

FLAT 1, CAVENDISH HOUSE, CAVENDISH STREET, ULVERSTON, CUMBRIA

Heritage Assessment



Client: Mr and Mrs Harrington

NGR: 328622 478187

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December 2021



| The Site | |
|-----------------|--|
| Site Name | Flat 1, Cavendish House, Cavendish Street, Ulverston |
| County | Cumbria |
| NGR | 328622 478187 |

| Client | |
|---------------|-----------------------|
| Client Name | Mr and Mrs Harrington |

| Planning | |
|--------------------------|---|
| Pre-planning? | Yes |
| Plans | Replacement of windows |
| Planning Application No. | - |
| Condition number | n/a, requested to support Listed Building application |
| Local Planning Authority | South Lakeland District Council |
| Conservation Officer | Libby Mee, South Lakeland District Council |

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

| Staffing | |
|-----------------------|--------------|
| Desk-based assessment | Dan Elsworth |
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| Report editing | Jo Dawson |
| Illustrations | Tom Mace |
| Date of site visit | 22/11/2021 |

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Summary

As part of proposals to replace the existing window casements in Flat 1, Cavendish House, Cavendish Street, Ulverston, Cumbria, Greenlane Archaeology was commissioned to carry out a heritage assessment for the property, which is Grade II Listed. This was intended to provide suitable information about the windows, specifically whether they should be considered original or not, which could then be used to assess the impact of the proposed changes.

The origins of Cavendish Street are uncertain, but it evidently formed part a period of development south of the medieval core of the town, apparently taking place in the 1820; the earliest reference to Cavendish Street is in 1821. It was certainly constructed by 1825 when it is named in a local directory and it is shown on Wood's map of Ulverston of 1832.

A site visit revealed that the windows to the front are sliding sash casements of two lights while those to the rear are 12-lights. The property evidently originally formed part of a single larger dwelling which was later split into flats, with part of Flat 1 part of the adjoining property to the west. It was clear that none of the window casements are original. The earliest, to the north, are likely to post-date 1830 or 1840, and might have been modified from earlier shop windows, while those to the south are relatively modern, albeit good copies of original types.

As a Grade II Listed building the building is statutorily protected and of local significance. However, it has been substantially altered and none of the window casements are original. It is therefore recommended that the casements be replaced in styles matching what is currently there, since the truly original form is now not known, although it can perhaps be inferred from other examples on the street.

Acknowledgements

Greenlane Archaeology would like to thank Mr and Mrs Harrington for commissioning the project and for providing information about the site.

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 Number 20 is situated on the east side of the centre of Cavendish Street, which is located to the west of County Square, on the south side of the centre of Ulverston (Ordnance Survey 2011). It is situated at a height of approximately 40m above sea level (*ibid*).

1.2.2 The underlying solid geology comprises Bannisdale slates of the Silurian period (Moseley 1978, plate 1), and this is overlain by glacially derived boulder clay (Countryside Commission 1998, 66). The topography of the site is essentially urban, as it is located within the centre of the town.

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 rapid site visit (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 rapid desk-based assessment was carried out in accordance with the guidelines of the Chartered Institute for Archaeologists (CIfA 2014a). 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:** primary 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. This meant that some of the original records relating to the site could not be consulted;
- **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 building, specifically examining the windows but also in order to put them in their wider historical context and understand the development of the building, as outlined by the desk-based assessment. 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. Results

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 building (*Section 3.3*). The compilation of this information then allowed a discussion of the development of the site and its significance to be considered (*Section 4*).

3.2 Map Regression

3.2.1 **Wood's map, 1832:** this is the earliest detailed plan of Ulverston and is detailed enough to show individual buildings, although it is not as accurate as the later Ordnance Survey maps (Plate 1). The south side of Cavendish Street is built over. The current property occupies part of property ascribed to Webster and Parker.

3.2.2 **Ordnance Survey, 1852:** this is a particularly detailed map just of Ulverston and shows individual properties along Cavendish Street and passageways to the courtyards behind (Plate 2).

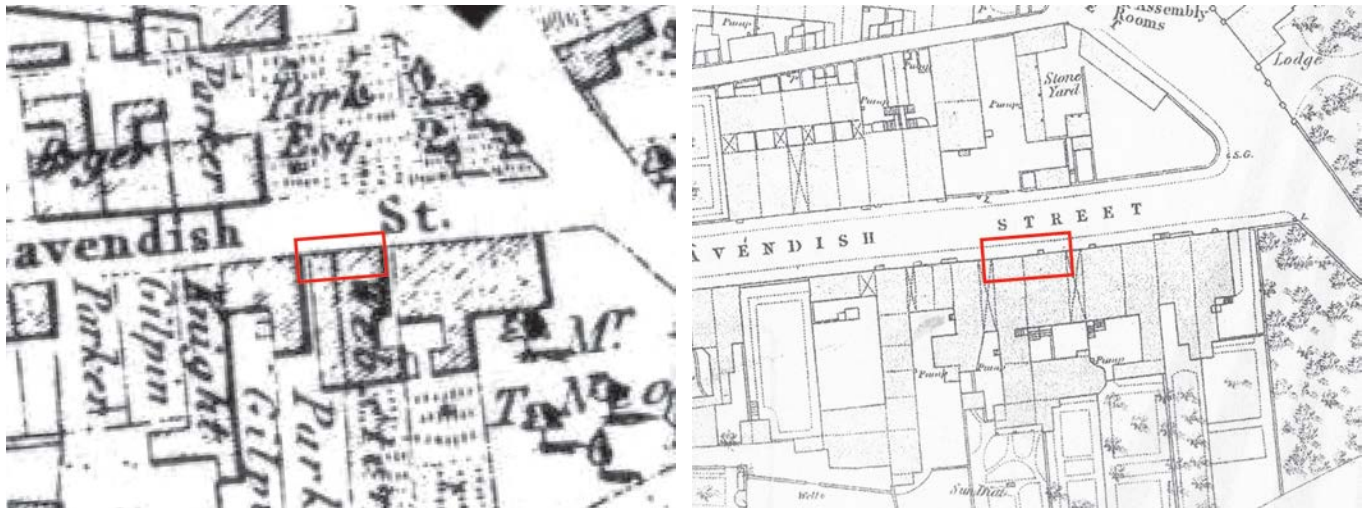


Plate 1 (left): Extract from Wood's map of 1832

Plate 2 (right): Extract from the Ordnance Survey map of 1852

3.2.3 **Ordnance Survey, 1891:** this is slightly less detailed but seems to show essentially the same layout to the south side of Cavendish Street as the previous map (Plate 3). County Square is now in existence.

3.2.4 **Ordnance Survey, 1913:** the building is shown in essentially the same form as on the previous map (Plate 4). The bank has been built to the east end of the street on the south side.



Plate 3 (left): Extract from the Ordnance Survey map of 1891



Plate 4 (right): Extract from the Ordnance Survey map of 1913

3.2.5 **Ordnance Survey, 1933:** some infilling has taken place to the north side, but the south side of Cavendish Street is unchanged (Plate 5).

3.2.6 **Ordnance Survey, 1941:** the site appears unchanged (Plate 6).

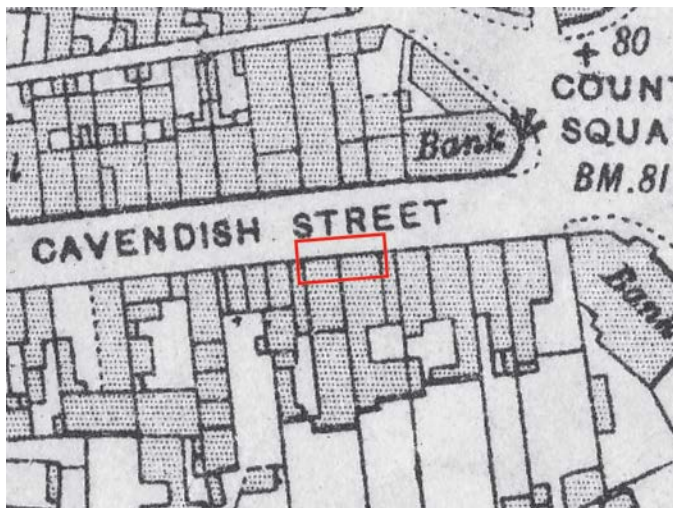


Plate 5 (left): Extract from the Ordnance Survey map of 1933



Plate 6 (right): Extract from the Ordnance Survey map of 1941

3.3 Site History

3.3.1 **Cavendish Street.** Cavendish Street represents a relatively late development in Ulverston, south of the medieval core of the town, which was centred around Market Street but also undoubtedly included Fountain Street/Soutergate and the area around the Gill (CCC and EH c2002). A passing reference in 1821 demonstrates that Cavendish Street existed by that time (Anon 1821) and it is known that neighbouring Benson Street, to the north, was laid out as plots by at least 1823 (Greenlane Archaeology 2018, 17; citing CAC(B) BSUDU/L/21/86 1823). The Listed Building details for this property (*Appendix 1*) and those either side suggests that all are of early 19th century date, which would also fit the available documentary evidence. A previous investigation into the property revealed that the 'Webster' named in 1832 (see *Section 3.2.1* above) is probably Thomas Webster, who is described as a 'gentleman' living on Cavendish Street in 1825 (Minerva Heritage 2014, 11). The Websters remained at the property throughout much of the 19th century, and it appears to have been used as a private school by the middle of the 19th century (*ibid*). While it is tempting to suggest that Thomas Webster was connected to the

architectural firm of that name (*op cit*, 12), who were based in Kendal but did considerable amounts of work in Ulverston at this time and owned property there, there is no known corresponding member of the family recorded (Martin 2004).

3.3.2 More recently it is recorded that the whole property was used as offices and then a hairdresser's shop until 2000 (Anon 2000a) before being converted into flats shortly after (Anon 2000b). Following this the basement was converted for use as part of the property (Minerva Heritage 2014).

3.4 Site Visit

3.4.1 **Introduction** the site visit briefly examined each of the affected windows, which were individually described and photographed. In addition, the north exterior elevation and that of the adjoining properties, was also examined in order to better understand the whole building. The rear (south) external elevation could not be accessed.

3.4.2 **North external elevation:** the bulk of the property evidently originally formed part of a single three storey house, with a window and doorway on the ground floor (corresponding with Flat 1) with a pair of windows on each of the floors above. The westernmost room of Flat 1 evident originally formed part of the adjoining property. The first and second floor windows have square dressed stone surrounds, arranged symmetrically, while the ground floor window is slightly wider but in broadly the same style. The doorway has a moulded surround. The adjoining property to the west has scored stucco in false blockwork and the ground floor window is relatively short compared to those above, which are symmetrical and have four over four lights with side light sash casements on the first floor and three over six casements on the second floor. The adjoining property to the east has a large shop window with dressed timber surround on the east side and arched opening to the west. Above there are a pair of windows on each floor, the first floor with two-light sash casements and the second with three over six sash casements.



Plate 7 (left): The north elevation, viewed from the north-east

Plate 8 (right): A general view of Cavendish Street, viewed from the north-west



Plate 9: General view of the building and adjoining property to the east, from the north

3.4.3 **South external elevation:** this was not accessed at the time of the site visit but a photograph was provided by the client, which shows that the basement level window is wider than the ground floor one, which also has a shallow arched lintel. Both have 12-light sash casements with horns in the same general style.



Plate 10: The south external elevation, viewed from the south-east

3.4.4 **Basement, south window:** this is wider than the window above but also has a 12-light sliding sash casement of six over six with horns. It too has modern fittings and very crisp paint and timber.

3.4.5 **Ground floor, south window:** this has a 12-light sliding sash casement, of six over six with horns (Plate 11). There are modern screw-threaded closures and pulls and the cord pulley is clearly quite modern and fixed with modern screws (Plate 12). The original shutters remain, which have raised and fielded panels, which are also present across the lintel and underneath the window. It is not heavily painted and the edges of the timber are very crisp.



Plate 11 (left): Interior view of the ground floor south window

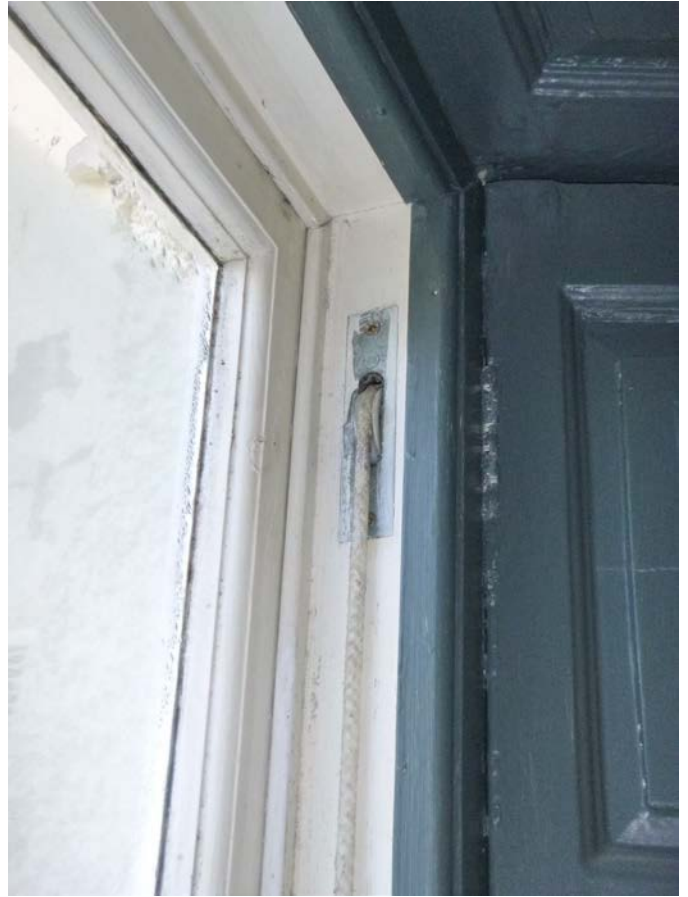


Plate 12 (right): Detail of the cord pulley of the ground floor south window

3.4.6 **Ground floor, north window, east side:** this has a two-light sliding sash casement, of one over one and no horns. Internally, it has screw-threaded closures and a loop pulls and beaded edges (Plate 13). There are moulded panelled shutters still *in situ* with butterfly hinges (Plate 14). It is all relatively heavily over-painted.



Plate 13 (left): Interior view of the ground floor north window, east side

Plate 14 (right): The right-hand shutter opened showing the hinges

3.4.7 **Ground floor, north window, west side:** this has a two-light sliding sash casement, of one over one with horns. It has turning closures and beaded edges. The panels and shutters are gone, apart from a section below the lintel and underneath the window (Plate 15). It is less heavily over painted and the cord pulley is partly painted.



Plate 15: Interior view of the ground floor north window, west side

4. Discussion

4.1 Introduction

4.1.1 The available documentary evidence and the listing suggests that the property was constructed in the early 19th century; it certainly seems to have been in existence by the time that Wood's map was published in 1832. It is evident from the site visit that the building as a whole and the adjoining one to the west has been substantially modified more recently and this is reflected in the windows within the property.

4.2 Significance

4.2.1 As a Grade II Listed Building the property is statutorily protected and considered to have local significance. The adjoining properties, Nos. 24, 26, 28, and 30 Cavendish Street, are also Listed Grade II as is the bank at the east end of the street (see Historic England 2021a; 2021b; 2021c; 2021d).

4.3 Impact

4.3.1 The removal and replacement of the window casements within the property would potentially represent a substantial loss of original fabric. However, it is apparent from the site visit that none are original. The earliest is the ground floor, which does not have horns, suggesting it pre-dates the general use of these in c1840 (Wedd 1999, 2), although it has two large single lights, indicating a date post-1830 when sheet glass became more widespread (*ibid*). Given that all the evidence suggests that Cavendish Street was constructed by the early 1820s, it is possible that this window is original, however other properties on the same street have six over six casements without horns, which would be more typical of the period (The Georgian Group 2004). Perhaps the most original set of windows on the street is No .12, to the west of the site (Plate 16). The window to the west of this in the north elevation is undoubtedly later still as it has horns and is again two large single lights, suggesting a date of later than c1840. Given that there are shop windows in the properties to the east of the site and the relative width of these windows, compared to those on the upper floors, it is conceivable that both of these windows were originally shop windows, modified within a few decades of the building being constructed to their present form.

4.3.2 The windows casement to the rear (south) are evidently both modern, albeit relatively good copies of types appropriate for the property. The modern sash pulley and crisp paint and joints are obvious evidence and these are perhaps only 30 years old, although they may also have been installed as recently as when the building was converted into flats a little over 20 years ago. The use of this form of window, copying original sash casements, might be evidence that they were installed after the building was listed in 1996 (*Appendix 1*).



Plate 16: No. 12 Cavendish Street

4.4 Conclusion and Recommendations

4.4.1 The removal and replacement of the casements would not lead to the loss of any original fabric, indeed those to the rear are entirely modern, albeit fairly good copies of original types. Exactly what form the original windows took is hard to determine, since even those to the north are not truly original to the building as it was first constructed. That having been said, the building as a whole, and its neighbour to the west, has been substantially remodelled and converted from an original large town house of three storeys with a basement into a collection of flats, having also been used for commercial use. In the case of Flat 1 this now partially extends into the original footprint of the adjoining building to the west.

4.4.2 Replacing them with modern double-glazed copies of what is currently in place, that is two light casements to the front (north) and 12-light to the rear, is probably the most suitable option given that the truly original form is now not known. While this can be inferred from other properties on the street it is not certain that those in the property and that to the west weren't originally shop windows, modified to domestic types shortly after the properties were built.

5. Bibliography

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Appendix 1: Listed Building Details

From: Historic England 2021a

| | |
|---------------------------------|-------------------------------------|
| Heritage Category: | Listed Building |
| Grade: | II |
| List Entry Number: | 1374973 |
| Date first listed: | 19-Apr-1996 |
| Statutory Address: | 20 AND 22, CAVENDISH STREET |
| County: | Cumbria |
| District: | South Lakeland (District Authority) |
| Parish: | Ulverston |
| National Grid Reference: | SD 28612 78181 |

Details: two houses, now offices. Early to mid-19th century. Painted render (No. 20 with chamfered rustication) with slate roofs. Three storeys. Each former house is of two bays. No. 22 has sashes without glazing bars in painted stone surrounds, a partly blocked cellar opening, and a doorway in the right-hand bay with an architrave. No. 20 has windows with plain reveals. Those on the first and second floors have sill bands, and all are sashed. The ground floor window has no glazing bars, the first floor windows have glazing bars and margin lights, and the second floor windows have glazing bars. In the right-hand bay there is a yard entrance with a segmental arch. Chimneys to left and right and between houses.