

# 3 HOAD LANE, ULVERSTON, CUMBRIA

## House History

A handwritten list of historical owners for 3 Hoad Lane, Ulverston, Cumbria. The list is organized into columns with house numbers and names. The entries are as follows:

657	661	James Wilkie	Mrs J. H. Lawry
658	662	Wm. Bragg	
659	663	Geo. Henry Spencer	
660	664	Edw. Lawry	Mrs. Lawry's Trust
661	665	John Wilson	
662	666	John Wilson	Miss Prescott as agent to Peter
663	667	John Wilson	
664	668	John Wilson	
665	669	Henry Broadale	Hy Broadale
666	670		
671	671	Martha Percy	Mrs J. H. Lawry
672	672	Isaac Kirby	
673	673	Richard Kitching	Poor Trustees
674	674	Ulverston Self	
675	675	R. V. S. Commodore	Duke of Buccleuch per 6 Hoad Lane
676	676	James Atherton	
677	677	Duke of Buccleuch	
678	678	Jos. Atherton	
679	679	J. J. Atherton	
680	680	John Prentice	



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## House History

### Location

The house is situated on the south side of Hoad Lane at the north-east edge of the town of Ulverston. The lane joins the A590 100m to the east. The house itself is located at NGR SD 29520 78800<sup>1</sup> and is c20m above sea level.

### Early History

Hoad Lane is located on the outskirts of the core of Ulverston, in an area situated along the lower south flank of Hoad hill. The large house and park to the west, later known as Ford House, was originally named 'Hoad Style'<sup>2</sup>, presumably on account of its position as the access to Hoad hill from the town to the west.

There is a potentially very long history of settlement in this area. It is situated at the foot of Hoad, which has recently been identified as having a large enclosure circling it that may be of late prehistoric date<sup>3</sup>. In addition, in the late 19<sup>th</sup> century a stone axe hammer of probable Bronze Age date was discovered built into the cobbled floor of Oubas Cottage<sup>4</sup>, to the west of Hoad Lane, which further indicates that there was prehistoric activity in the immediate area.

In the earliest references to the area the general settlement in this location is simply all named 'Moss Side', presumably on account of its proximity to what was an area of boggy ground to the south before the construction of the canal in 1796 and the associated drainage and enclosure of the land. It is possible that the word 'side' in Moss Side might derive from the much earlier Norse word *saetr* meaning sheiling, a temporary settlement where shepherds would stay while taking their animals onto higher pasture in the summer, in which case it might mean the 'sheiling near the moss', but this is uncertain<sup>5</sup>. The present name of nearby Oubas Hill is also of interest; the first element may derive from another Norse word *haugr* meaning hill<sup>6</sup>, from which Hoad is also derived, so Oubas may simply mean 'at the base or bottom of the hill'. Ironically the word hill has then been added to this.

### Map and Image Evidence

The most effective way of exploring the physical development of the building, apart from thorough investigation of the standing structure itself, is through examination of early maps and other images, although maps prior to the early-19<sup>th</sup> century tend to lack enough detail to show changes within a specific building. The manner in which the property is shown in each map is discussed below.

The earliest maps tend to cover the entire county and are therefore at an inappropriate scale to show individual buildings. There are, however, three early maps that cover the area of Hoad Lane and show how it changed between the end of the 18<sup>th</sup> century and beginning of the 19<sup>th</sup>. The earliest of these was completed as part of the process of enclosing the common in Ulverston (Plate 1). It shows that Hoad Lane did not exist at this time, but 'Moss Side' is marked alongside the road 'From Ulverston to Kendal'. Another map, of the proposed canal and of the same date, shows essentially the same arrangement but names the land on which Hoad Lane is situated as 'common' (Plate 2).

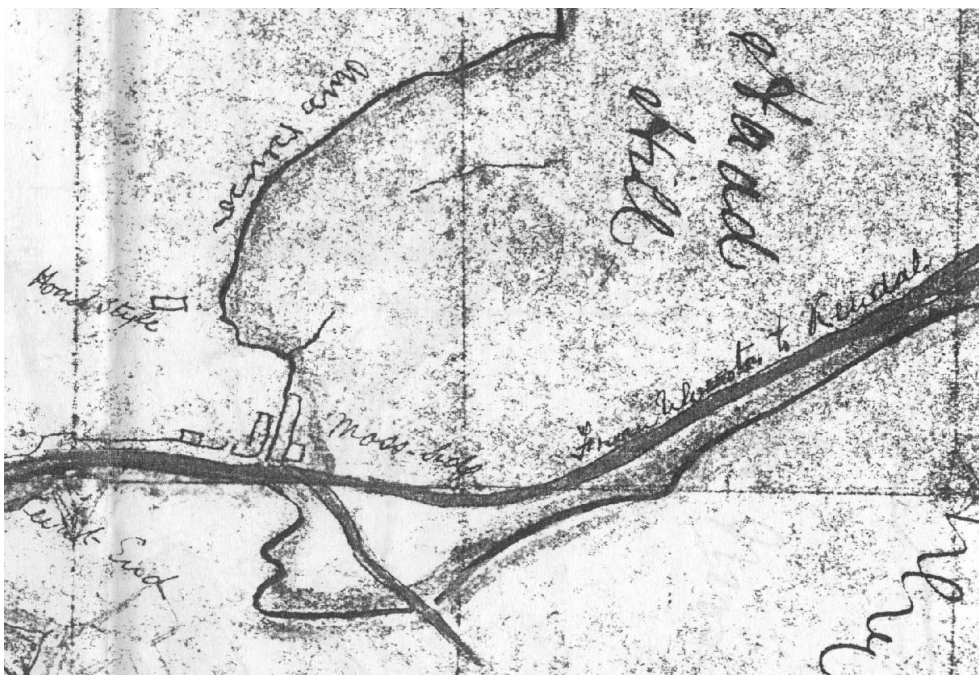


Plate 1: Extract from the plan of Ulverston Commons, 1792<sup>7</sup>

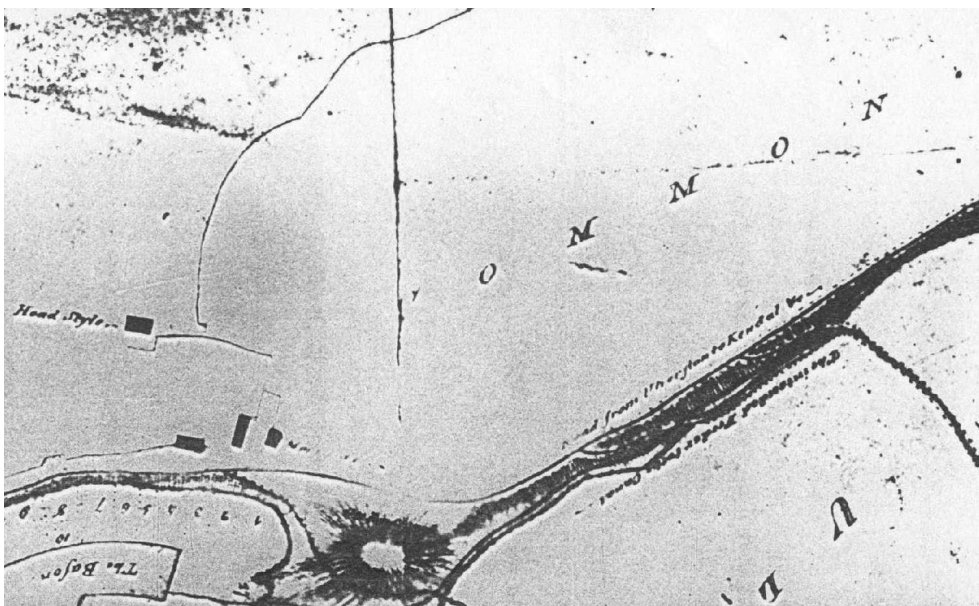
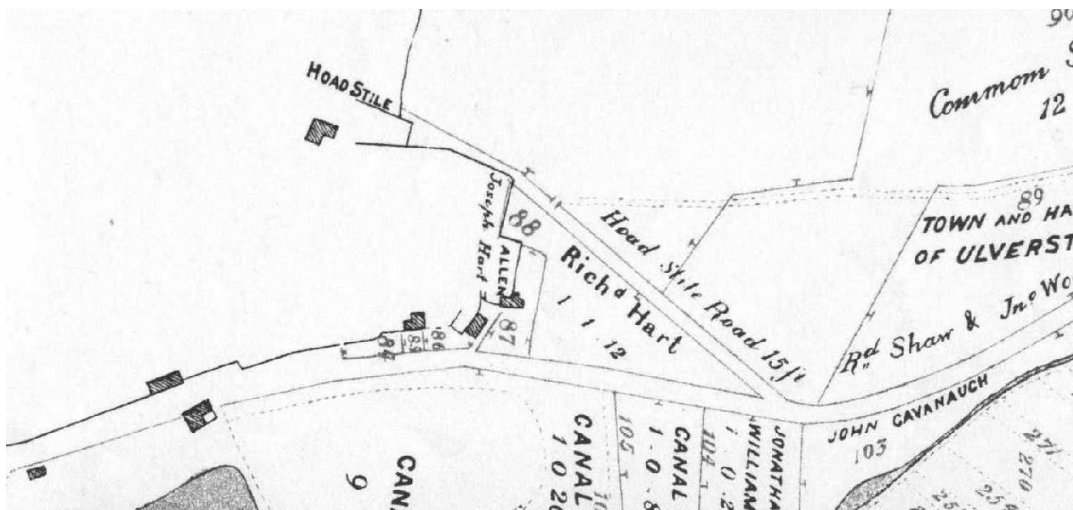


Plate 2: Extract from the plan of the intended Ulverston Canal, 1792<sup>8</sup>

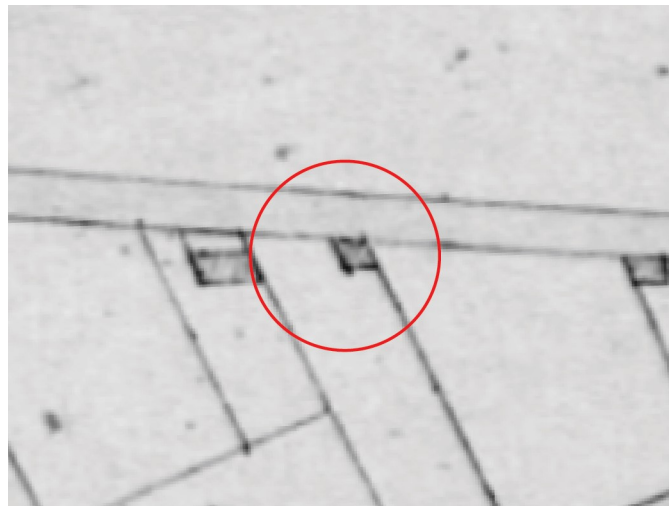
By 1812, however, the enclosure of Ulverston's commons had been completed and it is apparent that the former common land had been at least partially enclosed, as shown on a plan of this date by John Pagdin<sup>9</sup>. As part of this Hoad Lane had evidently been constructed but is named 'Hoad Style Road' (Plate 3). No buildings are shown along it at this time.



**Plate 3: Extract from John Pagdin's plan, 1812**

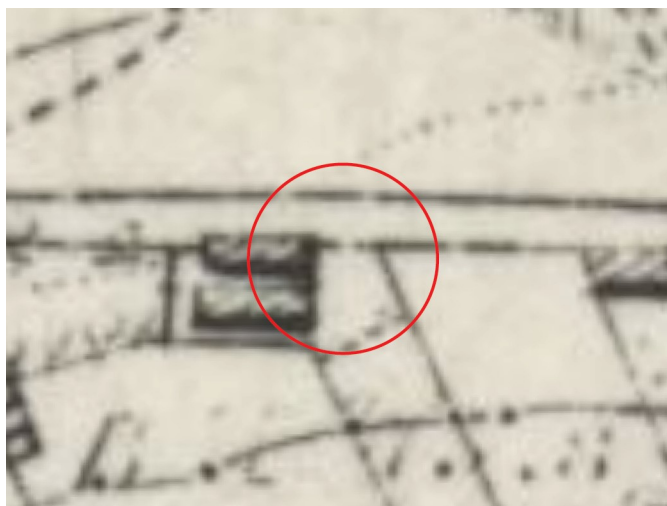
Ulverston is fortunate in having a detailed map of the town from 1832, which shows part of Moss Side to the edge of the map; however, it does not extend far enough to the north-east to cover the site<sup>10</sup>.

The tithe map of the area from 1849 seems to show a building in the approximate location of No. 3 (Plate 4); however, the map is very simplified and its accuracy cannot be relied upon in its depiction of the buildings on site<sup>11</sup>. The accompanying tithe apportionment states that the land, which formed part of a wider plot named in the description as 'Moss Side', was owned by the late Joseph Hart and occupied by Robert Mason<sup>12</sup>.



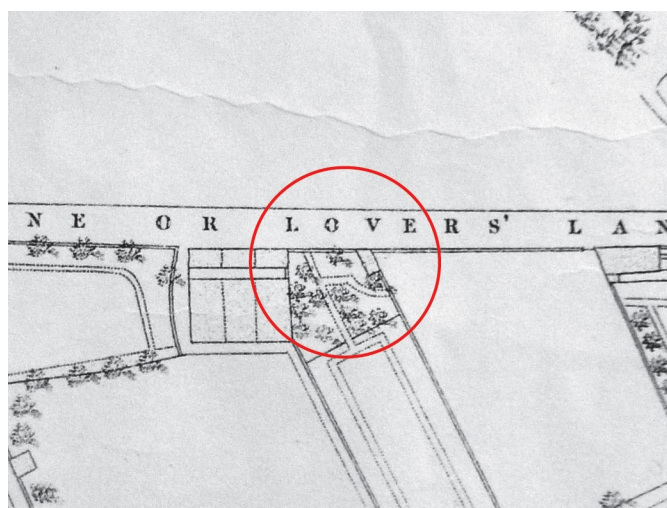
**Plate 4: Extract from the tithe map of 1849**

The next available maps are those produced by the Ordnance Survey, with the first dated to 1850<sup>13</sup>. This is at a scale of 1:10,560 and shows the area is undeveloped (Plate 5).



**Plate 5: Extract from the Ordnance Survey map of 1850**

Ulverston is also fortunate to have a very detailed plan of the town from 1852, again produced by the Ordnance Survey, this time at a scale of 1:1,056<sup>14</sup>. This shows gardens in the area of the site to the south side of the Hoad Lane or 'Lovers' Lane'.



**Plate 6: Extract from the Ordnance Survey map of 1852**

The following Ordnance Survey map of 1891 is at a scale of 1:2,500<sup>15</sup>. This is the first to show buildings that match the footprint of those currently extant at the site (Plate 7). This indicates that the current buildings were constructed between 1850 and 1889, this being the period between when the two editions of the Ordnance Survey maps were surveyed.



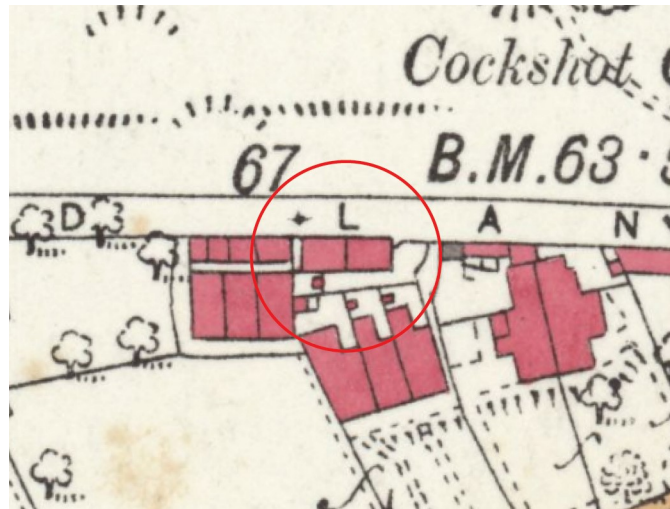


Plate 7: Extract from the Ordnance Survey map of 1891

Later Ordnance Survey maps<sup>16,17,18</sup> show very little change to the buildings to the south side of Hoad Lane from the 1890s until probably at least the 1940s, if not beyond (Plate 8, Plate 9 and Plate 10).

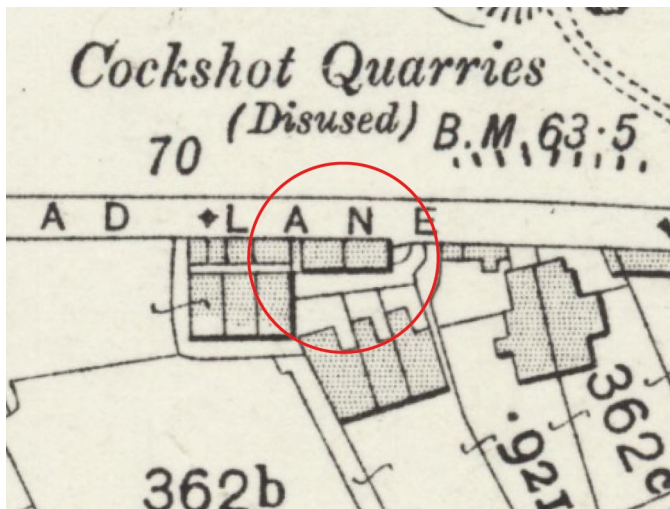


Plate 8 (left): Extract from the Ordnance Survey map of 1913



Plate 9 (right): Extract from the Ordnance Survey map of 1933

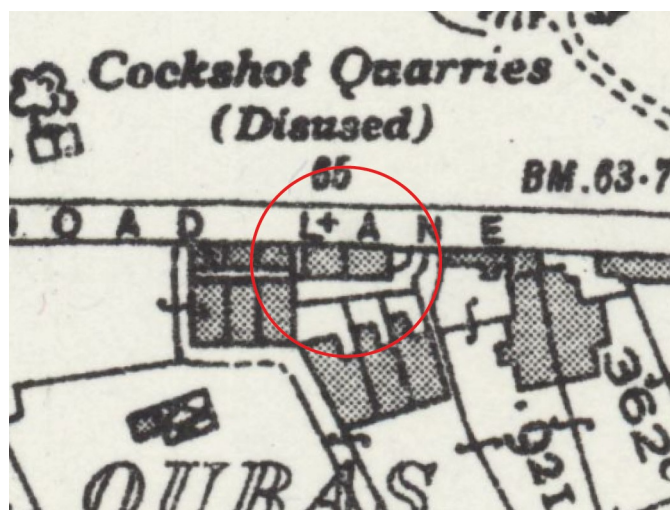


Plate 10: Extract from the Ordnance Survey map of 1941



## Owners and Occupiers

As the map evidence shows, the property was constructed in the late 19<sup>th</sup> century, between 1852 and 1889, and apparently comprised two adjoining buildings forming a single block. It therefore does not feature on the earliest census returns that are available, between 1841 and 1851. It is also not possible to identify it with any certainty in the census returns between 1861 and 1881 because at that time property numbers were not fixed and they were often referred to only by the name of the street or even just area of town; in this case 'Moss Side'.

The first reference to the property, which the Rating Valuation demonstrates originally comprised No.2 and No. 3, Hoad Lane, is the 1891 census<sup>19</sup>. At this date No. 2 was occupied by the Hutton family, headed by James Hutton an iron moulder, and No. 3 was occupied by the Nicholson family, headed by James Nicholson, also an iron moulder: someone who made moulds for an iron foundry<sup>20</sup>. In 1901 and 1911 it was recorded that Isaac and Isabella Kirkby lived in No. 3<sup>21,22</sup>. Isaac Kirkby was an iron 'turner': a lathe operator who made items from iron<sup>23</sup>. No. 2 was occupied by the Owens family in 1901<sup>24</sup>, headed by Edward Owens, a bricklayer's labourer, and in 1911 by Martha Pursey, a widow<sup>25</sup>. The details of the relevant census returns between 1891 and 1911 are presented in Table 2 below.

Year	Name	Age	Occupation	Address	Place of birth
1891 <sup>26</sup>					
	James Hutton	23	Iron moulder	2 Hoad Lane	Westmoreland [sic] Kendal
	Elizabeth Hutton	21		2 Hoad Lane	Westmoreland [sic], Killington
	Edith M Hutton	9mo		2 Hoad Lane	Westmoreland [sic], Kendal
	James Nicholson	24	Iron moulder	3 Hoad Lane	Westmoreland [sic], Kendal
	Anne J Nicholson	33		3 Hoad Lane	Westmoreland [sic], Milnthorpe
	Richard S Y Nicholson	2		3 Hoad Lane	Westmoreland [sic], Kendal
1901 <sup>27</sup>					
	Edward Owens	28	Bricklayer's labourer	2 Hoad Lane	Lancashire, Dalton
	Maria A Owens	23		2 Hoad Lane	Lancashire, Askam
	Beatrice C Owens	3		2 Hoad Lane	Lancashire, Dalton
	Isaac Kirkby	46	Iron turner fitter	3 Hoad Lane	Lancashire, Ulverston
	Isabella Kirkby	40		3 Hoad Lane	Lancashire, Ulverston
1911 <sup>28</sup>					
	Martha Pursey	73	Widow	2 Hoad Lane	Cumberland, Whitehaven
	Isaac Kirkby	56	Iron turner	3 Hoad Lane	Lancashire, Ulverston
	Isabella Kirkby	50		3 Hoad Lane	Lancashire, Ulverston

**Table 1: Occupiers details as listed in the census from 1891-1911**

A particularly useful source is the Valuation Rating of 1910, which lists not only the property's occupier but also its owner. The accompanying map for this shows the property as comprising Plots 667 (No. 2) and 668 (No. 3). Plot 667, which is described as a cottage and addressed as 28 Moss Side, was occupied by John Watson and owned by Thomas Prescott, who lived in Preston, while Plot 668 is listed as unoccupied and owned by John Wilson, who lived at 27 Moss Side (see Table 2).

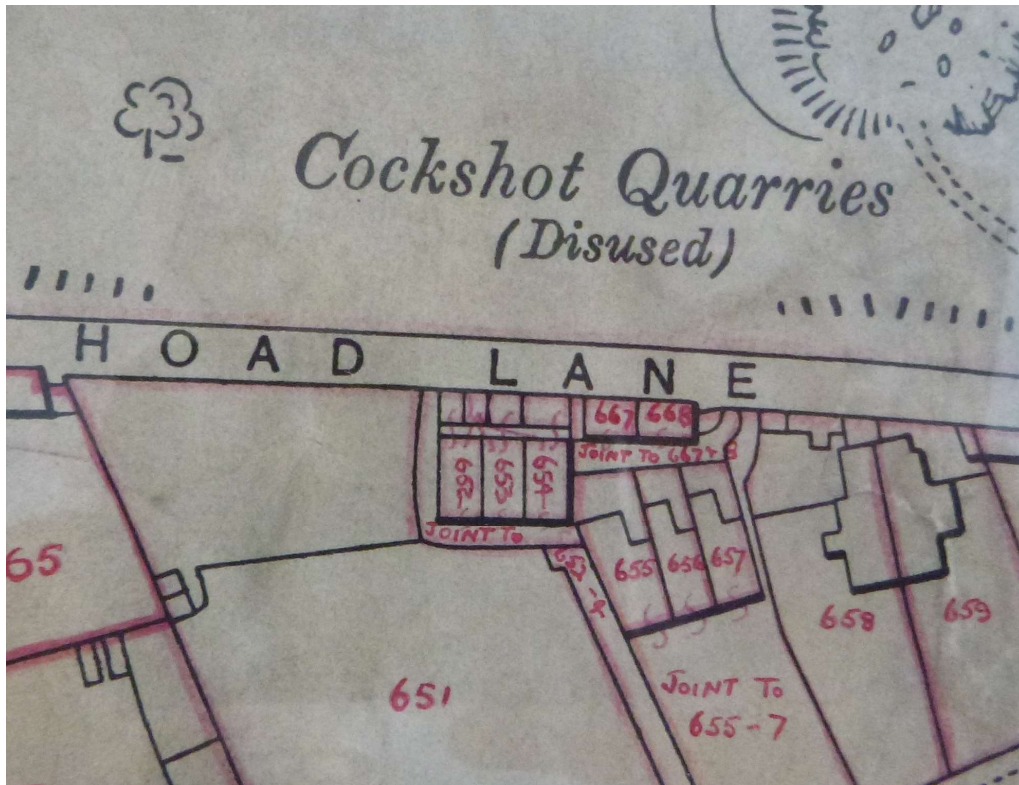


Plate 11: Extract from the Ordnance Survey map of 1911 annotated with the plot numbers for the 1910 valuation<sup>29</sup>

Plot No	Address	Description	Occupier	Owner
667	28 Moss Side	Cottage	John Watson	Thomas Prescott, 21 Argyll Road, Preston
668	Moss Side	Cottage	-	John Wilson, 27 Moss Side, Ulverston

Table 2: Information from the 1910 valuation<sup>30</sup>

## Discussion

While the documentary sources reveal relatively little about the origins of the building it is apparent from maps of the area that the building was constructed between 1850 and 1889.

The census returns and valuation of 1910 show that it originally comprised two cottages, occupied in the late 19<sup>th</sup> century primarily by iron workers. They are likely to have worked in one of the various iron foundries that operated in the town at that time; there was one on what is now Hart Street in this period and possibly another on the canal head<sup>31</sup>.

## References

### Primary Sources

CAC(B) BT/IR 1/27, 1910 *Duties on Land Values. Record of Valuations Made by the Commissioners of Inland Revenue, in Accordance with the Provisions of Part 1 of the Finance (1909/10) Act, 1910. County of Lancaster Division of Lonsdale North A Valuation Book for the Parish or Ulverston*

CAC(B) Z2069, 1792 *Plan of Ulverston Commons*

CAC(B) Z2090, 1792 *Plan of Intended Ulverston Canal*

NA IR 29/18/316, 1849 *Tithe apportionment of Ulverston (township in the parish of Ulverston), Lancashire*

NA IR 30/18/316, 1849 *Tithe map of Ulverston (township in the parish of Ulverston), Lancashire*

Ordnance Survey, 1850 *Lancashire Sheet 16*, 1: 10,560, surveyed 1846-1847

Ordnance Survey, 1852 *Ulverston Sheet 2*, 1:1,056, surveyed in 1850

Ordnance Survey, 1891 *Lancashire Sheet XXVI.3*, 1: 2,500, surveyed 1889

Ordnance Survey, 1911 *Lancashire Sheet XXVI.3 NE*, 1:1,050

Ordnance Survey, 1913 *Lancashire Sheet XXVI.3*, 1: 2,500, revised 1911

Ordnance Survey, 1933 *Lancashire Sheet XXVI.3*, 1: 2,500, revised 1931-1932

Ordnance Survey, 1941 *Lancashire Sheet XVI.3*, 1:2,500, surveyed in re-1889, revised 1938

Ordnance Survey, 2011 *The English Lakes South-eastern Area: Windermere, Kendal and Silverdale, OL7*, 1:25,000

RG12/Piece 3477/Folio 31/Page 6, 1891 *Census*

RG13/Piece 4004/Folio 124/Page 35, 1901 *Census*

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*of Lancaster, 39 GEO III, 1799, The Ulverstone Commons Enclosure Award, 1813, Extract from the Ulverston Local Board Act, 37 & 38 VICT, 1874, Ulverston*

## Endnotes

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<sup>1</sup> Ordnance Survey 2011

<sup>2</sup> Greenlane Archaeology 2007

<sup>3</sup> Elsworth 2005

<sup>4</sup> Gaythorpe 1899, 167

<sup>5</sup> See for example Ekwall 1922, 16 and Smith 1967, 282. Other place-names such as Rampside, Rosside, and Ambleside have this derivation, although a personal name often forms the first part.

<sup>6</sup> Ekwall 1922, 12

<sup>7</sup> CAC(B) Z2069 1792

<sup>8</sup> CAC(B) Z2090 1792

<sup>9</sup> Pagdin's plan of 1812 is included as part of Ulverston Local Board 1891

<sup>10</sup> Wood 1832

<sup>11</sup> NA IR 30/18/316 1849

<sup>12</sup> NA IR 29/18/316 1849

<sup>13</sup> Ordnance Survey 1850

<sup>14</sup> Ordnance Survey 1852

<sup>15</sup> Ordnance Survey 1891

<sup>16</sup> Ordnance Survey 1913

<sup>17</sup> Ordnance Survey 1933

<sup>18</sup> Ordnance Survey 1941

<sup>19</sup> RG12/Piece 3477/Folio 31/Page 6 1891

<sup>20</sup> Jane Hewitt Family Tree Researcher 2022

<sup>21</sup> RG13/Piece 4004/Folio 124/Page 35 1901

<sup>22</sup> RG14/Enumeration District 9 1911

<sup>23</sup> Jane Hewitt Family Tree Researcher 2022

<sup>24</sup> RG13/Piece 4004/Folio 124/Page 35 1901

<sup>25</sup> RG14/Enumeration District 9 1911

<sup>26</sup> RG12/Piece 3477/Folio 31/Page 6 1891

<sup>27</sup> RG13/Piece 4004/Folio 124/Page 35 1901

<sup>28</sup> RG14/Enumeration District 09/Piece 25622 1911

<sup>29</sup> Ordnance Survey 1911

<sup>30</sup> CAC(B) BT/IR 1/27 1910

<sup>31</sup> Elsworth forthcoming