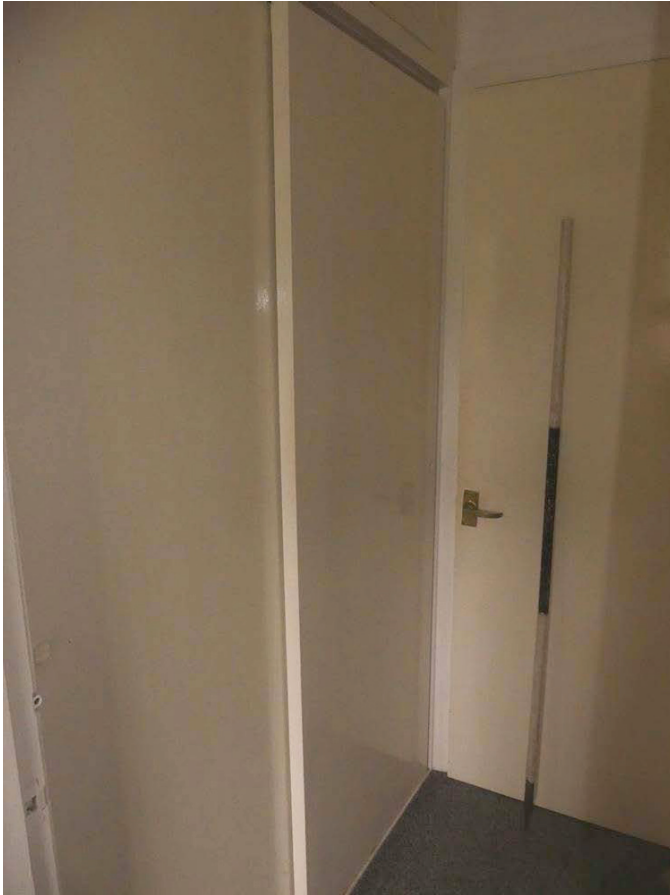


Plate 38 (left): South elevation of G4



Plate 39 (right): North elevation of G4

4.3.5 **Ground floor Room 5 (G5):** this room has a carpeted floor and flat plaster ceiling. The walls and ceiling are finished with flock wallpaper and there is plain square skirting board. The **north** elevation is plain. The **east** elevation is a stud wall with a doorway on the south side with a plain surround and door (Plate 40). The **south** elevation has an alcove on the east side of a former doorway, now with a sink and cupboard below (Plate 41). There is a vent in the skirting to the west, presumably for a former fireplace, and the wall is evidently infill on the west side. The **west** elevation has a single window with splayed jambs and a timber sill (Plate 42).

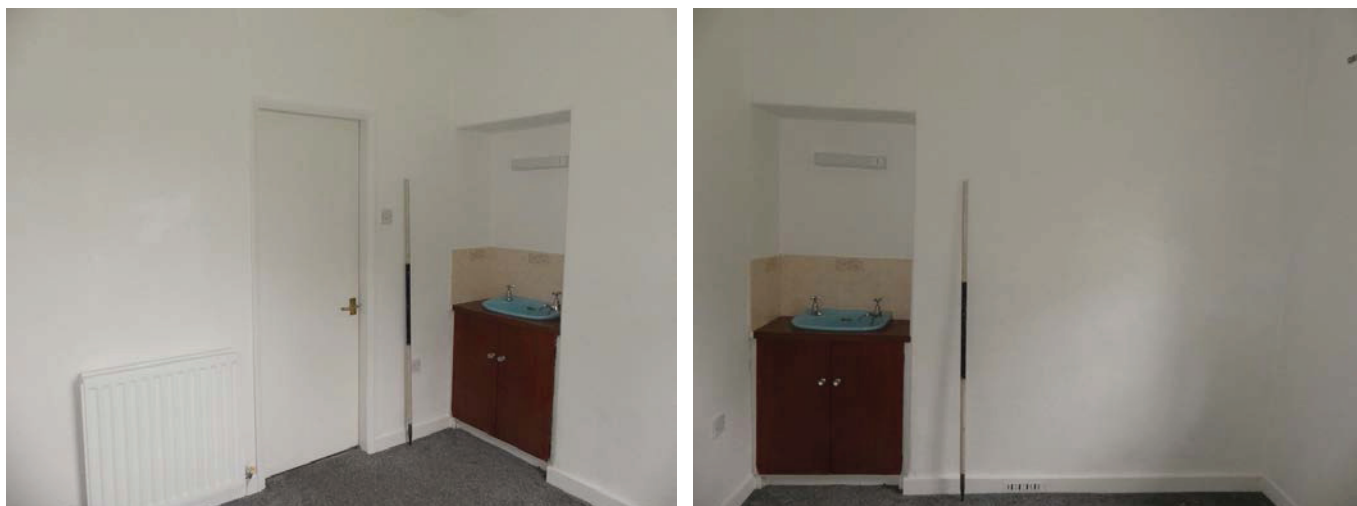


Plate 40 (left): South-east corner of G5

Plate 41 (right): South elevation of G5



Plate 42: West elevation G5

4.3.6 **Ground floor Room 6 (G6)**: this room has carpet on the floor and a flat plaster ceiling and this and the walls are finished with flock wallpaper and plain skirting. The **north** elevation has a recess to the ceiling on the west side with a modern fitted cupboard (Plate 43). It steps out to the east with a tall cupboard, with a two-panel door and four shelves, in a modern surround (Plate 44) to the east of which is a fireplace with modern timber surround and wood burning stove marked 'MORSØ' (Plate 45). There is a slight return again at the east end for a doorway with a moulded surround and fairly plain four-panel door with applied beading (Plate 46). The **east** elevation has a window with splayed jambs to the floor and a timber sill (Plate 47). The **south** elevation is plain apart from a single doorway with a modern,

fairly plain surround and glazed 15-light door (Plate 48). The **west** elevation has a double door with two modern 15-light doors (Plate 48).



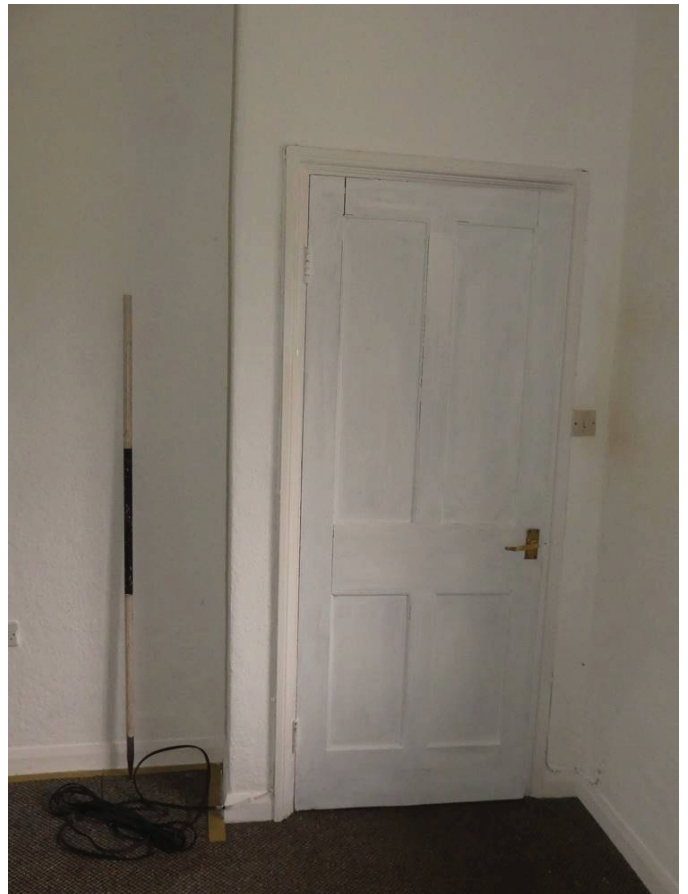
**Plate 43 (left): West end of the north elevation of G6**



**Plate 44 (right): East end of the north elevation of G6**



**Plate 45 (left): Fireplace and cupboard in the north elevation of G6**



**Plate 46 (right): Door in the north elevation of G6**



Plate 47 (left): East elevation of G6



Plate 48 (right): General view of the west end of G6

4.3.7 **Ground floor Room 7 (G7)**: this conservatory has a slate flag floor and mono-pitch plastic roof. The walls are glazed timber on low masonry to the **north** and **south** (Plate 49 and Plate 50), with hinged vents, with sliding French doors to the **west** and double, glazed door to the **east** (Plate 51).



Plate 49 (left): South-west corner of G7



Plate 50 (right): North-west corner of G7



Plate 51: East elevation of G7

4.3.8 **Ground floor Room 8 (G8)**: there is carpet on the floor and a flat plaster ceiling, finished with flock wallpaper, and the walls are finished with paint or wallpaper, with modern curved coving and plain skirting. The **north** and **south** elevations are plain, with a fitted cupboard to the south (Plate 52 and Plate 54). There are two windows in the **east** elevation with square jambs and thin sills (Plate 53). The doorway on the north side of the **west** elevation has a plain surround and plain door (Plate 52).



Plate 52 (left): General view of the north end of G8



Plate 53 (right): East elevation of G8



**Plate 54: south elevation of G8**

4.3.9 **Ground floor Room 9 (G9)**: this comprises a small corridor/lobby and bathroom. The flat plaster ceiling is finished with flock wallpaper and the walls are wallpapered and have plain skirting. There is concrete below the missing vinyl floor in the bathroom. The original stone of the **north** elevation is exposed around the doorway (Plate 55), which has a heavy, hand-finished timber lintel with marks for laths and timbers set in the jambs and rough quoins. The walls are otherwise plain. The doors to the **east** and **west** have modern plain surrounds, with a sliding door to the west, and there is a dividing door and stud wall for bathroom to the south with modern bathroom fittings – toilet, bidet, sink, and shower (Plate 56). There is a window in the **south** elevation with square jam and tiled sill (Plate 56).



Plate 55 (left): Doorway in the north elevation of G9

Plate 56 (right): South elevation of G9

4.3.10 **Ground floor Room 10 (G10)**: this room has vinyl floor and flat plaster ceiling, finished with flock wallpaper and the walls are a mix of textured wallpaper, paint and tiles, with a plain skirting and kitchen units along the west and south sides. The **north** elevation is plain. The **east** elevation has a glazed 15-light sliding door on the north side (Plate 57). The **south** elevation has a doorway on the east side with a plain surround and no door and a serving hatch (Plate 58). The **west** elevation has two windows with square surrounds and tiled sills (Plate 59).





Plate 57: East elevation of G10



Plate 58 (left): South elevation of G10



Plate 59 (right): West elevation of G10

4.3.11 **Ground floor Room 11 (G11)**: this room has vinyl floor and flat plaster ceiling, finished with flock wallpaper. The walls are a mix of wallpaper, tiles and paint, with plain skirting and kitchen units to the south and west. There are doorways to the **north** and **south**, a 15-light door with cat flap to the south (Plate 60), and return wall to the west. The window to the **west** has square jambs and tiled sill (Plate 61) and there is a serving hatch to the north.



Plate 60 (left): Door in the south elevation of G11



Plate 61 (right): South-west corner of G11

4.3.12 **Ground floor Room 12 (G12)**: this room forms an outshut against the adjoining building at the south end, with timber walls to the east and west, and it is open to the mono-pitch plaster roof. It has a (Yorkshire?) stone flag floor and steps down to the west. The **north** elevation is roughcast external render. There is a return at the west end for the main wall with a glazed door on the east side (Plate 62). The **east** elevation has a timber plank and batten door (Plate 62). The **south** elevation is formerly the external wall of the adjoining building, with rough courses of large stone, with concrete pointing (Plate 63), and an attached sink (Plate 64). The **west** elevation is a timber-glazed structure with a single-light door (Plate 65).



**Plate 62 (left): East end of G12**



**Plate 63 (right): East end of the south elevation of G12**



**Plate 64 (left): West end of the south elevation of G12**



**Plate 65 (right): West elevation of G12**

4.3.13 **Roof space:** the roof space is mostly above the modern extension. It has modern board floor and modern timber roof, with purlins to the south supported on concrete block walls (Plate 66), and there is a cantilevered stack on the north side also of concrete block construction (Plate 67). There is a skylight in the south pitch accessible over the original part to the north (Plate 66). The timbers are all sawn and adze-finished, probably Baltic red pine, with two purlins per pitch (Plate 68). The spine wall is a mix of rough slate and handmade brick (each 17cm x 10cm x 6cm) (Plate 69), the truss running north/south either side as two half-trusses each with an angled brace (Plate 70 and Plate 71). Original four-panel doors are used on the floor against the spine wall (Plate 69).



Plate 66 (left): South side of the roof space

Plate 67 (right): Modern chimney viewed from the roof space



Plate 68 (left): Original roof structure

Plate 69 (right): Spine wall viewed from the south in the roof space



**Plate 70 (left): Half-truss on the south side, viewed from the east**

**Plate 71 (right): Half-truss on the north side, viewed from the east**

## 5. Discussion

### 5.1 Introduction

5.1.1 It is evident from the, albeit limited, documentary evidence, that the building was not originally constructed until the mid to late 19<sup>th</sup> century; the census returns indicate that it was in existence by at least 1861 and that it was almost certainly constructed as a cottage for a groom or gardener working for Ivy Cottage (now Ivy House). It is apparent from the building recording and documentary evidence that it saw relatively little alteration after it was originally built until it was enlarged in c1984.

### 5.2 Phasing

5.2.1 **Introduction:** the limited documentary evidence combined with the results of the building recording have allowed three phases of development to be determined.

5.2.2 **Phase 1 (mid to late 19<sup>th</sup> century):** the map evidence demonstrates that the building was originally constructed in the second half of the 19<sup>th</sup> century, with the census returns indicating that it was in existence by 1861. In its original form it was a small square structure, probably with only four rooms (Room G6 was probably sub-divided) but also an outshut on the south side, with a hipped main roof coming to a central chimney stack. The documentary sources show that it was occupied by either a groom or gardener and that it belonged to Ivy Cottage (now Ivy House). It was clearly never a lodge in the proper sense as it was not located at the end of a drive into the property, although it was referred to historically as Ivy Lodge and Ivy Cottage Lodge. Some original architectural elements still remain: the ashlar stone used externally in the quoins and original chimney, the panelled doors and moulded surrounds off the porch (Room G3), the cupboards in Rooms G2 and G6, and elements of the roof structure.

5.2.3 **Phase 2 (pre-1984):** the photographs predating the extension of c1984 clearly show that the garage to the north (Room G1) was built first. It is not clear when but it must have been between the production of the Ordnance Survey map of 1933 and c1984. This also probably resulted in an initial remodelling of the eastern boundary wall, presumably to provide a new vehicular access to the north, although the front gate to the house seems to have remained in the same position, directly facing the front door.

5.2.4 **Phase 3 (c1984):** the photographs from c1984 show that a large extension was added to the south of the building at this time, corresponding to Rooms G8-G11, with the conservatory (Room G7) also added – the door evidently inserted where there had previously been two windows (see Plate 11). The covered area making up Room G12 was probably also added at this time or perhaps slightly later, and effectively attached the building to the wall of the neighbouring building. The boundary wall to the east was also rebuilt to its current form at this time, moving the position of the gate to the east further south and presumably adding the gate to the north.

### 5.3 Significance

5.3.1 Greenfield Lodge is not a Listed Building and is not statutorily protected, with the exception of being inside the Conservation Area for Cartmel (SLDC 2009). Neither Greenfield House, to the south, nor Ivy House, to the north, are Listed and neither was apparently built before 1807. Although unlisted Greenfield Lodge was considered to have a '*moderate or very slight intrinsic architectural interest*' but to be of neutral impact on the historic character of the Conservation Area (*op cit*). Greenfield House was considered to make a positive contribution, although it is misnamed as Greenfield Lodge in the report (*op cit*, 52). There are some architectural similarities in Greenfield Lodge to a Gothic addition made to Ivy House in about 1840 by the Websters of Kendal, specifically the use of dressed ashlar limestone, but it is not similar enough to be able to attribute it to the same architect with any certainty. In addition, the trellis porch that originally stood over the front door, and is now loose in Room G1, is not considered to be original and appears to be a 20<sup>th</sup> century construction possibly made up of parts of two others; it does not appear on any of the early maps, although it is probably too small to have been shown.

5.3.2 However, Greenfield Lodge was clearly not a lodge, in the sense of a building used to greet visitors to a large estate; it was a cottage used by an estate worker. It had no historical connection to Greenfield House; instead, it belonged to Ivy Cottage (now Ivy House) and was evidently used as a cottage for their groom or gardener. The extension of c1984 physically attached Greenfield Lodge to an outbuilding at Greenfield House and this, and the renaming of the building to 'Greenfield Lodge', which is thought to have occurred at the same time (Jonathan Wood pers comm), has given the impression that it and Greenfield House were historically connected. The subsequent naming of a building to the west of Ivy House as 'Ivy Lodge' has further confused the matter and given the impression that both Greenfield House and Ivy House were substantial enough to have associated lodges, despite the fact that neither has a proper entrance drive on which a gate 'lodge' would traditionally be located. By the 18<sup>th</sup> and 19<sup>th</sup> centuries the term 'lodge' had come to typically mean a 'park gate lodge'; that is, one placed at the entrance to a substantial estate, although it was used for other small buildings too (Mowl 1984, 467). However, the use of the term 'lodge' does not necessarily imply that a building historically functioned as such, whether a gate lodge or any other type, in the same way that 'cottage' was sometimes used to describe quite substantial houses, and the modern misuse of the term has caused considerable confusion. What is also certain, however, is that the garage added to the north prior to c1984 and the large extension built in c1984, as well as associated internal alterations, have severely degraded the original form and fabric of the building and the associated boundary wall to the east.

## 5.4 Impact

5.4.1 The current proposals, to demolish the existing building and build a replacement, would of course lead to the loss of all of the historic fabric that remains, although this now amounts to relatively little. The proposal does, however, mitigate this to some extent through the reuse the dressed stone quoins in the new door and window openings. It would therefore retain some aspects of the original front elevation, which is essentially all that survives of the external appearance, albeit much modified. The proposals would also detach the building from Greenfield House, breaking that false historical link. The demolition would have the benefit of removing the poor-quality extension of c1984, which has deteriorated due to damp since construction. The earlier part of the building is also suffering from water ingress and is also in danger of deteriorating since it has now been unoccupied for some time.

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## Appendix 1: Census returns 1841-1901

Address	Name	Age	Occupation	Place of birth
Greenfield House	Martha Crosfield	72	Ind.	Not Lancashire
	Jane Greaves	30	Female servant	Lancashire
	Mary Whitehead	20	Female Servant	Lancashire
Ivy Cottage	Edmund Lodge	60	Ind.	Lancashire
	Bella Lodge	60	Ind.	Lancashire
	Margaret Goodwin	35	Female Servant	Not Lancashire
	Isaac Anson	22	Agricultural labourer	Lancashire
	William Fox	21	Agricultural labourer	Lancashire

Details from the census return for 1841 for Greenfield House and Ivy Cottage (HO107/Piece 528/Folio 9/Page 9 1841)

Address	Name	Age	Occupation	Place of birth
Greenfield House	Jane Harker	29	School Mistress	Westmorland, Kendal
	Hannah Harker	23	School Mistress	Westmorland, Kendal
	Mary M Ridley	18	Scholar	Westmorland, Burton in Kendal
	Elizabeth J Ridley	12	Scholar	Lancashire, Skerton
	Hannah Simpson	12	Scholar	Westmorland, Hutton
	Fanny J Simpson	8	Scholar	Westmorland, Hutton
	Mary Taylor	12	Scholar	Lancashire, Croftlands Rusland
	Elizabeth M Walker	6	Scholar	Lancashire, Liverpool
	Elizabeth Philipson	17	House servant	Westmorland, Staveley Kendal
Sarah Hogarth	15	House servant	Westmorland, Kendal	
Ivy Cottage	Lucy A Greg	41	Mr Greg resides at Bowness, who will make the proper return there	Lancashire, Manchester
	Maria E Krawshead	50	Sick nurse	Essex, Chelmsford
	Margaret Godwin	53	Housekeeper Annuitant	Cumberland, Workington
	Isabell Askew	24	Cook	Lancashire, Ulverston

Details from the census return for 1851 for Greenfield House and Ivy Cottage (HO107/Piece 2274/Folio 113/Page 25 1851)

Address	Name	Age	Occupation	Place of birth
Town of Cartmel	Elizabeth Harker	63	Proprietor of land and houses	Westmorland, Sedgwick
	Mary Agnes Harker	37	Housekeeper	Westmorland, Kendal
	Hannah Harker	33	Schoolmistress	Westmorland, Kendal
	Frances Eleanor Harker	24	Schoolmistress	Westmorland, Kendal
	Alice Greenwood	14	Scholar	Lancashire, Church
	Emma Jane Barnes	14	Scholar	Westmorland, Kendal
	Hannah Bigland	14	Scholar	Lancashire, Cartmel
	Emily Myers	14	Scholar	Lancashire, Broughton
	Annie Sarah Jardine	12	Scholar	Lancashire, Manchester
	Julia Elizabeth Jardine	10	Scholar	Lancashire, Manchester
	Margaret Townson	10	Scholar	Lancashire, Liverpool
	Ruth Atkinson	27	Cook	Lancashire, Colton
	Mary Jane Clement	15	House servant	Lancashire, Cartmel
Town of Cartmel	Thomas Bullfield	43	Groom	Lancashire, Cartmel
	Elizabeth Bullfield	38		Westmorland, Crosthwaite
	Margaret Bullfield	10	Scholar	Lancashire, Cartmel
	Mary Ann Bullfield	8	Scholar	Lancashire, Cartmel
Ivy Cottage	Thomas Bunton Holgate	60	Clergyman of the Church of England without cure of souls	Yorkshire, Settle
	Elizabeth Holgate	74	Fundholder	Yorkshire, Settle
	Alice Bamford	65	Fundholder	Yorkshire, Settle
	Betty Bainbridge	57	House servant	Yorkshire, Dent
	Mary Baines	17	House servant	Yorkshire, Dent

Details from the census return for 1861 for Greenfield House (?), Greenfield Lodge (?) and Ivy Cottage (RG9/Piece 3165/Folio 21/Page 10 1861)

Address	Name	Age	Occupation	Place of birth
Cartmel	Mary Agnes Harker	47	Income, interest, dividends &c.	Kendal, Westmorland
	Hannah Harker	43	Income, interest, dividends &c.	Kendal, Westmorland
	Frances Eleanor Harker	34	Income, interest, dividends &c.	Kendal, Westmorland
	Mary Taylor	32	Land owner	Crosslands, Colton, Lancashire
	Margaret Jackson	16	General servant	Cark, Lancashire
Cartmel	Thomas Bulfield	53	Groom	Cartmel, Lancashire

	Elizabeth Bulfield	43	Groom's wife	Crosthwaite, Westmorland
	Mary Ann Bulfield	18	Servant	Cartmel, Lancashire
	Jane Bulfield	7	Scholar	Cartmel, Lancashire
	Dorothy Bulfield	4	Scholar	Cartmel, Lancashire
	Mary Ann Bulfield	78	Widow of shoemaker	Liverpool, Lancashire

Details from the census return for 1871 for Greenfield House (?), Ivy Cottage Lodge (?) (RG10/Piece 4238/Folio 23/Page 9 1871)

Address	Name	Age	Occupation	Place of birth
Cartmel	Mary A Harker	57	Shares & Dividends	Westmorland, Kendal
	Hannah Harker	53	Shares & Dividends	Westmorland, Kendal
	Mary Taylor	42	Land rents	Lancashire, Rusland
	Anita F Huir	7	Visitor	Lancashire, Manchester
	Eliz. A Sargent	17	General Servant	Lancashire, Cark
Cartmel	Nathan Martindale	32	Groom and gardener	Westmorland, Under Milbeck
	Sarah E Martindale	27		Lancashire, Liverpool
	David Martindale	4		Westmorland, Under Milbeck
	William Martindale	2		Lancashire, Cartmel
Ivy Cottage	Sarah Kidd	25	Housemaid	Lancashire, Newton
	Jane Tyson	23	Cook	Lancashire, Cark

Details from the census return for 1881 for Greenfield House (?), Greenfield Lodge (?) and Ivy Cottage (RG11/Piece 4275/Folio 24/Page 17 1881)

Address	Name	Age	Occupation	Place of birth
Greenfield House	Mary Agnes Harker	67	Living on own means	Westmorland, Kendal
	Hannah Harker	63	Living on own means	Westmorland, Kendal
	Mary Taylor	52	Living on own means	Lancashire, Colton
	Alice Waidson	21	General servant 'Domestic'	Lancashire, Allithwaite
Ivy Cottage	William Clifton	34	Gardener 'Domestic Servant'	Lancashire, Heysham
	Sarah Jane Clifton	29		Lancashire, Tunstall
	Agnes Jane Clifton	2		Lancashire, Cartmel
	Herbert Clifton	9 mo		Lancashire, Cartmel

Details from the census return for 1891 for Greenfield House and Ivy Cottage (RG12/Piece 3474/Folio 18/Page 8 1891)

Address	Name	Age	Occupation	Place of birth
Greenfield	Mary Agnes Harker	77	Living on own means	Westmorland, Kendal
	Hannah Harker	73	Living on own means	Westmorland, Kendal
	Mary Taylor	62	Living on own means	Lancashire, Colton
	Isabella Brown	24	General servant Domestic	Lancashire, Flookburgh
Ivy Lodge	William Shaw	29	Gardener Domestic	Lancashire, Penny Bridge
	Margaret Ellen Shaw	27		Cumberland, Drigg
	Violet Shaw	3		Lancashire, Cartmel
	Frank Shaw	2		Lancashire, Cartmel
	Amy Shaw	9 months		Lancashire, Cartmel
Ivy Cottage	Mary Unsworth	65	Living on own means	Lancashire, Blackburn
	Robert Percival Unsworth	29	Living on own means	Lancashire, Manchester
	Sarah Ellen Unsworth	22	Living on own means	Westmorland, Milnthorpe
	Margaret Shaw	21	Housemaid Domestic	Lancashire, Cartmel
	Edith Barker	21	Cook Domestic	Lancashire, Cartmel

Details from the census return for 1901 for 'Greenfield', Ivy Lodge and Ivy Cottage (RG13/Piece 4000/Folio 17/Page 4 1901)