

ROSECOTE FARM, DUNGEON LANE, BARROW-IN-FURNESS, CUMBRIA

Heritage Statement – Phase 1



Client: Holker Estates Co Ltd

NGR: 322604 468869

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November 2021



The Site	
Site Name	Roosecote Farm, Dungeon Lane, Barrow-in-Furness
County	Cumbria
NGR	322604 468869

Client	
Client Name	Holker Estates Co Ltd

Planning	
Pre-planning?	Yes
Planning Application No.	-
Condition number	-
Proposal	Conversion of existing buildings into residential units and demolition of modern farm buildings
Local Planning Authority	Barrow Borough Council
Planning Archaeologist	Jeremy Parsons, Cumbria County Council

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

Staffing	
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Date of site visit	08/11/2021

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Non-Technical Summary

Prior to the proposed conversion of existing buildings to residential use and the erection of new dwellings at Roosecote Farm, Barrow-in-Furness, Cumbria, Greenlane Archaeology was commissioned to carry out a heritage assessment for the property. This was intended to provide suitable information about the history of the site so that a better understanding of its development could be obtained, which could then be used to assess the impact of any proposed alterations. This followed on from the completion of an earlier archaeological building recording of the site carried out by Greenlane Archaeology prior to the submission of a Listed Building consent application to carry out alterations to six historic farm buildings at the farmhouse. The building recording was undertaken in April 2013.

The settlement at Roosecote has its origins as a grange of Furness Abbey, first recorded in 1509, although nearby Roose is considerably earlier and the surrounding area was relatively densely occupied from the prehistoric period onward. However, identifying the individual properties at Roosecote in the available documentary sources is extremely difficult. Roosecote is mentioned repeatedly in the parish registers from 1611 into the late 19th century and in several sources after that, although it is remarkably difficult to trace in the census returns. The available early mapping for the site shows that it had largely been constructed by the middle of the 19th century, although it continued to be modified throughout the 19th and 20th century.

An earlier phase of archaeological building recording revealed that the farmhouse and the central part of the barn nearest the farmhouse (Building 3), which comprise the specifically Listed elements of the complex, are the earliest elements of the site, later dated by dendrochronology to the early 17th century, although an earlier date corresponding to the use of the site as a grange is possible. The barn has elements similar to a large barn at Sowerby Hall, which was also a grange of Furness Abbey, while the house has elements similar to Swarthmoor Hall, although its plan is very unusual. There were a range of other additions of perhaps late 18th or early 19th century date, but the majority of the buildings were probably of 19th century origin. A comparison with the map evidence shows in relative detail how the site developed in the late 19th and early 20th century.

The two earliest elements of the site are of particular significance as they are rare survivals that potentially connect to the site's monastic origins. However, the whole site represents a good example of a local farmstead, showing a steady development from an emphasis on the farming and processing of grain to the increased housing of cattle and production of dairy products during the 19th century. The barn and farmhouse are Listed Grade II and so statutorily protected and of at least local significance, but the site as a whole has potential archaeological and historical interest from the prehistoric period onwards.

The previous building recording has provided a good record of the historic buildings and it is thought that the current proposals are likely to have a relatively positive impact in preserving the historic fabric, especially if appropriate and sympathetic materials are used. In addition, the removal of the modern farm buildings would also be a positive impact. The only suggested mitigation is for further recording within the farmhouse should any extensive stripping of the interior occur, and an assessment of the potential for below-ground archaeology in areas where there would be any substantial new building.

Acknowledgements

Greenlane Archaeology would like to thank Holker Estates Co Ltd for commissioning the project and their agent Louis Webb of De Pol Associates for providing information about the site. Thanks are due to Mark Brennand and Jeremy Parsons at Cumbria County Council for providing information about the HER.

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.

1.1.2 The whole farm was subject to an English Heritage Level 2/3-type archaeological building recording of the historic buildings prior to the submission of an earlier Listed Building consent application in April 2013 (Greenlane Archaeology 2013).

1.1.3 The Phase 1 area includes two Grade II Listed Buildings: the farmhouse (named in Figure 1) and adjacent barn (Building 3) (see *Appendix 1*). Both are thought to be late 17th century with later modifications (English Heritage 2012).

1.2 Location, Geology, and Topography

1.2.1 Roosecote is situated approximately 0.5km south-east of the village of Roose, which itself is on the south-east edge of the modern town of Barrow-in-Furness (Figure 1). The farm buildings are set either side of Dungeon Lane, where it meets Rampside Road, the main road linking Barrow-in-Furness to Rampside and the coast road (the A5087) to Ulverston. The underlying geological deposits of the immediate area are sandstones and shale of the St Bees group, typically red sandstone, all of the Permian period (Moseley 1978, plate 1). These are overlain by extensive deposits of glacial material such as boulder clay but also sand and gravel, which forms a hummocky, rolling landscape of largely pastoral character (Countryside Commission 1998, 27). The site is situated at approximately 20m above sea level (Ordnance Survey 2005).

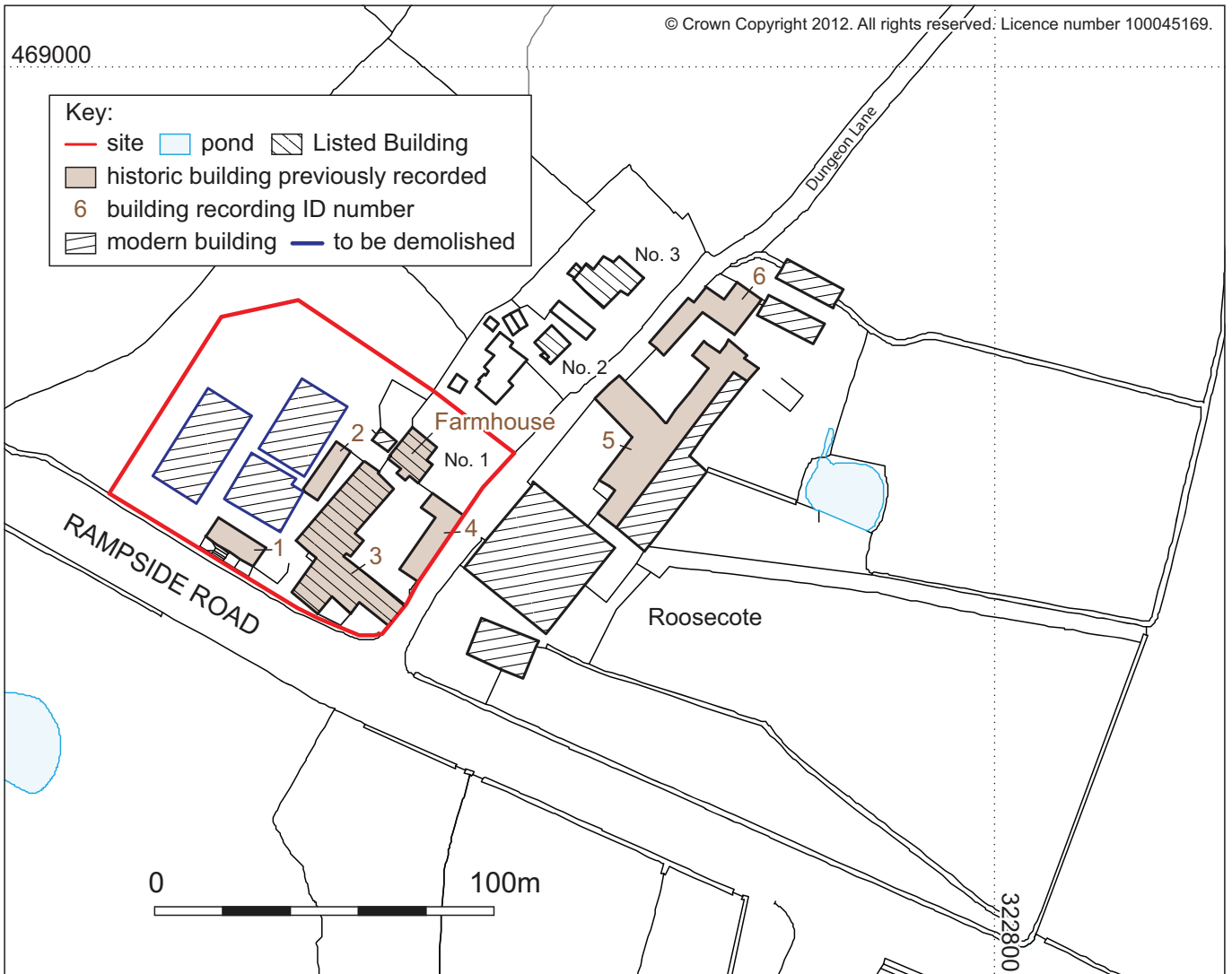
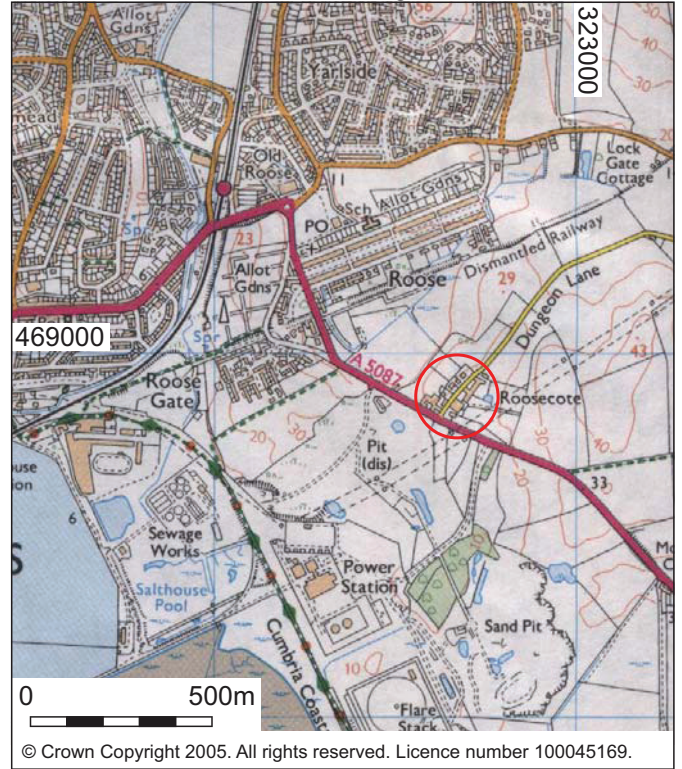
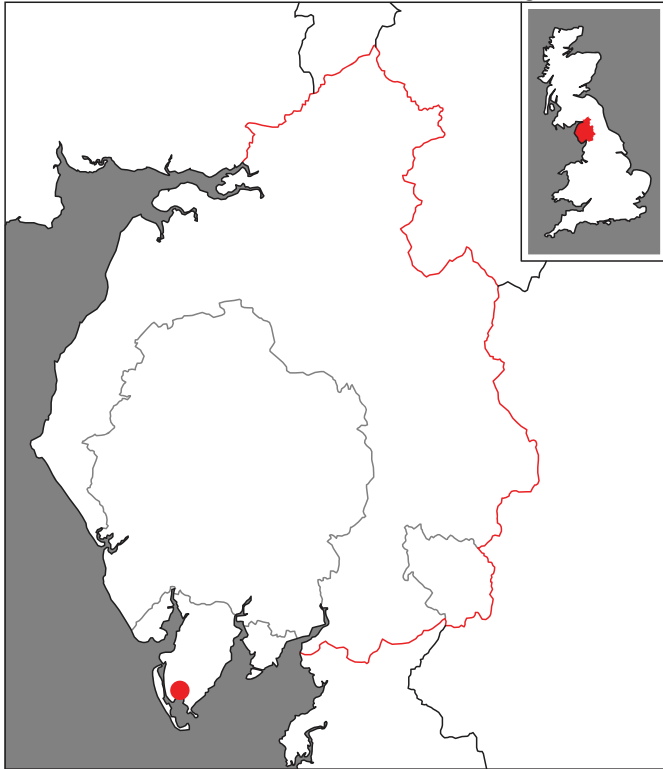


Figure 1: Site location

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2. Methodology

2.1 Introduction

2.1.1 The heritage statement 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 site visit (see *Section 2.3*) and the results of the project are ultimately archived (see *Section 2.4*). Throughout this report the buildings are referred to by the numbers used in the earlier archaeological building recording (Greenlane Archaeology 2013); in this case, Buildings 1-4 and the farmhouse.

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 2014a) as part of the previous archaeological building recording (Greenlane Archaeology 2013) and relevant information for this report was extracted from that. 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. The information utilised in the production of this section of the report was compiled during the completion of the previous archaeological building recording of the site (Greenlane Archaeology 2013);
- **Historic Environment Record (HER):** the HER for Cumbria was consulted in order to establish whether any other known sites of historical or archaeological interest are already recorded within the site boundary or in close proximity, but none are;
- **Online Resources:** where available, mapping such as Ordnance Survey maps and relevant published 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 and the general area.

2.3 Site Visit

2.3.1 A brief site visit was carried out in order to provide some basic information about the site, specifically the current condition of the historic buildings within it compared to when they were recorded in 2013. The site visit was essentially equivalent to a Level 1 historic building recording as defined by Historic England (2016).

2.4 Archive

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

3.1.1 The initial component of the heritage assessment is a desk-based assessment, the results of which 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 (*Section 3.2*). The second purpose of the heritage assessment is to produce a background history of the site, focussing specifically on the known history and development of the buildings (*Section 3.3*). The compilation of this information allows a discussion of the development of the site and its significance to be considered (*Section 4*).

3.2 Map and Image Regression

3.2.1 **Introduction:** although earlier maps exist they are generally not of sufficient scale to show small settlements in detail if at all. For example, one of the more detailed maps of the late 18th century, William Yates' plan of 1786, labels 'Roose Coat' (*sic*) and shows four buildings, three on the west side of the road and one on the east.

3.2.2 **Tithe map, 1842:** this is typically the earliest detailed map of the area (CAC(B) BPR1/I3/2 1842) but it was clearly not subject to tithes as the map is essentially blank, showing only the arrangement of roads, although 'Roose Cote' is marked (Plate 1).

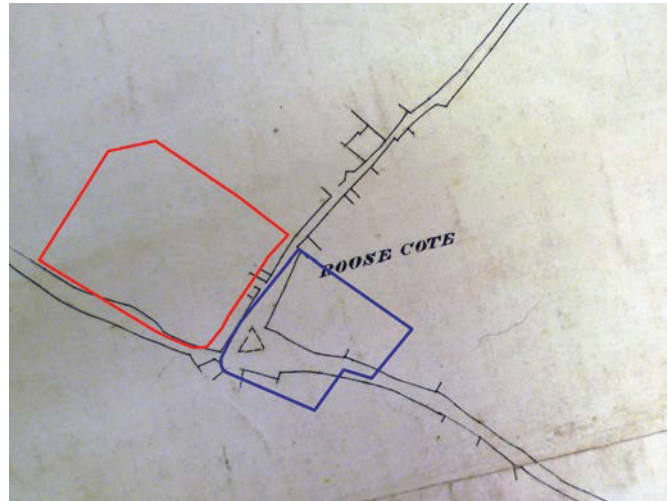


Plate 1: Extract from the Tithe map of 1842 showing 'Roose Cote'

3.2.3 **Ordnance Survey, 1851:** this is the earliest available Ordnance Survey map and it shows that the buildings at Roosecote Farm have taken much of their present form (Plate 2). However, Buildings 1 and 2 clearly did not exist by this time, Building 4 was not as big, if it existed at all, and Building 3 clearly did not have as many outshuts at this time.



Plate 2 (left): The site as depicted on the Ordnance Survey map of 1851

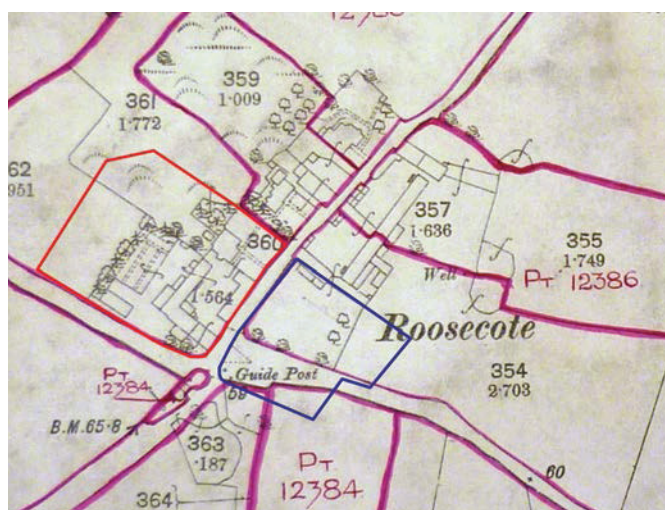


Plate 3 (right): The site as depicted on the Ordnance Survey map of 1891

3.2.4 **Ordnance Survey, 1891:** this is a more detailed map as it is at a larger scale. It shows that the present arrangement was largely in place by this date (Plate 3). Buildings 1 and 4 are now present and Building 3 has evidently been extended to the south-east.

3.2.5 **Ordnance Survey, 1913:** this shows a similar arrangement to the earlier map, although Building 2 has been constructed by this date (Plate 4). Further additions have also been made to Buildings 1 and 3.

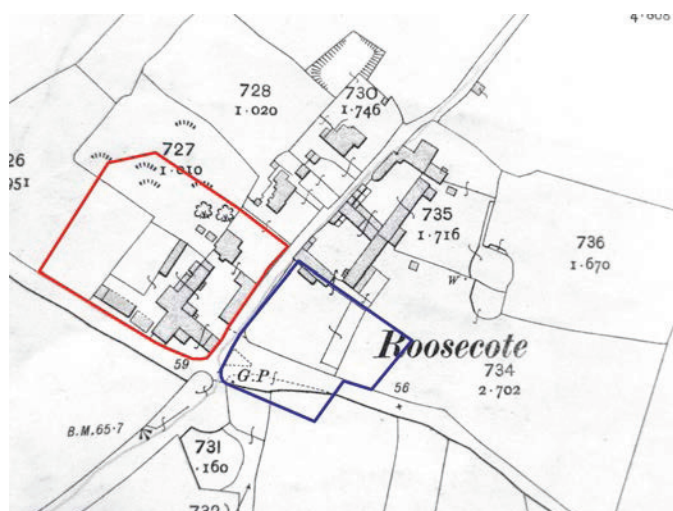


Plate 4 (left): The site as depicted on the Ordnance Survey map of 1913

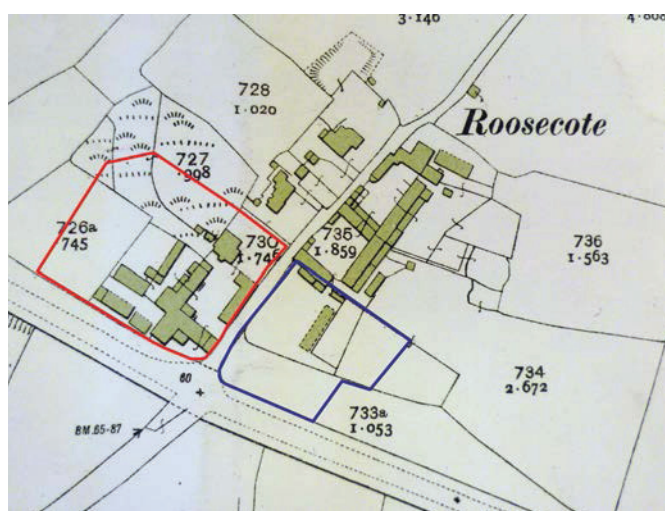


Plate 5 (right): The site as depicted on the Ordnance Survey map of 1933

3.2.6 **Ordnance Survey, 1933:** this shows a similar arrangement to the earlier map, although some minor additions have been made to existing buildings (Plate 5).

3.2.7 **Photographs, 1973:** a collection of photographs of buildings at Roosecote taken in 1973 show several of the buildings being recorded (Plate 6, Plate 7 and Plate 8). These show the farm buildings to have essentially their present form, although in much better condition and with some minor alterations. There is an apparently different arrangement of attached outbuildings on the south-west side of Building 3, however.



Plate 6 (left): The farmyard at Roosecote in 1973, showing the farmhouse and Building 3 (CAC(B) BLC/265/VBROO20 1973)



Plate 7 (right): The farm buildings (Buildings 1 and 3) facing onto Rampside Road in 1973 (CAC(B) BLC/265/VBROO21 1973)



Plate 8: The farm buildings (Buildings 3 and 4) at the junction of Rampside Road and Dungeon Lane in 1973 (CAC(B) BLC/265/VBROO22)

3.3 Site History

3.3.1 Although there is relatively little recorded history of Roosecote, it is recorded as early as 1509 (Ekwall 1922, 202) as one of a number of tenants of Furness Abbey expected to have ready a horse and harness to serve the king against the Scottish (Beck 1844, 304). Roosecote, listed as 'Ruscote', must have only been relatively small as it was only expected to provide a single person. Roosecote means *'the sheepcote belonging to Roose'*; the settlement of Roose itself clearly having early origins as it is mentioned in the Domesday survey, the name coming from an Old British word of identical form to the Welsh *'rhos'* meaning moor or heath (Ekwall 1922, 202).

3.3.2 **Owners:** details of the early ownership of the site are uncertain, and the 1910 valuation book, which would normally provide these details as well as those of the occupier at that time, is missing for

the area. It is likely that some of the recorded occupiers were also owners of the building, although it is difficult to establish this with any certainty.

3.3.3 Occupiers: various sources identifying the occupiers of the building are available, the earliest being the parish registers, which begin in 1565, first recording Roosecote in 1611 (see Table 1 below). Later sources include the census returns, which give detailed occupancy details for the house, and directories (see Table 1 below). Many of these sources, the parish registers in particular, are problematic as they only list Roosecote (with a variety of spellings) and so the people named cannot be attached to the site under investigation with any certainty. In addition, often only the head of the household (the husband) is mentioned by name, with wives and daughters mentioned less frequently. A few notable trends can be seen however; a number of family names are attached to Roosecote at different times. The Danson family in the 1660s, the Cragges in the 1680s, the Simpsons in the early 18th century and again in the early 19th century, and then the Huddleston(e)s from the end of the 18th century into the 20th century. What is remarkable is the extraordinary number of baptisms of illegitimate children recorded amongst the daughters of George and Elizabeth Simpson, who had eight illegitimate children between them between 1837 and 1864. It appears to have been a much more widespread phenomenon at Roosecote, with four further illegitimate children born to other families at Roosecote during this general period. Most of the people listed in these sources, where such information is available, are said to be farmers, although other trades are mentioned. Notable is Anthony Fuller in 1846, who is described as a railway worker. Many of the basic details contained in the table below are also repeated in the census, although for many years it is difficult to identify Roosecote specifically and impossible to distinguish with certainty between the various properties there.

Name	Year	Source
John Hunter	1611	Dickinson 1962, 130
James Hunter	1651	Dickinson 1965, 36
Thomas Danson	1661	Dickinson 1965, 132
Thomas Danson	1663	Dickinson 1965, 42
Thomas Danson	1665	Dickinson 1965, 136
John Sherwen	1665	Dickinson 1965, 44
John Shearwen	1667	Dickinson 1965, 46
Robert Kirkby	1674	Dickinson 1965, 52
James Danson	1677	Dickinson 1965, 56
James Hunter	1680	Dickinson 1965, 149
Jephrey Cragge	1684	Dickinson 1965, 63
Lawrence Lancaster	1686	Dickinson 1965, 67
Thomas Fresh	1687	Dickinson 1965, 68
Jephrey Cragge	1689	Dickinson 1965, 70
Christiopher Peacocke	1689	Dickinson 1965, 159
Jephrey Cragge	1689	LOPC n.d.
Mr William Jackson	1697/8	LOPC n.d.
William Simpson	1699	LOPC n.d.
Catherine Gray*	1706	LOPC n.d.
William Simpson	1707	LOPC n.d.
James Webster	1707	LOPC n.d.
Robert Aldren	1708	LOPC n.d.
William Jackson	1708	LOPC n.d.
William Kltching	1709	LOPC n.d.
Mr Jackson	1715	LOPC n.d.
Robert Strickland	1715	LOPC n.d.
Mark Simpson	1718	LOPC n.d.
Mr William Jackson	1719	LOPC n.d.
Nicolas Brown	1719	LOPC n.d.
Mr Jackson	1719	LOPC n.d.
James Simpson	1722	LOPC n.d.
Bernard Simpson	1737	LOPC n.d.
Bernard Simpson	1739	LOPC n.d.

Name	Year	Source
Widow Simpson	1742	LOPC n.d.
Richard Barker	1745/6	LOPC n.d.
Widow Patrickson	1750	LOPC n.d.
John Brockbank	1752	LOPC n.d.
Robert Briggs	1759	LOPC n.d.
James Huddleston	1762	LOPC n.d.
Richard Steward	1771	LOPC n.d.
John and Mary Leece	1771	LOPC n.d.
Betty Lowther*	1774	LOPC n.d.
Richard Lowther	1780	LOPC n.d.
Richard Lowther	1783	LOPC n.d.
Thomas and Isabella Huddleston	1784	LOPC n.d.
Thomas and Isabella Huddleston	1785	LOPC n.d.
Richard and Elizabeth Lowther	1785	LOPC n.d.
Thomas and Isabella Huddleston	1786	LOPC n.d.
Richard and Elizabeth Lowther	1787	LOPC n.d.
Richard and Elizabeth Lowther	1788	LOPC n.d.
Thomas and Isabella Huddleston	1788	LOPC n.d.
Thomas and Isabella Huddlestone	1789	LOPC n.d.
William and Anne Philipson	1798	LOPC n.d.
Thomas and Isabella Huddleston	1798	LOPC n.d.
Richard and Elizabeth Lowther	1798	LOPC n.d.
Leonard and Margaret Gould	1801	LOPC n.d.
John and Eleanor Simpson	1804	LOPC n.d.
Richard Lowther	1804	LOPC n.d.
John and Eleanor Simpson	1806	LOPC n.d.
Elizabeth Simpson	1806	LOPC n.d.
Thomas and Betty Kenn	1807	LOPC n.d.
James and Isabella Huddlestone	1807	LOPC n.d.
Eleanor Lowther	1810	LOPC n.d.
Christopher and Margaret Lowther	1812	LOPC n.d.
George and Elizabeth Simpson	1816	LOPC n.d.
George and Elizabeth Simpson	1820	LOPC n.d.
George and Betty Simpson	1823	LOPC n.d.
Richard Lowther	1824	LOPC n.d.
Christopher Simpson	1824	LOPC n.d.
Eleanor Myers	1825	LOPC n.d.
Agnes Simpson	1826	LOPC n.d.
George and Elizabeth Simpson	1828	LOPC n.d.
Robert and Elizabeth Troughton	1829	LOPC n.d.
Elizabeth Lowether	1830	LOPC n.d.
Robert and Elizabeth Troughton	1831	LOPC n.d.
Robert and Elizabeth Troughton	1833	LOPC n.d.
Isabella Huddleston	1837	LOPC n.d.
Jane Simpson*	1837	LOPC n.d.
Ellen Simpson*	1842	LOPC n.d.
Jane Simpson*	1842	LOPC n.d.
Elizabeth Simpson*	1843	LOPC n.d.
Jane Thornbarrow	1844	LOPC n.d.
Ellen Simpson*	1845	LOPC n.d.
Anthony and Susan Fuller	1846	LOPC n.d.
William and Mary Ross	1847	LOPC n.d.
Elizabeth Simpson*	1848	LOPC n.d.
Jane Simpson*	1849	LOPC n.d.
William and Mary Ross	1849	LOPC n.d.
Elizabeth Hannah*	1850	LOPC n.d.

Name	Year	Source
William and Mary Ross	1851	LOPC n.d.
Thomas Huddleston, William Huddleston, William Ross	1851	Mannex and Co 1851, 419
Jane Simpson*	1852	LOPC n.d.
James Danson	1853	LOPC n.d.
William and Mary Ross	1853	LOPC n.d.
George Simpson	1854	LOPC n.d.
Dorothy Huddlestone*	1854	LOPC n.d.
Thomas and Elizabeth Huddleston	1854	LOPC n.d.
William and Mary Ross	1855	LOPC n.d.
George and Eleanor Simpson	1855	LOPC n.d.
Thomas and Elizabeth Huddleston	1855	LOPC n.d.
Dorothy Huddleston*	1857	LOPC n.d.
Betty Huddleston	1858	LOPC n.d.
Thomas and Elizabeth Huddleston	1861	LOPC n.d.
Elizabeth Huddleston	1861	LOPC n.d.
John and Elizabeth Simpson	1862	LOPC n.d.
Agnes Simpson*	1864	LOPC n.d.
John and Elizabeth Valient	1864	LOPC n.d.
Thomas Huddleston, William Huddleston	1866	Mannex and Co 1866, 376
Hannah Dickinson*	1868	LOPC n.d.
George and Hannah Simpson	1871	LOPC n.d.
Thomas Huddlestone, William Huddlestone, James Hunt	1882	Mannex and Co 1882, 144
W Huddleston, Mrs E Tyson, W Kitchen	1905	Barrow News and Mail Ltd 1905, 173
W Huddleston, Mrs E Tyson, W Kitchen	1911	Barrow News and Mail Ltd 1911, 178
W Huddleston, Mrs E Tyson, W Kitchen	1918	Barrow News and Mail Ltd 1918, 215
W Huddleston, Mrs E Tyson, W Kitchen	1920	Barrow News and Mail Ltd 1920, 217
W Huddleston, Mrs E Tyson, W Kitchen	1924	Barrow News and Mail Ltd 1924, 217
W Huddleston, Mrs E Tyson, W Kitchen	1926	Barrow News and Mail Ltd 1926, 226

Table 1: Occupiers recorded in published sources between 1611 and 1926

* = baptism of illegitimate child recorded in parish register

3.3.4 **Previous Archaeological Work:** the previous archaeological building recording revealed the earliest parts of this part of the farm to be the farmhouse (named on Figure 1) and adjoining large barn (Building 3), which had elements similar to raised cruck construction (Greenlane Archaeology 2013). Following on from this, a programme of dendrochronological dating was carried out, which showed that the majority of the timbers inside the farmhouse and adjoining barn (Building 3) dated from the early 16th to early 17th centuries (Arnold and Howard 2013).

3.4 Conclusion

3.4.1 The origins of the site are clearly very early although it is not evident from any of the documentary sources how early the earliest of the extant buildings are because the cartographic sources are only available from the 19th century onwards, by which time the bulk of the site had been constructed. However, the dendrochronological assessment shows the early barn and farmhouse have at least early 17th century origins. It is apparent, from the early mapping in particular, that the site was extensively altered during the late 19th and early 20th century. Other sources are less useful as it is difficult to identify the site specifically as the term Roosecote tends to be used indiscriminately. However, it is apparent that there were multiple families living at Roosecote from the 17th century onwards.

3.5 Site Visit

3.5.1 **Introduction:** the site visit was primarily carried out in order to determine what condition the site is now in, compared to when the archaeological building recording was carried out in 2013. This demonstrated that the majority of the historic farm buildings are currently not in use, nor is the house, which is boarded up.

3.5.2 This part of the farmstead still comprises four historic farm buildings, numbered 1-4 from the south-west (Plate 9 to Plate 14), plus the farmhouse (Plate 15 to Plate 17), as well as modern farm buildings of concrete construction the west. The historic buildings remain in essentially the same condition as they were when recorded in 2013, albeit somewhat more overgrown and dilapidated, but they are otherwise structurally intact. The modern buildings are also generally in good condition.



Plate 9 (left): North elevation of Building 1, viewed from the north-east

Plate 10 (right): East elevation of Building 2, viewed from the north-east



Plate 11 (left): East elevation of Building 3, viewed from the east

Plate 12 (right): South end of Building 3, viewed from the north



Plate 13 (left): West elevation of Building 3, viewed from the south-west

Plate 14 (right): West elevation of Building 4, viewed from the south-west



Plate 15 (left): General view of the farmhouse, from the north-east

Plate 16 (right): South elevation of the farmhouse, viewed from the south



Plate 17: West elevation of the farmhouse, viewed from the west

4. Discussion

4.1 Introduction

4.1.1 Roosecote clearly has an ancient history, dating from at least 1509 when it is listed as a grange of Furness Abbey. While it is possible that some of the extant buildings retain fabric relating to this period this is difficult to be sure of. The map evidence is typically too late to provide information about the origins of the buildings but it is apparent that the earliest two structures are the house and the core of Building 3, both of which are considered by the listed building record to be late 17th century.

4.2 Significance

4.2.1 Many of the historic farm buildings at Roosecote Farm are of relatively standard types, although they represent good examples in the region, albeit modified in most cases. However, Building 3 is a more significant form, with rare survivals such as wind braces and raised cruck trusses, as well as an apparent buttress, which makes it comparable with at least one other barn in the area that was also originally a grange of Furness Abbey: Sowerby Hall (Greenlane Archaeology 2007). Both Building 3 at Roosecote and the barn at Sowerby Hall were dendrochronologically dated to the early 17th century (Arnold and Howard 2013; 2014). The house is also an important early building, again much modified, although the modification is largely restricted to the ground and first floors while the cellar and attic are virtually untouched. Its form is extremely unusual, however, comparing better to a tower (see Perriam and Robinson 1998), although there is no other evidence to suggest that this is what it was. Both the house and the barn (Building 3) have probable early 17th century origins, on the basis of the dendrochronological dating (Arnold and Howard 2013), although it is conceivable that they might in fact have their origins in the monastic period. Both of these buildings are Listed Grade II.

4.2.2 The development of the historic farm buildings, as a whole, is of interest as it shows how it grew from an initial emphasis on farming grain to increased housing of cattle and the production of dairy products during the 19th century. This is a relatively typical change in farms at that time, brought about because of the demands of the Industrial Revolution for milk and cheese, with later changes in legislation calling for improved conditions for animals during the late 19th and early 20th century leading to further alterations to buildings of this type (Brunskill 2007, 140-141).

4.2.3 As already mentioned, two of the buildings within the site boundary are Listed: the farmhouse (Number 1 Dungeon Lane) and Building 3 (the barn immediately to the south-west). Numbers 2 and 3 Dungeon Lane, to the north of the site boundary, are also Listed Buildings. All of the buildings are Listed Grade II (see Table 2 and *Appendix 1*). These are therefore statutorily protected and of at least local significance.

List Entry Number	Address	Grade
1197860	Roosecote, 1, Dungeon Lane	II
1218149	Barn immediately to south west of Number 1 Roosecote	II
1283026	Roosecote, 2, Dungeon Lane	II
1292089	Roosecote, 3, Dungeon Lane	II

Table 2: Listed Buildings information

4.3 Impact

4.3.1 The current proposals would essentially preserve what remains of the fabric of the historic farm buildings and farmhouse. With appropriate design using sympathetic materials their reconfiguration and the construction of the new build elements would be able to have a positive impact on the site, especially following the removal of the intrusive modern farm buildings and later additions.

4.4 Conclusion and Mitigation

4.4.1 The record of the farm buildings carried out in 2013 provided an adequate 'as existing' record of the historic structures and no further work is recommended in relation to them other than to retain as much original fabric as possible, particularly the Listed Buildings (Building 3 and the farmhouse). Within

the farmhouse, any extensive modification that would involve large-scale soft stripping and the removal of plaster or render could potentially reveal other features of interest. If this were to happen a period of further building recording might be considered worthwhile in order to assess it.

4.4.2 Should any proposals be made for extensive new building elsewhere on the site then an assessment of the archaeological potential should be carried out through either evaluation or watching brief. The site not only has interesting medieval origins, it is also in an area rich in prehistoric remains.

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Appendix 1: Listed Building Details

From: Historic England 2021b

Name: Roosecote, 1, Dungeon Lane

List entry Number: 1197860

Grade: II

Date first listed: 10-Nov-1949

National Grid Reference: SD 22626 68885

Details: Farmhouse. Late 17th century with 19th century wing. Roughcast over stone, graduated slate roof. Two storeys and attic, two windows to first floor with two-storey rear wing. Gabled porch encloses chamfered doorway; to left is a 20th century casement whilst to right and to 1st floor are intact three-light chamfered-mullion windows with hoodmoulds. Oversailing verges (indicating reroofing); rebuilt end stacks. Right return: ground floor has altered mullioned window of which right-hand part and hoodmould remain. Intact attic window of three lights has central transom light and stepped hoodmould. 19th century wing to right: part-glazed door with overlight on left of six-pane sash to each floor; tall end stack. INTERIOR: remains of first floor fireplace backing onto 19th century wing has 17th century moulded ashlar surround. Original principal-rafter trusses with stud infill.

From: Historic England 2021a

Name: Barn immediately to south west of number 1 Roosecote

List entry Number: 1218149

Grade: II

Date first listed: 20-Dec-1993

National Grid Reference: SD 22604 68865

Details: Barn and stable. Late 17th century, altered. Yellow and red sandstone rubble, graduated slate roof. Now all single storey (stable loft floor removed), 5:2 bays. Later lean-to obscures blocked waggon entrance with quoins and wooden lintel; later opening to right has quoins and concrete lintel. Stable part on right has boarded door on right of slatted casement; quoined taking-in door and incomplete casement window above. INTERIOR: barn has five raised-cruck trusses with original collars, several wind braces and double purlins. Later tie-beams; renewed rafters and ridge. Stable loft floor removed; principal rafter truss with raking struts and collar.

From: Historic England 2021c

Name: Roosecote, 2, Dungeon Lane

List entry Number: 1283026

Grade: II

Date first listed: 10-Nov-1949

National Grid Reference: SD 22653 68917

Details: Farmhouse. Late 17th century and early 18th century. Roughcast over stone, graduated slate roof. T-shaped plan having cross wing on left. Two storeys and attic; 1:3 windows to first floor. Cross wing has chamfered mullioned windows with hoodmoulds; four-light window to ground floor, three-light above and two-light to attic. Oversailing verge, rebuilt stack rises from left eaves. Main range to right appears later and has door to right of centre and raised surrounds to 20th century wooden-mullioned casements of one-, three- and two-lights beneath continuous dripcourse. First floor: projecting stone sills to three casement windows; band beneath six gutter blocks. Corbelled end stack on right has offsets and tapered shaft. Rear: large external stack to cross wing. Left return of cross wing also has a four-light and a three-light window as front. INTERIOR: entrance room with slate floor and beamed ceiling. Ground floor of cross-wing has cavetto-moulded ashlar fireplace with bread oven in the recess; oak dado panelling of various designs. On first-floor landing are two early 18th century doors of six and eight panels with planted mouldings. Collared principal-rafter trusses; that to cross-wing with cambered tie-beam.

From: Historic England 2021d

Name: Roosecote, 3, Dungeon Lane

List entry Number: 1292089

Grade: II

Date first listed: 10-Nov-1949

National Grid Reference: SD 22677 68938

Details: Farmhouse. Early-mid 17th century, altered 19th century. Roughcast over stone, slate roof. T-shaped plan with cross-wing on right; wing to rear left and lean-to in rear angle. Two storeys and attic, 2:1 windows to first floor. Doorway to right of main range has ashlar surround with moulding that continues around a sunken, round-arched panel on the lintel. Two four-light chamfered mullion windows to each floor; continuous hoodmoulds. Cross wing: 19th century 16-pane sash to ground floor, 16-pane casement above and mullioned two-light attic window all have 19th century hoodmoulds. Oversailing verge. Projecting lateral stack on right of cross-wing has 19th century stone shaft as does stack to left end of main range. Rear: corbelled end stack to wing. Right return: three-light mullioned window with hoodmould, tall casement over. INTERIOR: fireplace bressumer in rear wing; small slate stairway on its right. Massive spine beam in lounge. Collared principal rafter trusses.