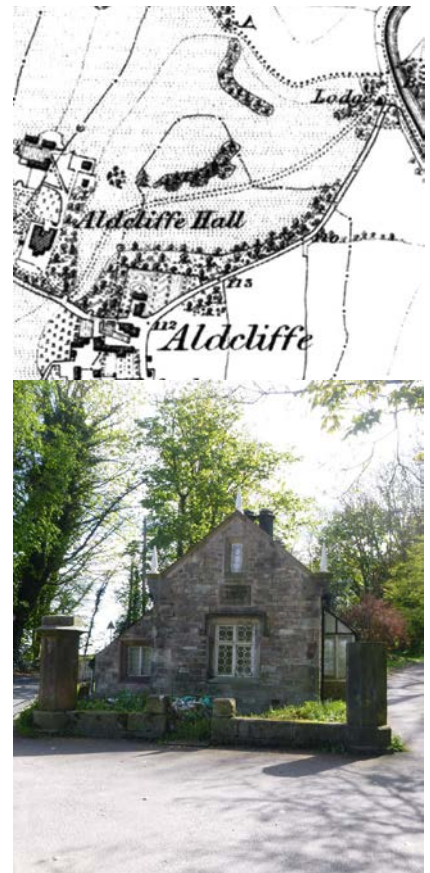


EAST LODGE, ALDCLIFFE, LANCASTER, LANCASHIRE

Heritage Assessment



Client: Michael Stainton

NGR. SD 46941 60384

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May 2022



The Site	
Site Name	East Lodge, Aldcliffe, Lancaster
County	Lancashire
NGR	SD 46941 60384

Client	
Client Name	Michael Stainton
Client's architect	-

Planning	
Pre-planning?	Yes
Planning Application No.	-
Plans (e.g. conversion, extension, demolition)	Renovation and extension
Condition number	-
Local Planning Authority	Lancaster City Council
Planning Archaeologist	Peter Iles, Lancashire County Council

Archiving	
Relevant Record Office(s)/Archive Centre(s)	Preston
Relevant HER	Lancashire

Staffing	
Desk-based assessment	Dan Elsworth
Report writing	Dan Elsworth
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Date on site work carried out	27/04/2022

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Non-Technical Summary

Greenlane Archaeology was commissioned to carry out a heritage assessment of East Lodge, Aldcliffe, Lancaster, Lancashire, prior to a proposed renovation and extension to the building. This primarily comprised the compilation of a desk-based assessment and a site visit, which was carried out on 27th April 2022, from which an assessment of the significance of the building and potential impact of the proposals was produced.

The site is south-west of Lancaster, adjacent to the Lancaster Canal at the junction of Aldcliffe Road and Aldcliffe Hall Drive. The lodge is marked on the first edition 1:10,560 Ordnance Survey map of the area, published in 1848, and was enlarged to the south between 1890 and 1910, after which the footprint of the building remained the same into the 1930s. It is known to have served Aldcliffe Hall, which was built in 1817 (the lodge has a datestone of 1827) by Edward Dawson, to the designs of George Webster of Kendal. How long the lodge actually served the function its name suggests is unclear, because by the mid-19th century the census returns list it as being regularly occupied by agricultural workers.

The site visit revealed that externally the building has retained much of its original form and fabric, although it has evidently been extended to the south and south-east. Internally it has been much altered and subject to considerable damage due to decay.

The proposals would benefit the building in providing a new use for it and preventing further degradation, but they would also allow the core part of the significant fabric to remain, with sympathetic restoration, while the extension would be to the already altered south end. It would also allow the removal of inappropriate additions to the south-east and west. It is recommended, however, that a more detailed record of the structure be obtained through means of an archaeological building recording in order to better understand it and preserve it by record prior to any changes.

Acknowledgements

Greenlane Archaeology would like to thank Michael Stainton for commissioning the project and for his help with accessing the site. Further thanks are due to staff at the Lancashire Archives and the staff at Ulverston Library for their help with accessing relevant documents.

1. Introduction

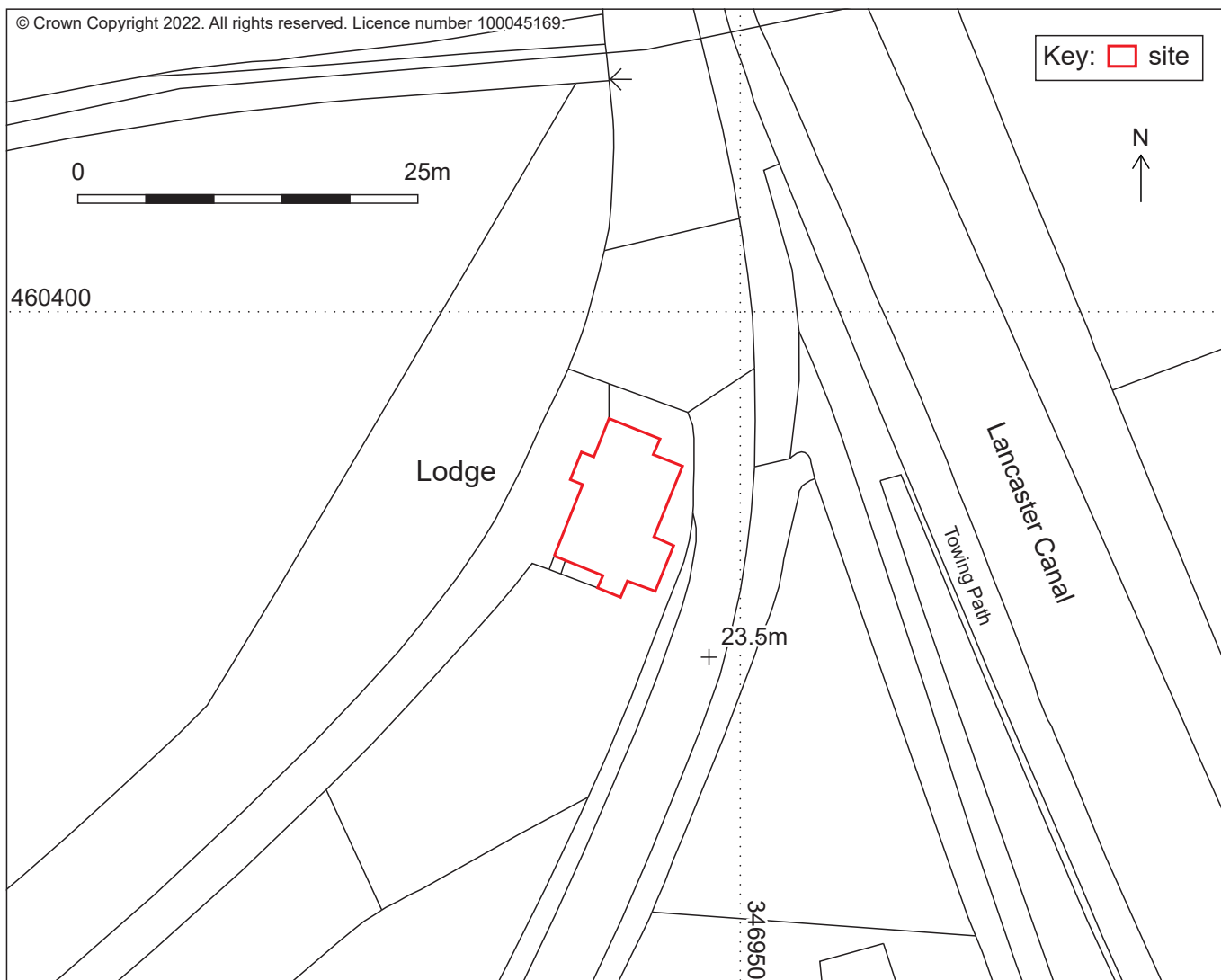
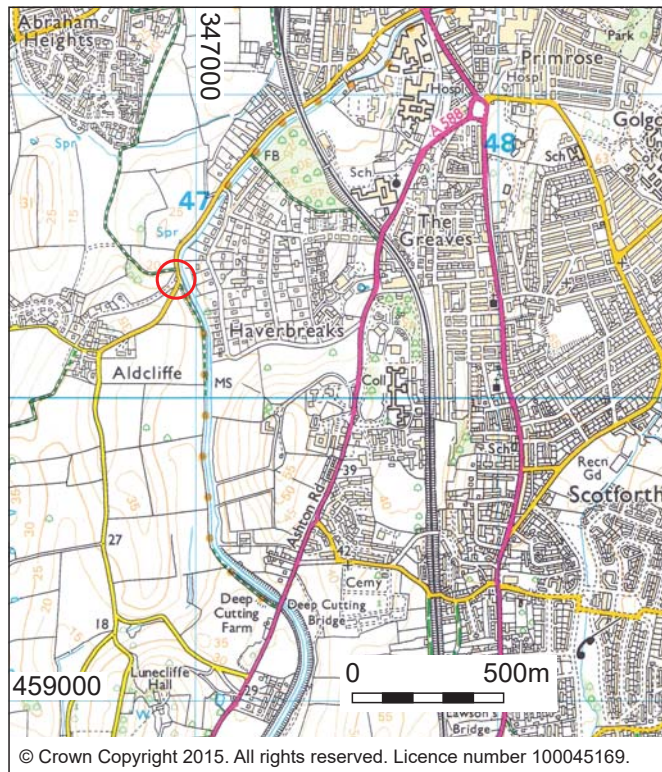
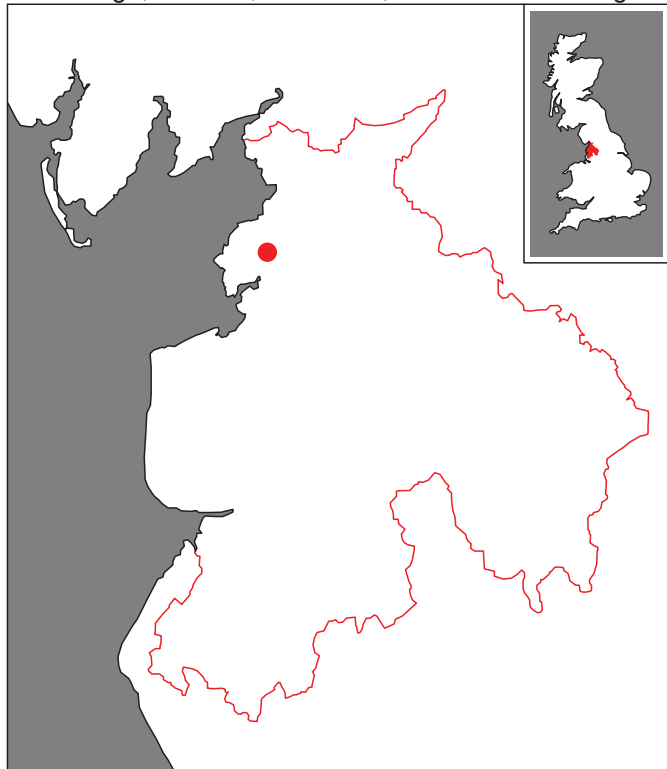
1.1 Circumstances of the Project

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 East Lodge is situated at the fork of Aldcliffe Road and Aldcliffe Hall Drive. The building is c1.5km south-west of the centre of Lancaster, close to the west side of the Lancaster Canal, c25m above sea level (Figure 1; Ordnance Survey 2015).

1.2.2 The underlying geology of the area comprises Namurian millstone grit of the carboniferous period (Moseley 1978, plate 1), which is overlain by drumlin fields on the higher ground and estuarine deposits closer to the coast (Countryside Commission 1998, 83). The wider landscape of the coastal plain typically comprises small hedge-lined fields grazed by sheep and cattle (*ibid*, 82-84).



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Figure 1: Site location

2. Methodology

2.1 Desk-Based Assessment

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

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

2.2 Site Visit

2.2.1 A site visit, equivalent to an English Heritage Level 1 survey (English Heritage 2007), was carried out covering the proposed development area and other areas that might be affected. Particular attention was paid to the identification of features of historical or archaeological interest, but other relevant features were recorded such as later aspects of the site that may have impacted on the earlier remains or could constrain further investigation. Colour digital photographs showing the general arrangement of the site and any features of interest were taken.

2.3 Archive

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

3. Results

3.1 Introduction

3.1.1 The heritage assessment comprises the compilation of two main pieces of information: a desk-based assessment, primarily consisting of a map and image regression, and the results of a site visit. These are used to describe the historical development of the building and its current condition, in order to provide data from which an assessment of its significance can be made.

3.2 Map Regression

3.2.1 **Introduction:** early maps of the area tend to be relatively lacking in detail, such as Yates' (1786) and Hennet's (1830) maps of Lancashire, so the earliest useful maps therefore only date from the 19th century. There is no tithe map for the area.

3.2.2 **Yates' map of Lancashire, 1786:** this early plan of the area shows the location of Aldcliffe relative to Lancaster without labelling the hall (Plate 1). The canal has not been built yet.

3.2.3 **Hennet's map of Lancashire, 1830:** this map shows Aldcliffe Hall, with a track to a junction with the main road adjacent to the canal, but the lodge has yet to be built (Plate 2).



Plate 1 (left): Extract from Yates' map of 1786

Plate 2 (right): Extract from Hennet's map of 1830

3.2.4 **Ordnance Survey, 1848:** the first edition 1:10,560 Ordnance Survey map, surveyed in 1844-5, shows a similar field arrangement to Hennet's map (Plate 3; cf. Plate 2). The lodge is now clearly marked at the junction of Aldcliffe Hall Drive and Aldcliffe Road; however, very little detail is discernible.

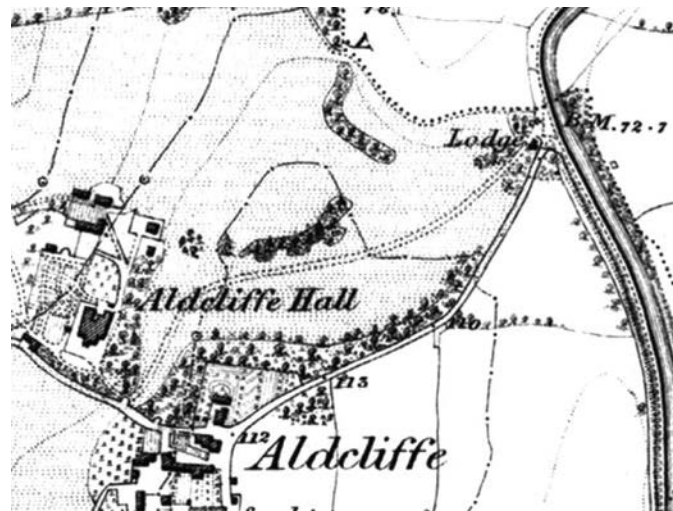


Plate 3: Extract from the Ordnance Survey map of 1848

3.2.5 **Ordnance Survey, 1893:** the 1893 edition of the Ordnance Survey map, at a scale of 1:2,500, was surveyed in 1891-3. The lodge at this point comprised a rectangular block stepped in slightly at the north-east corner (Plate 4) and possibly has a porch off the west side.

3.2.6 **Ordnance Survey, 1913:** this edition, revised in 1910, shows the building has been extended to the south and south-east (Plate 5; cf. Plate 4).

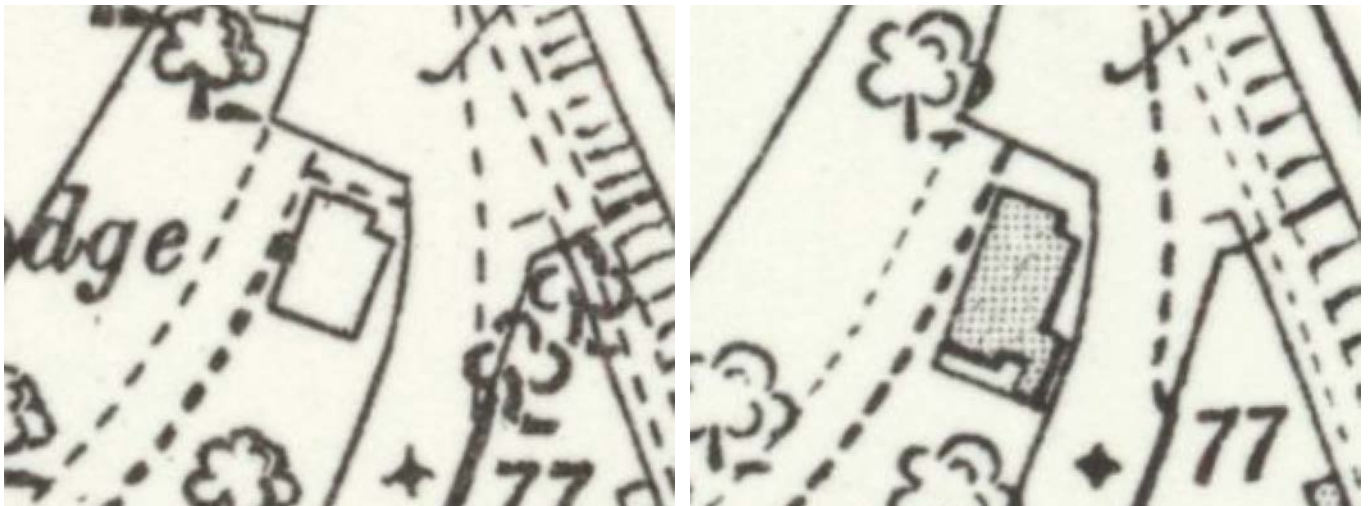


Plate 4 (left): Extract from the Ordnance Survey map of 1893

Plate 5 (right): Extract from the Ordnance Survey map of 1913

3.2.7 **Ordnance Survey, 1933:** the 1933 edition of the Ordnance Survey map was revised in 1931; however, the site appears unchanged (Plate 6; cf. Plate 5).

3.2.8 **Ordnance Survey, 1939:** the 1939 edition of the Ordnance Survey map contains revisions from 1938. No changes to the lodge are indicated (Plate 7; cf. Plate 6).



Plate 6 (left): Extract from the Ordnance Survey map of 1933

Plate 7 (right): Extract from the Ordnance Survey map of 1939

3.2.9 **Photograph, pre-2004:** a photograph of the building, viewed from the north, is reproduced in Martin (2004, 219; Plate 8). It is not clear when it was taken but it obviously must have been before 2004. While this shows the site much as it now is and confirms that the porch on the west side was present at this time, it is of interest as it shows another, apparently detached building, perhaps a garage, was located to the south at this time. This is not shown on any of the maps up to 1939 but is also no longer present on site.



Plate 8: Photograph of the site (from Martin 2004, 219)

3.3 Site History

3.3.1 The site owes its existence to the Aldcliffe Hall as it originally formed part of the estate. Aldcliffe was recorded in the Domesday survey as part of the landholdings of Earl Tostig, which were granted to Roger de Poitou, who in 1094 granted it to the Abbey of St Martin of Sées and it was thus held by the Lancaster Priory and Syon Abbey (Farrer and Brownbill 1914, 48). After the Dissolution it was held for a short time by the crown and then sold, in 1557-1558, to Robert Dalton of Thurnham (*ibid*). The extent of the settlement in the medieval period was probably not large, being assessed at two plough-lands in the

Domesday survey (*ibid*). The origins of the Aldcliffe Hall itself are less certain. It was stated by Twycross (1847, 19) that it was located '*near the site of an ancient manor house*' belonging to the medieval manor of Aldcliffe, although it is not clear how reliable this is.

3.3.2 It is evident that a hall of some form existed by at least the 18th century, at which time the estate was owned by the Riddell family, who were Catholics and used the profits from the Aldcliffe Hall estate '*for the maintenance of Roman Catholic secular clergy*'; as a result it was partly confiscated by the crown after the Jacobite rebellion of 1715 (Farrer and Brownbill 1914, 48). By the end of the 18th century, it had passed to the Dawson family, who were able to acquire the whole of the estate by 1800 and after it passed to Edward Dawson and he came of age in 1814, he was able to rebuild the hall in 1817 (*op cit*, 48-49). The new hall is said to have been stone-built in a '*Jacobean-style*' (Plate 9) and was enlarged in the 1880s by EB Dawson (Robinson 1991, 149-150). The hall was demolished in the 1950s (Garnett 2007, 6), the only surviving element being the east lodge, which, according to the datestone, was built in 1827 (*Appendix 3*). It is perhaps not a coincidence that this shortly after the adjoining canal arm connecting to Glasson Dock was completed. The architect of the hall and lodge was George Webster of Kendal, the lodge being '*characteristic Webster*' (Martin 2004, 115). The census returns from 1841 to 1911 confirm that the building was occupied throughout the 19th century and into the 20th (although it sometimes difficult to be certain the correct building is being described and it is not apparently listed at all in 1861), typically, and perhaps unsurprisingly, by a small family (see *Appendix 2*). What is unexpected, however, is that the head of the household is typically described as an agricultural labourer of some sort, which suggests that the lodge was not really functioning as one might expect by this time and so was perhaps more symbolic of the entrance to the Aldcliffe Hall estate, rather than actually used to greet visitors. The area around Aldcliffe remained relatively rural well into the post-medieval period. The most significant change to the landscape was the arrival of the branch of the canal connecting Lancaster and Glasson Dock, constructed in 1826 (White 2003, 101), and the railway line initially linking Lancaster to Carlisle initiated in 1839, which eventually became the West Coast Main Line to Scotland (Bairstow 1995, 8).



Plate 9: Aldcliffe Hall (after Twycross 1847)

3.4 Site Visit

3.4.1 A brief site visit was made, although access to the interior was limited due to the condition of the building, with the floor of the south-west room actively collapsing, and the cluttered interior. The building is orientated broadly north/south, with the east side alongside Aldcliffe Road. It comprises a relatively small and irregular but essentially L-shaped block, projecting from the south-east end towards to the

adjoining road (Plate 14 and Plate 15). It is largely constructed from local yellow gritstone, externally finished in courses of roughly dressed ashlar with finer detailing around the doors and windows and in the two pairs of octagonal-section chimneys and copings (Plate 10 and Plate 11). The windows have Tudor style drip moulds and the earlier ones have cast iron casements made up of octagonal sections surrounding rhomboids with etched decoration (Plate 13). The later ones are poor copies in the same style. The north elevation also has a small high-level window and a datestone carved '1827' in relief (Plate 10). The south end has clearly been extended, in stonework but without the substantial dressed plinth and cut into the ground to the south (Plate 13), and there is also a later porch on this side around the original doorway with modern 'Gothic' style timber decorations (Plate 12). The south-east corner has also been extended (Plate 14), with a flat dormer in a similar style to the porch (Plate 15).



Plate 10 (left): The north external elevation, viewed from the north

Plate 11 (right): The west external elevation, viewed from the south-west



Plate 12 (left): The porch on the west external elevation, viewed from the north-west



Plate 13 (right): The later extension visible in the south end of the west elevation, viewed from the west



Plate 14 (left): The south elevation, viewed from the south



Plate 15 (right): The east elevation, viewed from the north-east

3.4.2 Internally the building consists of one main room at the south end, with a smaller one to the east, another large room to the south-west, and an irregular collection of smaller rooms accessed via a staircase that drops down from north to south on the south-east side (Plate 16 and Plate 17). Very few features of architectural interest have survived internally; the walls in the main rooms have been largely stripped of plaster back to the stone and have windows to the north and west (Plate 18, Plate 20 and Plate 22), but there is a small fireplace with a stone with a very crude armorial carved in it above, and a small window with an arched top in a brick section to the west (Plate 19), as well as a larger fireplace in

the main north room, with a curved timber lintel with bead-moulded ends (Plate 21), probably a modern addition. The large room to the south-west has a stud wall against the south elevation incorporating a large cupboard with double three-panelled doors (Plate 18). There are suspended timber ceilings in the main rooms, forming a low attic above, the staircase between the north and south ends has square section moulded balustrades (Plate 17), probably also relatively late additions, and the door inside the porch on the west side has five studded panels and a Gothic style handle (Plate 23).



Plate 16 (left): The south-eastern room, viewed from the north

Plate 17 (right): The staircase linking the south and north ends of the building, viewed from the east



Plate 18 (left): The south-western room, viewed from the north-east



Plate 19 (right): The arched window and fireplace in the south-western room, viewed from the south-east



Plate 20 (left): The north side of the north-west room, viewed from the south-east



Plate 21 (right): The fireplace on the south side of the north-west room, viewed from the north



Plate 22 (left): The west side of the north-west room, viewed from the south-east

Plate 23 (right): The internal doorway inside the porch on the west side of the building, viewed from the west

4. Discussion

4.1 Introduction

4.1.1 The preceding sections have shown that the current building was constructed in 1827 as a lodge for Aldcliffe Hall, which was built 10 years earlier but was probably on a site that had been occupied since at least the medieval period. Both the hall and the lodge were built for Edward Dawson and designed by George Webster, part of an important local architectural dynasty.

4.2 Significance

4.2.1 East Lodge is a Grade II Listed building and as such is statutorily protected (Historic England 2021, *Appendix 1*). It is located just outside the south-west end of the Conservation Area for Aldcliffe Road (Lancaster City Council nd). As it currently stands, the site visit demonstrated that externally the building has retained most of the architectural detail that makes it significant and therefore Grade II Listed. Internally, however, it has lost a considerable amount of its historic fabric, and what remains is in poor condition. It is also apparent from the site visit that the building has been subject to at least one phase of extension, to the south and to the south-east; and the porch on the west side is also a later addition. The map evidence shows that these changes were made in the early 20th century and later, and while attempts were obviously made, in the form of the 'Gothic' detailing, to follow the original architectural style of the lodge, it is mostly very poor quality and detracts from the building.

4.3 Impact

4.3.1 The proposals are to renovate the building and return it to domestic use, including the addition of an extension in a contemporary style to the south end. This would allow the core of the building to be retained and sympathetically restored, while the south end, which has already evidently been subject to at least one phase of extension in the early 20th century, would see the most substantial alteration. On the basis of the site visit, and as already stated, the majority of the historic fabric of note is external, while the interior has been substantially modified and been subject to decay. It is considered therefore that the proposals, if carried out sympathetically, would have an overall positive impact – saving the building from further decay by making it usable, removing the poor quality later additions, and preserving the most important architectural elements, essentially the detail found in the external elevations such as the hood moulded windows and iron casements, date stone, original door (now inside the porch), octagonal chimneys, and spike finials, as well as curtilage features such as the boundary wall and gate posts.

4.4 Conclusion and Recommendations

4.4.1 While the building is currently structurally sound and, externally at least, retains much of its original form and historic fabric, internally it has been subject to a range of inappropriate alterations and subsequent decay. The current proposals should allow the significant historic fabric to be retained and renovated while making the building usable by extending from the south end, which has already been substantially altered. In addition, there is a precedent for this as an apparently detached building did formerly stand to the south, although it is not clear what this was.

4.4.2 It would be beneficial to gain a better understanding of the building however, and a more detailed record of it prior to any work taking place, ideally through an archaeological building recording, at Historic England Level 2 or 3 (Historic England 2016). As the only remaining part of the structures making up the early 19th century Aldcliffe Hall designed by the Websters it is of some local historical significance.

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Appendix 1: Summary of Listed Building Information

EAST LODGE TO FROMER ALDCLIFFE HALL, ALDCLIFFE ROAD (Historic England 2021)

Heritage Category:	Listed Building
Grade:	II
List Entry Number:	1194966
Date first listed:	18 th February 1970
Statutory Address:	East Lodge to Former Aldcliffe Hall, Aldcliffe Road
County:	Lancashire
District:	Lancaster (District Authority)
Parish:	Aldcliffe-with-Stodday
National Grid Reference:	SD 46941 60384

Description:

Lodge, now house. 1827, extended mid-20th century. For Edward Dawson of Aldcliffe Hall (now demolished). Squared coursed sandstone with ashlar dressings. Slate roof with coped gables and with kneelers carrying spike finials. Elizabethan style. One storey and two bays, extended in matching style by one bay to the right. Two pairs of octagonal chimneys on the ridge, between the original bays and over the original right-hand gable. On either side of the door, under a square-headed dripstone, is a cross-window with splayed jambs, hollow-chamfered timber mullions and transoms, and glazing bars forming octagonal panes surrounded by four diamonds. The doorway, under a recent wooden lean-to porch, also has splayed jambs and what may be the original door. The left-hand gable has a single cross-window under the datestone, which is inscribed '1827' in raised lettering.

Appendix 2: Summary of Census Information

Address	Name
Aldcliffe Lodge	H Lambert

Details from the census return for 1911 for 'Aldcliffe Lodge' (Enumeration District 11 1911)

Address	Name	Age	Occupation	Place of birth
Aldcliffe Lodge	James Christopherson	43	Cattleman on farm	Lancashire, Scotforth
	Elizabeth Christopherson	45		Lancashire, Cockerham

Details from the census return for 1901 for 'Aldcliffe Lodge' (RG13/Piece 3993/Folio 5/Page 1 1901)

Address	Name	Age	Occupation	Place of birth
The Lodge	John Walters	32	Ag[ricultural] outdoor labourer	Derbyshire, Matlock
	Ellen Walters	32		Lancashire, Cabus

Details from the census return for 1891 for 'The Lodge' in the town of Aldcliffe (RG12/Piece 3468/Folio 28/Page 4 1891)

Address	Name	Age	Occupation	Place of birth
Aldcliffe Lodge	Richard Airey	26	Agricultural labourer	Lancashire, Skerton
	Hannah Airey	22		Lancashire, Lancaster
	Henry Airey	2		Lancashire, Lancaster
	Annie Airey	1		Lancashire, Aldcliffe

Details from the census return for 1881 for 'Aldcliffe Lodge' (RG11/Piece 4267/Folio 107/Page 7 1881)

Address	Name	Age	Occupation	Place of birth
Aldcliffe Lodge	John Bond	61	Labourer (at coal yard)	Lancashire, Quernmore
	Susannah Bond	41		Yorkshire, Ingleton

Details from the census return for 1871 for 'Aldcliffe Lodge' (RG10/Piece 4232/Folio 110/Page 3 1871)

The lodge is not specifically named in 1861 return.

Address	Name	Age	Occupation	Place of birth
Aldcliffe Lodge	Thomas Bibby	49	Labourer	Lancashire ???
	Dinah Bibby	44		Yorkshire ???
	Ann Bibby	4		Lancashire, Lancaster

Details from the census return for 1851 for 'Aldcliffe Lodge' (HO107/Piece 2272/Folio 531/Page 4 1851)

Address	Name	Age	Occupation
Lodge	James Gorst	40	Ag[ricultural] labourer
	Hannah Gorst	30	
	Richard Gorst	12	
	Elling [sic] Gorst	6	

Details from the census return for 1841 for 'Lodge' in the township of Aldcliffe (H107/Piece 554/Folio 5/Page 5 1841)