

IVY COTTAGE, DRAGLEY BECK, ULVERSTON, CUMBRIA

Heritage Assessment



Client: Mr Neil Corbett

NGR: 328955 477640

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January 2023



The Site	
Site Name	Ivy Cottage, Ulverston
County	Cumbria
NGR	328955 477640
Listed Building Grade; List Entry No.	II, 1270137

Client	
Client Name	Mr Neil Corbett

Planning	
Pre-planning?	Yes
Planning Application No.	-
Condition number	-
Proposals	-
Local Planning Authority	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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Date of site visit	29 th November 2022

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Summary

Prior to the submission of a planning application for proposed alterations to Ivy Cottage, Ulverston, Cumbria, Greenlane Archaeology was commissioned to carry out a heritage assessment for the property, which is a Grade II Listed building. This provides suitable information about the history of the building so that a better understanding of its development can be obtained, which can then be used to assess its significance.

The documentary evidence is relatively limited for the early history of the property, which is considered to be of 16th century origin, although the nearby Sir John Barrow Cottage, which is broadly similar, was recently dated by dendrochronology to the late 16th century. Map evidence demonstrates that it existed in essentially its current form by at least the middle of the 19th century, with the outshut on the west end added in the 1830s. It is difficult to identify the owners and occupiers until the late 19th and early 20th centuries, although it evidently formed two dwellings and was apparently called 'Four Yews' at one time.

A site visit revealed that although recently modernised it still has an original cruck frame and the large parts of the original roof structure as well as elements associated with doorways, including the two front doors, although these are in need of repair. It is apparent that the earliest part of the structure is the east end, which comprised a small two-room 1½ storey cottage, which was extended to the west with a two-storey single bay addition.

As a Grade II Listed building, the building is statutorily protected and of local significance. While detail of the proposals is not yet known and the building has been already been extensively modernised there is the potential to impact the original fabric, although some areas, such as the front doors, are in need of renovation and this should ultimately be beneficial.

Acknowledgements

Greenlane Archaeology would like to thank Mr Corbett for commissioning the project and for providing access for the site visit, and his architect, Dearbhail Keating at John Coward Architects, for providing information about the site and copies of the 'as existing' drawings. Special thanks are also due to the staff of the Cumbria Archive Centre in Barrow-in-Furness for their assistance with accessing the relevant archive information.

1. Introduction

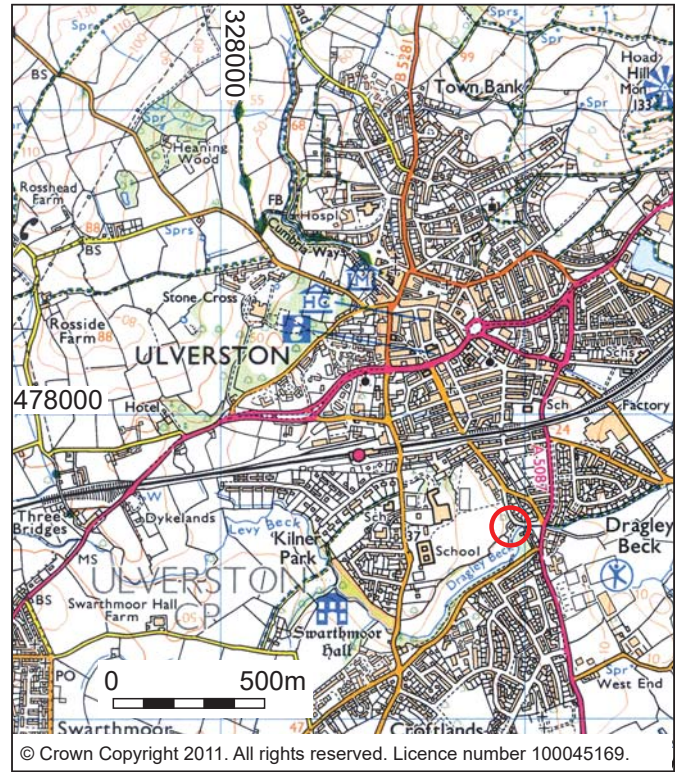
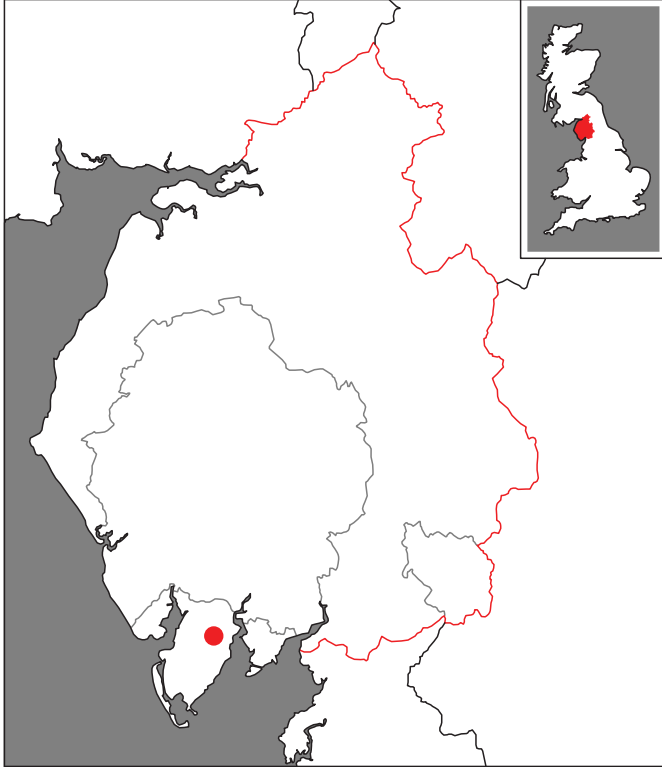
1.1 Circumstances of the Project

1.1.1 The circumstances of the project are set out in the tables on the inside cover of this report.

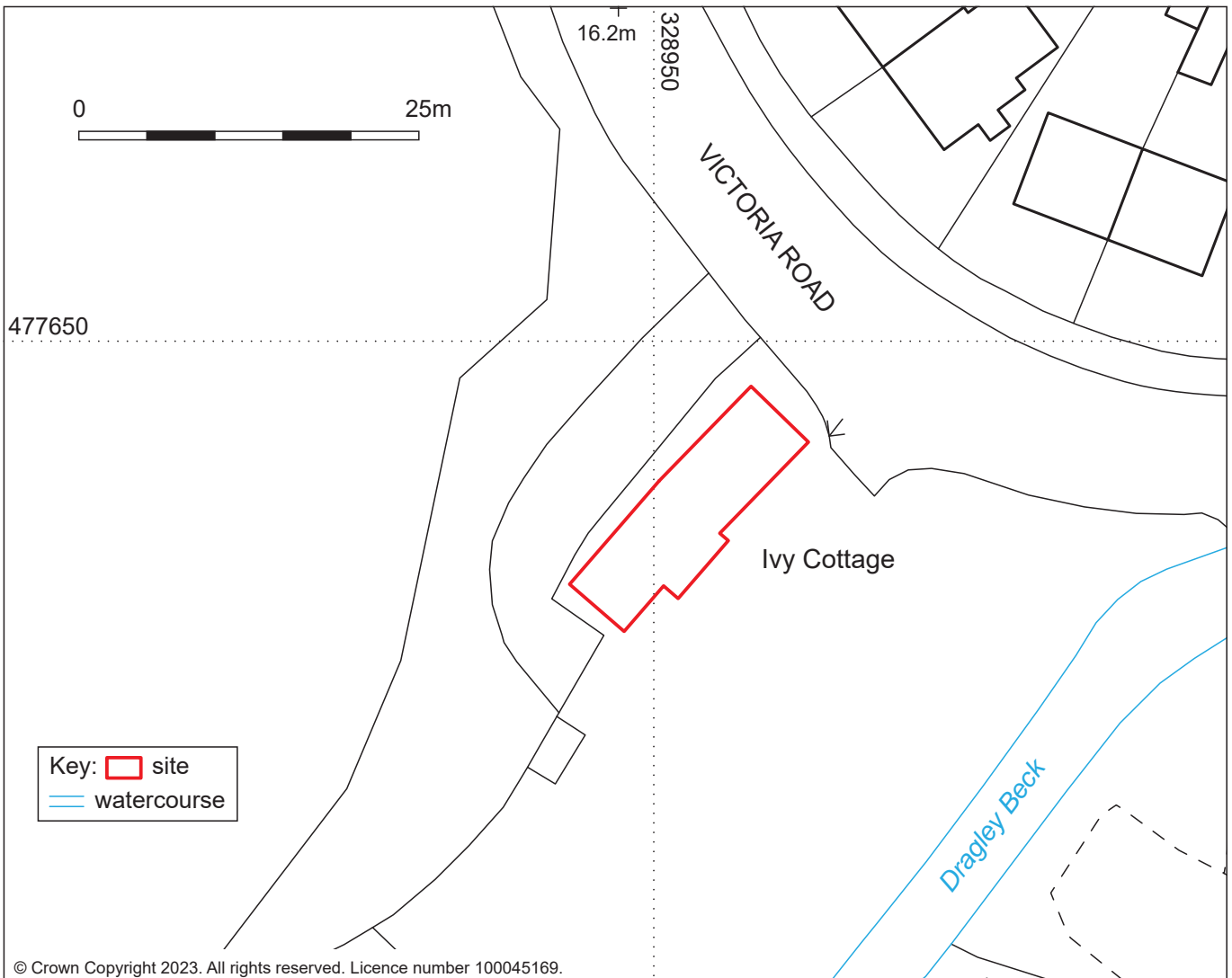
1.2 Location, Geology, and Topography

1.2.1 Ivy Cottage is located on Victoria Road, approximately 30m north-west of Dragley Beck in Ulverston, to the east of Ulverston Victoria High School playing fields (Figure 1; Ordnance Survey 2011). It is approximately 15m 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 on the edge of the centre of the town.



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Figure 1: Site location

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 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 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:** the majority of original and secondary sources relating to the site are deposited in the relevant Record Office(s) or Archive Centre(s), as specified in the cover sheet of this report. Of principal importance are early maps of the site. These were examined in order to establish the development of the site, date of any structures present within it, and details of land use, in order to set the site in its historical, archaeological, and regional context. In addition, any details of the site's owners and occupiers were acquired where available;
- **Online Resources:** where available, mapping such as Ordnance Survey maps and 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, equivalent to an English Heritage Level 1 survey (Historic England 2016), 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 and a selection of these has been used to illustrate the report.

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 **Introduction:** while there are various early maps of the area the majority tend to be insufficiently detailed to be useful in understanding the development of the site. The maps that are detailed below are those that provide the most useful information, primarily comprising Ordnance Survey maps of the mid-19th century onwards.

3.2.2 **Wood, 1832:** a north-east/south-west aligned building is shown at the location of Ivy Cottage on Wood's 1832 map of Ulverston (Plate 2). The building is marked immediately adjacent to the road to the north-east and perhaps slightly shorter and wider than it appears on later maps.

3.2.3 **Illustration, 1839:** remarkably, a copy of a water colour of the building by a local artist, the Rev T Tolming, exists, entitled 'View of Mr Gilpin's Cottage, at Dragley Beck, near Ulverston'. It is not clear where the original is now but it was reported as having been given to the Town Council in 1915, by a John Cooper of Myles Close, Windermere, who was a descendant of Bernard Gilpin (Anon 1915). This shows the building very much as it is now, and evidently comprising two separate sections: the right side only single storey, the left two storeys, with a monopitch outshut on the far-left side.



Plate 1: Illustration, 1839

3.2.4 **Ordnance Survey, 1850:** a long, thin rectangular block is marked on the 1:10,560 Ordnance Survey map, surveyed in 1846-47 (Plate 4). It is shown much further from the road than on Wood's

(1832) map or later editions of Ordnance Survey maps and is evidently longer, extending further to the south-west.

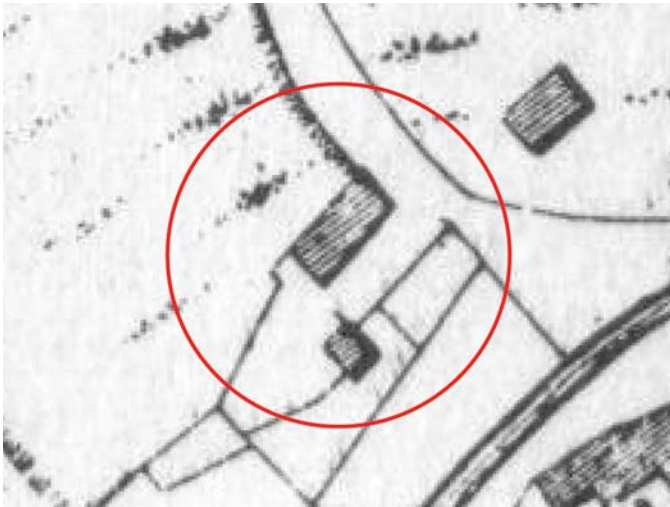


Plate 2 (left): Extract from Woods's map of 1832



Plate 3 (right): Extract from the Ordnance Survey map of 1850

3.2.5 **Tithe map, 1850:** the building isn't shown in detail on the tithe map; however, lines to the edge of Victoria Road probably indicate property boundaries and the approximate location of the north-east end of the building (Plate 3). The tithe map usually has an accompanying schedule that lists owners and occupiers but the one for Ulverston parish does not so this information is not available.

3.2.6 **Ordnance Survey, 1890:** a 1:500 edition map of Ulverston was produced in 1890, which was surveyed in 1889 (Plate 5). Ivy Cottage appears at the south edge of *Sheet 3*. The block is subdivided, with a shorter, almost square-shaped block at the south-west end corresponding with the outshut shown in the image of 1839. The wall steps out slightly to the north-east of this on the south-east elevation. There are also three features indicated on the ground in front of the building on the south-east side, although it is not clear what these are.



Plate 4 (left): Extract from the tithe map of 1850



Plate 5 (right): Extract from the Ordnance Survey map of 1890

3.2.7 **Ordnance Survey, 1891:** the 1:2,500 edition of the Ordnance Survey produced in 1891 shows much the same information as the 1:500 edition of the map, albeit in slightly less detail because of the differences in scale (Plate 6; cf. Plate 5).

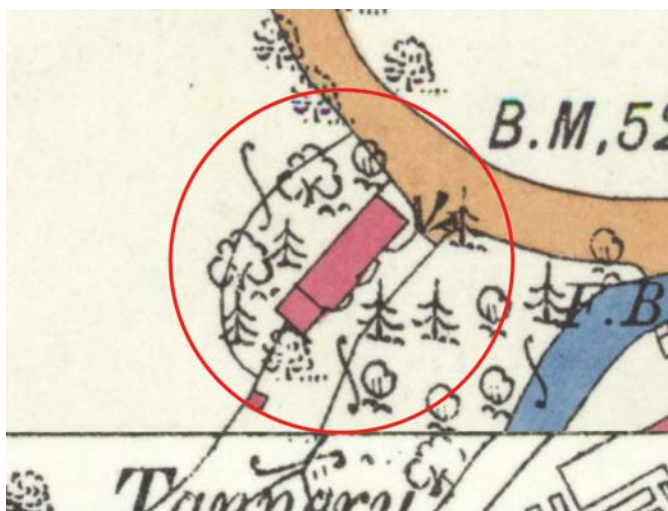


Plate 6 (left): Extract from the Ordnance Survey maps of 1890/91

3.2.8 **Ordnance Survey, 1912:** this is a zoomed in edition at a scale of 1:1,250, used to mark the plots recorded in the rating valuation of 1910. It clearly shows the building much as it is on the preceding and following maps, but it is shown as two separate plots labelled 1056 and 1057 (Plate 7).

3.2.9 **Ordnance Survey, 1913:** the features in front of the cottage on the south-east side are no longer shown (Plate 6; cf. Plate 5).

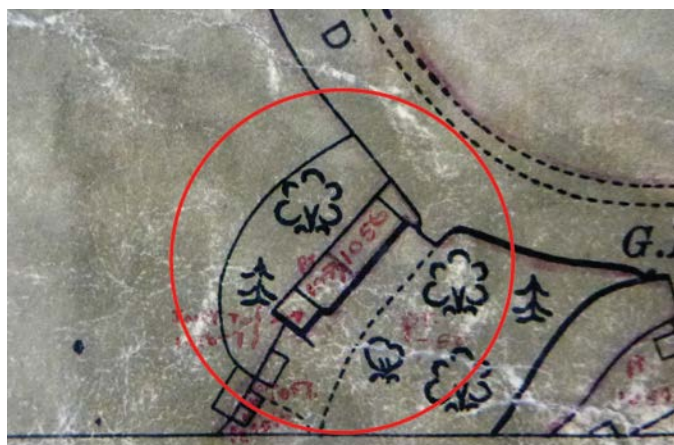


Plate 7 (left): Extract from the Ordnance Survey map of 1912

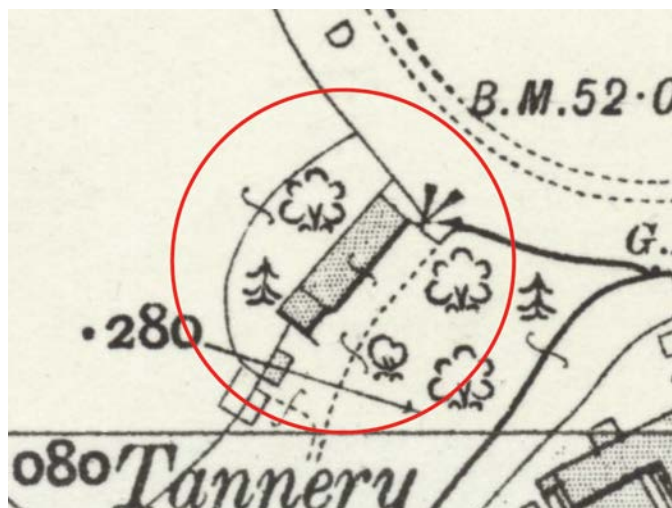


Plate 8 (right): Extract from the Ordnance Survey maps of 1913

3.2.10 **Ordnance Survey, 1933:** the north side of Victoria Road has been developed by this point; however, the site itself is unchanged (Plate 9; cf. Plate 6).

3.2.11 **Ordnance Survey, 1941:** the site is unchanged (; cf. Plate 9).

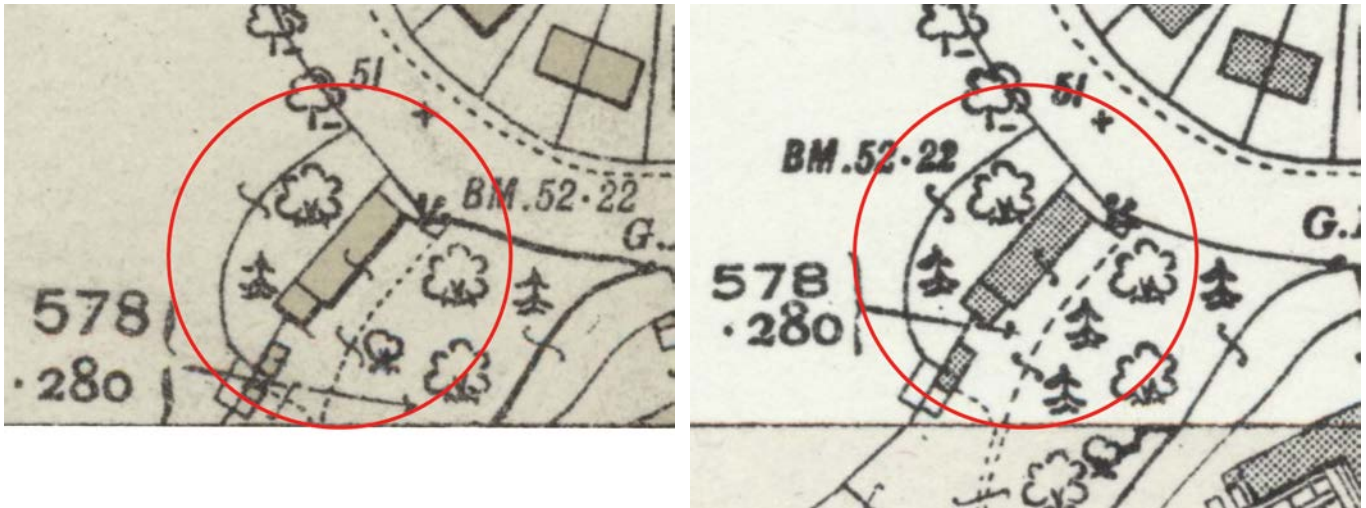


Plate 9 (left): Extract from the Ordnance Survey map of 1933

Plate 10 (right): Extract from the Ordnance Survey map of 1941

3.3 Site History

3.3.1 **Introduction:** the origins of the site are at present unknown, and it is difficult to identify in the records before the 19th century. The listing suggests it has 17th century origins (*Appendix 1*) and it was certainly in existence from at least the early 19th century. Dragley Beck as a settlement has at least medieval origins; it is recorded from 1270 (Ekwall 1922, 212) and was a small hamlet originally detached from the town of Ulverston, but there is evidence for activity there going back until at least the Neolithic, perhaps 8,000-6,000 years ago (Elsworth and Dawson 2002). The nearby Sir John Barrow Cottage was recently dendrochronologically dated to the late 16th century (Arnold and Howard 2020).

3.3.2 **Owners and Occupiers:** identifying the owners of the property with any certainty is difficult as there are few original sources from which this is possible. It is stated in the article of 1915 to have been the property of Bernard Gilpin 'who for some 40 years practised in Ulverston as a surgeon' (Anon 1915). Gilpin lived at 'Belle Bue [*sic*, meaning Belle Vue, on Prince's Street in Ulverston], now Mayfield' and John Cooper suggests that his cottage in Dragley Beck must have been sold before Gilpin died in 1861 'as there is no mention of it any of his letters many of which are in my possession, but he owned it when the Barrow monument was opened, because in the account of opening in the "Illustrated London News"... it states he entertained the Workhouse people and school children at his property in Dragley Beck' (*ibid*). The only certain source that can identify both owners and occupiers, apart from the tithe map (although this is not the case in Ulverston parish; see *Section 3.2.5* above) is the rating valuation of 1910. The accompanying map reveals that it considered to be two separate properties at that time, labelled 1056 and 1057 (see *Section 3.2.8*). The details of these as presented in the rating book (CAC(B) BT/IR 1/27 1910) are presented in Table 1 below. Swarthdale was the large house less than 0.5km to the south-west. An indenture within the building dated 1916 also confirms that the site comprised part of the Swarthdale estate held by Annie Grice and was acquired at that time by a James Walker.

Plot	Owner	Occupier	Description
1056	Kate Grice, Swarthdale	John Drumm	Cottage
1057	Kate Grice, Swarthdale	James Leatham	Cottage

Table 1: Details from the 1910 valuation

3.3.3 Other details about the occupiers, in local directories and similar sources, are difficult to obtain because of the lack of distinction between different properties in the area, which are typically referred to as 'Dragley Beck' or by numbers rather than name.

3.3.4 The census returns provide detailed information about the occupiers, and are presented in full in *Appendix 2*. However, it is again not possible to positively identify the building in the census returns

before 1881 because all of the properties in the area are simply listed with 'Dragley Beck' as their address and house numbering was not standardised at that time. The entry in the 1881 census is only identified with the property because the same person is listed in 1891, but it was apparently named 'Four Yews' at that time. It is noticeable that the painting of 1839 has four trees shown in the foreground, in front of the cottage. The census returns in general show that the property was occupied by people employed in local industries, and that in 1891 and 1901 at least it was two properties, at least one of which was occupied by a gardener.

3.3.5 **The Building:** with the exception of the maps and images presented in *Section 3.2* above there is little documentary information about the form of the building. It was Listed Grade II in 1996, at which time it was described as 17th century with early to mid-19th century alterations (see *Appendix 1*). It is stated in 1915 that '*This ancient dwelling, which has recently been renovated, is known as "Joy Cottage"*' (Anon 1915) but this is presumably a misreading of Ivy Cottage. It is conceivable that the earliest part of the cottage, the two-unit structure forming the north-east end, is late 16th century, as the nearby Sir John Barrow Cottage was recently dated through dendrochronology (Arnold and Howard 2020).

3.4 Site Visit

3.4.1 The building comprises a single linear range orientated north-east/south-west with three sections: the earliest and largest part comprising a two-unit 1½ storey cottage at the north-east end, which has been extended to the south-west by a single unit two-storey addition. Attached to the south-west of this is a single-storey monopitch extension. The gable of the taller section to the north-east extends above this, but has a projecting section of roof slates perhaps for an earlier extension. Internally the north-east end's dividing wall incorporates the base of a single full-height cruck, which extends into the upper floor and has a collar and braces. The staircase is on the north-west side but is modern and the internal finish is modern throughout, although there is an original door surround at the entry to the porch and the main front door is an original studded plank door. The fireplace to the south-west is a modern construction but to the north-west of it there is a blocked doorway inside a small passage with an original door surround. At first floor level the chimney breast to the south-west has the probable remains of a cantilevered stack at the top. The extension to the south-west of this has an inter-mural staircase in the west corner and retains original door surrounds into this and an original octagonal newel post. Again, the front doorway to the south-east is an original studded plank door, albeit rehung. The monopitch outshut is of relatively basic construction, with two doorways to the south-east (perhaps originally a single wagon style door) and rough roof constructed from various reused and later timbers. The original external render is still visible on the wall to the north-east and there are inserted concrete block walls in the south corner forming a small separate room, which was not accessible at the time of the site visit but is essentially just a small space within the larger outshut.



Plate 11 (left): General view of the north-east end of the front (south-east) external elevation, viewed from the south



Plate 12 (right): General view of the south-west end of the front (south-east) external elevation, viewed from the south



Plate 13 (left): The north-east end of the front (south-east) external elevation, viewed from the south-east



Plate 14 (right): The centre of the front (south-east) external elevation, viewed from the south-east



Plate 15 (left): The south-west end of the front (south-east) external elevation, viewed from the south
Plate 16 (right): The base of the south-east cruck blade in the north-east part of the cottage, viewed from the south-west



Plate 17 (left): The top of the north-west cruck blade in the north-east part of the cottage, viewed from the north
Plate 18 (right): The collar of the cruck truss in the north-east part of the cottage, viewed from the north-east



Plate 19 (left): The original doorway at the passage in the north-east part of the cottage, viewed from the west



Plate 20 (right): The front door in the south-east elevation of the north-east part of the cottage, viewed from the south-west



Plate 21 (left): The fireplace on the south-west side of the north-east part of the cottage, viewed from the north-east



Plate 22 (right): The blocked door in the south-west side of the north-east part of the cottage, viewed from the north-east



Plate 23 (left): The top of the chimney breast on the south-west side of the north-east part of the cottage, viewed from the north-east

Plate 24 (right): The original doorway at the foot of the inter mural staircase in the central part of the cottage, viewed from the east



Plate 25 (left): The original octagonal newel post in the central part of the cottage, viewed from the south-east

Plate 26 (right): The interior of the outshut forming the south-west part of the building, viewed from the south-east

4. Discussion

4.1 Introduction

4.1.1 The preceding sections show that the current building was probably constructed in the 16th century, although it could be as early as the late 16th century. Information about its early history is sparse, but maps show that the building essentially had its current footprint by the mid-19th century, with an outshut on the west end added in the 1830s. It is possible that the house was called 'Four Yews' before it was named Ivy Cottage.

4.2 Significance

4.2.1 As part of a Grade II Listed Building the property is statutorily protected and considered to have at least local significance (see *Appendix 1*).

4.2.2 It is evident from the site visit that the building retains historic fabric. Internally it has been more substantially and recently altered, with the only original parts comprising major structural elements such as the cruck frame and roof trusses, but elements forming parts of original doorways also survive. Major elements such as the fireplaces have already been substantially modified as part of an earlier phase of renovation.

4.3 Impact

4.3.1 It is not known at present what the proposals are, although the need to renovate the surviving front doors, which are original fabric albeit altered, is evident. There is, however, the potential for some impact on surviving historic fabric, although this has already been modified.

4.4 Conclusion and Recommendations

4.4.1 While the building is currently in a reasonably good condition and retains much of its original form and some important elements of its historic fabric, internally it has been more substantially altered and much of its historic fabric is now modified. Sympathetic renovation and alteration is certainly feasible, and, indeed, desirable in terms of repairing the two front doors.

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Appendix 1: Listed Building Details

From: Historic England 2022

Heritage Category: Listed Building

Grade: II

List Entry Number: 1270137

Date first listed: 19-Apr-1996

Statutory Address: IVY COTTAGE, VICTORIA ROAD

County: Cumbria

District: South Lakeland (District Authority)

Parish: Ulverston

National Grid Reference: SD2895577640

Details: house. Probably 17th century with early to mid-19th century alterations and extensions. Pebbledashed with slate roofs. The earliest part, to the right with its gable facing the road, is of a single storey with attic and two-room plan. The windows have plain reveals and projecting stone sills. The attic is lit by two dormers, the left-hand one with a flat roof and the right-hand one gabled. The windows have timber casements, except for the right-hand window on the ground floor, which has cast-iron lattice glazing. The right-hand gable wall has two similar windows, one above the other, lighting the ground and attic floors. The doorway, between bays, has plain reveals, a timber door frame with false four-centred head, and a studded plank door of 17th century type with strap hinges. At the left is a taller two-storey addition of one bay. This has an iron lattice casement on the first floor, a timber casement on the ground floor, and a doorway to the right. To the left and right of this taller part are chimneys with projecting stacks, the left-hand one having two diagonal caps. INTERIOR: not inspected. Said to contain crucks.

Appendix 2: Census information 1881-1901

1881 Census (RG11/Piece 4277/Folio 23/Page 9 1881)

Place	Name	Age	Profession	Place of birth
Dragley Beck Four Yews	George Pearson	37	Spade maker	Lowick, Lancashire
	Isabella Pearson	38		Kirkby Ireleth, Lancashire
	Agnes A Pearson	7	Scholar	Ulverston, Lancashire
	George Pearson	5	Scholar	Ulverston, Lancashire
	Margaret J Pearson	2		Ulverston, Lancashire
	Robert J Pearson	8 mths		Ulverston, Lancashire
	Robert Johnston	63	General labourer	Kirkby Ireleth, Lancashire

1891 Census (RG12/Piece 3476/Folio 37/Page 46 1891)

Place	Name	Age	Profession	Place of birth
Dragleybeck (Ivy Cottage)	George Pearson	47	Gas minder at an Iron Furnace	Lowick, Lancashire
	Isabella Pearson	48		Kirkby in Furness, Lancashire
	Agnes A Pearson	14		Ulverston, Lancashire
	George Pearson	15	Ironmonger's clerk	Ulverston, Lancashire
	Margaret J Pearson	12	Scholar	Ulverston, Lancashire
	Robert J Pearson	10	Scholar	Ulverston, Lancashire
	William P Pearson	8	Scholar	Ulverston, Lancashire
	Alfred Pearson	4		Ulverston, Lancashire
Dragleybeck (Ivy Cottage)	Robert Johnson	73	General gardener	Kirkby Ireleth, Lancashire

1901 Census (RG13/Piece 4005/Folio 31/Page 15 1901)

Place	Name	Age	Profession	Place of birth
Ivy Cottages	John Ruxton Hine	44	Hosiery manufacturer	Kendal, Westmorland
	Margaret Hine	44		Preston, Lancashire
	Joseph Hine	16	Assistant postman	Preston, Lancashire
	Maggie Hine	14	Hosiery knitter	Newsham with Goosnargh
Ivy Cottages	John Sandwell	21	Gardner domestic	Ulverston, Lancashire
	Eleanor Sandwell	25		Ulverston, Lancashire