

**LAND AT MANOR
FARM,
MANOR ROAD,
BARROW-IN-FURNESS,
CUMBRIA**



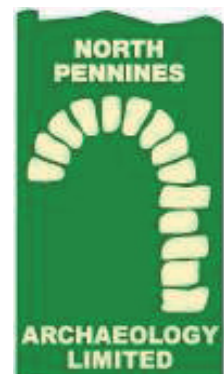
DESK-BASED ASSESSMENT

CP. No: 1385/10

DATE 03/02/2011

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Quality Assurance

This report covers works as outlined in the brief for the above-named project as issued by the relevant authority, and as outlined in the agreed programme of works. Any deviation to the programme of works has been agreed by all parties. The works have been carried out according to the guidelines set out in the Institute for Archaeologists (IfA) Standards, Policy Statements and Codes of Conduct. The report has been prepared in keeping with the guidance set out by North Pennines Archaeology Ltd on the preparation of reports.

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SUMMARY

North Pennines Archaeology Ltd were commissioned by Story Land and Development to undertake an archaeological desk-based assessment of land to the south side of Manor Road, Barrow-in-Furness, in advance of a proposed new residential development. The proposed development area comprises two fields of pasture, located immediately adjacent to the precinct of Furness Abbey, or St Mary of Furness, a former Cistercian monastery founded in 1127. The approach road to Furness Abbey from the west, Manor Road, forms the boundary of the northernmost field of the study area, whilst the north-eastern side of the proposed development area is bounded by the Park Wall, which forms the boundary of the monastic precinct and is a Scheduled Ancient Monument, along with Furness Abbey itself. It is possible, given its close proximity to Furness Abbey and associated features, that the proposed development area may contain sub-surface evidence for medieval or later activity in the form of cut features, such as ditches and pits, route ways, boundary features and small buildings.

In order to assess the potential for below ground remains, a desk-based assessment was undertaken to set the site into its historical, archaeological and geographical context. A site visit was also undertaken as part of this scheme of works in order to assess the impact the proposed residential development may have on the Park Wall, and the monastic precinct, and also on any other historical features within close proximity, such as listed buildings.

The desk-based assessment involved the consultation of the County Historic Environment Record (HER), a database of known archaeological and historical sites, which includes information on listed buildings, Scheduled Ancient Monuments, and other non-designated sites. Aerial photographs and relevant historical mapping was also consulted.

The assessment revealed that although there is some evidence for human activity in and around the location of the proposed development area from the prehistoric, Roman and early medieval periods, it is not until the medieval period that the locality is known to have been settled and utilised. Furness Abbey was founded in the 12th century, and as well as the abbey itself, the precinct was surrounded by a substantial stone wall, outside of which were granges or farms which provided the monks with their food requirements. One such settlement was known as 'Sellergarth', which was believed to have been located close to the west gate of the monastic precinct. This settlement was seemingly destroyed in the early 16th century to create a deer park for the abbey. An 18th century estate map annotates the proposed development area as 'Seller Butts' suggesting an association with the former village, possibly as a practice area for archery. It is possible that evidence of this former settlement may be revealed during any future archaeological works within the proposed development site.

From the middle of the 19th century at least, the proposed development area appears to have been agricultural in character forming part of Manor Farm, a farmstead which was relocated to the western end of Manor Road, possibly when the railway line was constructed.

The site visit has shown that the proposed development area lies within close proximity to the Scheduled Ancient Monuments of Furness Abbey and associated features, which include the Park Wall, part of which serves as the north-east boundary of the site, and is still a visible feature in the landscape. The proposed development area is a greenfield site, which separates Barrow Sixth Form College from Manor Farm, a Grade II listed building, which at present, still stands in relative isolation. Two further listed buildings, West Lodge located close to the western gate of the abbey precinct, and the former lodge for Crossfield mansion on Rating Lane. As all three of these buildings were constructed to 'stand alone', the farm buildings and farmhouse as a farmstead set within its land, and the two lodges at gate ways to their respective mansion houses, the settings of these listed buildings should be considered in determining the extent of the proposed residential development.

At present, the western approach to Furness Abbey is from Rating Lane and down Manor Road. This road is open to both sides, before the ground level of the road descends to pass through the former gate house in the Park Wall. The remainder of the approach is enclosed by trees and steep banks until reaching the base of the hill, at which point the abbey comes into view. This approach adds to the visitor's experience, and reinforces the visual significance of the site. The construction of new housing, particularly along the southern side of Manor Road, would impinge upon the visitor's approach and experience.

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North Pennines Archaeology Ltd would like to offer thanks to Daniel Barton of Story Land and Development for commissioning the project.

North Pennines Archaeology Ltd would also like to extend their thanks to Jo Mackintosh and Jeremy Parsons, Cumbria County Council Historic Environment Service and staff at Cumbria Record Office at Barrow-in-Furness for their help during this project.

The desk-based assessment was undertaken by Fiona Wooler. The report was written, and the drawings were produced, by Fiona Wooler. The project was managed by Frank Giecco, Technical Director for NPA Ltd, who also edited the report.

1 INTRODUCTION

- 1.1 North Pennines Archaeology Limited were commissioned by Story Land and Development to undertake an archaeological desk-based assessment of land to the north-west side of the town of Barrow-in-Furness, immediately to the west of Furness Abbey, which is designated a Scheduled Ancient Monument, prior to the proposed development of the greenfield site for new housing. This work follows consultation between Story Land and Development; Andrew Davison, Inspector of Ancient Monuments, North West Region, English Heritage and Jeremy Parsons, Historic Environment Office, Cumbria County Council.
- 1.2 Furness Abbey, or St. Mary of Furness, is a former Cistercian monastery which was founded in 1127 and was once the second wealthiest and most powerful monastery in the country (after Fountains Abbey in North Yorkshire). The proposed development area lies immediately adjacent to the monastic precinct and the approach road to Furness Abbey, which follows the shape of the northernmost field of the study area. The Park Wall, which forms the boundary of the monastic precinct and is Scheduled as part of the Furness Abbey complex, runs along the northeast side of the proposed development area, with the remains of a gateway into the precinct to the north. The study area may contain sub-surface evidence for medieval or later activity in the form cut features, such as ditches and pits, route ways, boundary features and small buildings.
- 1.3 The desk-based assessment comprised two distinct phases of investigation: a documentary consultation of historical records and a site visit. A search was made of records held by the Historic Environment Record (HER), maintained by Cumbria County Council Historic Environment Service, local studies libraries and Cumbria Record Office at Barrow-in-Furness, as well as a search of the archives and library held by North Pennines Archaeology Ltd. The aims of the site visit were to identify any previously unrecorded surface archaeological features and to make an assessment of the condition of individual historic features, and to assess the impact the proposed development would have on the setting of the Scheduled Ancient Monument of Furness Abbey and the Park Wall.
- 1.4 For the purpose of this assessment, a study area of a 1km radius around the proposed development site boundary has been defined in order to allow for the study of the wider area and to set the site into context. This radius is distinct from the site boundary, which only refers to the area of the proposed development.

- 1.5 The principal objective of this assessment was to undertake sufficient work in order to identify and characterise the archaeological constraints associated with the proposed development area. This report sets out the results of the work in the form of a short document outlining the findings, followed by a statement of the archaeological potential of the area, and a discussion of the impact the proposed development would have on the setting of the Scheduled Ancient Monument.

2 METHODOLOGY

2.1 PROJECT DESIGN

- 2.1.1 North Pennines Archaeology Ltd was commissioned by the client to undertake a desk-based assessment of land on the south side of Manor Road, opposite Manor Farm, Barrow-in-Furness, Cumbria (NGR SD 2158 7148). All work undertaken was consistent with the relevant standards and procedures of the Institute for Archaeologists, as set out in *Standard and Guidance for Archaeological Desk-Based Assessment* (IfA 2008) and generally accepted best practice.
- 2.1.2 A Project Design, or Written Scheme of Investigation, was produced by North Pennines Archaeology Ltd prior to works taking place, and was approved by Cumbria County Council Historic Environment Service (Giecco 2011).

2.2 DESK-BASED ASSESSMENT

- 2.2.1 Several sources of information were consulted, in accordance with accepted best practice and local council requirements. The study area consisted of a broad overall history of this area of Barrow-in-Furness, with additional in-depth study of a 1km radius, centred on the proposed development area. A further search of online resources was undertaken in order to identify any registered archaeological sites that includes Scheduled Ancient Monuments, Listed Buildings and Conservation Areas, around the site. This was done in order to help assess the possible impact of the proposed development on archaeologically sensitive areas. The principal sources of information were the Historic Environment Record (HER), historical maps and secondary sources.
- 2.2.2 *Historic Environment Record (HER)*: the HER is a database of known historical or archaeological sites in the county of Cumbria (excluding the Lake District National Park), which is maintained by Cumbria County Council at Kendal.
- 2.2.3 *Cumbria Record Office, Barrow-in-Furness*: the collections at Cumbria Record Office, Barrow-in-Furness were searched for information on the study area. In particular, early editions of Ordnance Survey mapping were consulted, and a search was made of the local history books and pamphlets held within their collections.
- 2.2.4 *Carlisle Library Local Studies*: Carlisle Library has a wide selection of sources relating to the Furness area of Cumbria, some of which were

consulted as part of the present study. Transactions of the Cumberland and Westmorland Antiquarian and Archaeological Society were also consulted for relevant articles on the area, including those on Furness Abbey.

- 2.2.5 *North Pennines Archaeology Ltd (NPA)*: various publications and unpublished reports on excavations and other work in the region are held within the North Pennines Archaeology library and any, as yet, undeposited archives of the sites themselves were examined. An electronic enquiry was also made of English Heritage's National Monuments Record and the website of the Archaeology Data Service.

2.3 THE ARCHIVE

- 2.3.1 A final bound copy of the report will be deposited with Cumbria County Council Historic Environment Record at Kendal where viewing will be available on request.
- 2.3.2 North Pennines Archaeology Ltd and Cumbria County Council support the **Online Access to the Index of archaeological investigations (OASIS)** project. This project aims to provide an online index and access to the extensive and expanding body of grey literature created as a result of developer-funded archaeological fieldwork. As a result, details of the results of this study will be made available by North Pennines Archaeology, as a part of this national project. This project has the unique identifier of **northpen-92102**.

3 SITE LOCATION AND GEOLOGY

3.1 SITE LOCATION

- 3.1.1 The Furness peninsula is located at the southernmost tip of the modern county of Cumbria, bounded on the west by the Duddon and its estuary, and on the east by the Brathay, Windermere, the Leven and Morecambe Bay. The peninsula is divided into High Furness or Furness Fells, the hilly region east, north and west of Coniston Lake, and Plain or Low Furness in the south.
- 3.1.2 The modern town of Barrow-in-Furness is on the south-western side of the Furness peninsula, located opposite Walney Island and separated from it by the Walney Channel. The proposed development area lies mid-way between the town centre and Dalton-in-Furness to the north-east, approximately 2km from Barrow-in-Furness Railway Station (Figure 1). Furness Abbey is located less than half a kilometre to the east of the proposed development area, which is bounded to the west by Rating Lane, to the north by Manor Road, and to the south by the grounds of Barros Sixth Form College (Figures 1 and 2).

3.2 GEOLOGY

- 3.2.1 The newest rocks in the area around Furness are usually referred to as the New Red Sandstones, part of the Triassic system a mere 150 million years old. They form the bed-rock of the Barrow peninsula and Walney Island, and can best be examined in the quarries near Hawcoat and Furness Abbey. These New Red Sandstones were the last of the rock formations to be laid down and since then all changes have been due to natural agencies, of which the most important locally were the masses of ice which covered Furness during the various Ice Ages, the last of which began to recede about 24,000 years ago. These glaciers moved slowly seaward from the high inland regions; the material removed from the surface by the glaciers as they moved slowly was deposited as stiff boulder-clay, mixed with sand and boulders which forms the surface deposits of the lowland areas of Furness. Lakes and tarns usually lie in valleys deepened by glacial action; a glacial lake formed in the area of the Duddon Valley with an outlet at Housethwaite Hill, the water flowing down Hogg Gill to Dalton, forming a wide, deep valley. This valley opens near Dalton Church into the Dalton Valley, joining Goldmire Valley near Millwood and running south with a bend at Furness Abbey (the Amphitheatre) until it reaches Roose (Barnes 1968, 3).

4 ASSESSMENT RESULTS

4.1 INTRODUCTION

4.1.1 The assessment results are based on information derived from the Historic Environment Record (HER), on primary documents, most notably maps, and on the secondary published and unpublished sources which were consulted at Carlisle Library and Cumbria Record Office, Barrow-in-Furness.

4.2 HISTORIC ENVIRONMENT RECORD (HER)

4.2.1 The Historic Environment Record is a database of known archaeological and historical sites in Cumbria (excluding the Lake District National Park). The database includes information on Scheduled Ancient Monuments, Listed Buildings, Conservation Areas, Registered Parks and Gardens, and other non-designated sites of historical or archaeological interest. The HER also has information on previous archaeological work which has been undertaken within the vicinity of the proposed development area on Manor Road, as well as housing a large collection of aerial photographs, of which relevant examples were consulted as part of the present study. The locations of the HER sites are shown on Figure 3, and a gazetteer of all the sites as well as listed buildings within a 1km radius of the proposed development site is provided in Appendix 1.

4.2.2 **HER Sites:** there are a total of 42 HER sites located within a 1km radius of the proposed development area. Of particular significance to the present study is the site of Furness Abbey, and associated features (HER No's 2269, 4732). The HER records the findspot of a stone axe of possible prehistoric date within the proposed development area (HER No. 2292). It must be noted, however, that the stone axe was held at Manor Farm in 1956, although it is not known exactly where the axe was found (see 4.4.6 below). The HER sites within the 1km radius will be referred to in Section 4.4 below as possible evidence for activity in and around the proposed development area during historical periods from the prehistoric to the modern day.

4.2.3 **Listed Buildings:** there are 33 Listed Buildings located within the 1km radius of the proposed development area. The closest is Manor Farmhouse, which is located immediately opposite the proposed development area, on the north side of Manor Road, and on the east side of Rating Lane (Plate 7). This property is described as having been constructed c.1845, and possibly represents the relocation of Manor Farm during the building of the Furness Railway (LB HER No. 27085). On the opposite side of Rating Lane to

Manor Farmhouse is a lodge for the former Crosslands mansion, built c.1875 for J T Smith, who managed the Barrow Haematite Iron and Steel Company (LB HER No. 27084) (Plate 8). Crosslands mansion itself is located on higher ground to the west of the lodge, and is described as having been constructed c.1865 for J T Smith. Crosslands itself is not clearly visible from the proposed development area. Located to the north-west of the study area, and forming the north-western boundary, is Furness Abbey Wall, a Grade I Listed Building, as well as being a Scheduled Ancient Monument. This precinct wall is medieval in date, and is constructed of red sandstone rubble, and survives to 2m in height where complete (LB HER No. 26948). The south-west section of the wall adjoins West Lodge, dated 1914, built to serve Abbey House for Vickers Ltd. Furness Abbey, as well as being a Scheduled Ancient Monument, is also a Grade I Listed Building, and several other buildings associated with the abbey are listed. A significant number of the listed buildings located within a 1km radius of the proposed development area actually relate to the 19th or early 20th century, for example Abbey Vale, Furness Abbey Cottage and Abbey Gate Cottages, all of which were constructed for the Furness Railway Company c.1873. The Abbey House Hotel on Abbey Road, located to the north of the proposed development area, was constructed 1910-14 as a mansion house for Vickers Ltd, along with its associated lodges which are also listed (LB HER No's 26953, 26954, 26955). The presence of listed buildings relating to dominant companies in the Barrow area in the second half of the 19th century and the early 20th century, the Furness Railway Company and Vickers Ltd, indicates the attraction of the Furness Abbey site.

- 4.2.4 ***Scheduled Ancient Monuments:*** the proposed development area is located immediately to the west of Furness Abbey and associated features (SM No. 13572). The boundary of the Scheduled area is the Park Wall which forms part of the north-western boundary of the proposed development site.
- 4.2.5 ***Conservation Areas:*** the proposed development area is located within a Conservation Area.
- 4.2.6 ***Aerial Photography:*** aerial photographs which show the proposed development area were examined at the Historic Environment Record at Kendal for any information on historic land use or features which may no longer be present on the ground. The following aerial photographs were consulted:
- ***Aerial Photograph SD2171/B:*** undated oblique photograph looking in a northerly direction showing Barrow Sixth Form College in the foreground, with Furness Abbey to the right of the frame. The proposed development field is shown as farmland with cattle

grazing. Two telegraph poles are visible to the west side of the fields and the south-east corner.

- *Aerial Photograph SD2171/E*: undated photograph looking east showing part of the proposed development area. The southern side of the site appears to be shown as if it has been cultivated or harrowed, as regular parallel lines are clearly visible; whilst the northern side, the strip which runs along Manor Road, is shown as rough grassland with either footpaths running through it or animal paths.
- *Aerial Photograph SD2171/O*: this photograph was taken in 1986 and clearly shows the proposed development area as fields, bounded by a road to the north, by hedges to the south and east and as tree lined to the west. The area is split into two elements, the south being used as pasture at this date, with sheep visibly grazing, and the northern strip is visible as rough grassland.

4.2.7 ***Archaeological Investigations***: the HER also records information on previous archaeological work which has been undertaken in the area. The following schemes of work have been conducted within a 1km radius of the proposed development site:

- *Furness Abbey 1985*: an excavation was undertaken by the Cumbria and Lancashire Archaeological Unit in July 1985 in advance of building work between the museum and the railway. Although limited to a small area (30 sqm), the excavation revealed an intriguing sequence involving four stone structures which dated from the medieval monastic occupation to the present. The earliest feature was a well-constructed drain 1.5m wide of local red sandstone ashlar (HER No. 2269 file).
- *Abbey Park Cottage, Furness Abbey – Building Recording and Tree Ring Analysis*: an archaeological investigation of the Custodians Cottage (located to the south of the abbey, see Plate 21) was undertaken by English Heritage in 1988. The work consisted of a survey of the fabric, tree-ring dating and limited evaluation excavation in advance of proposed refurbishment works (which did not occur until 2000 due to an arson attack). The building was found to date to the second half of the 15th century. Although used as a field barn in the late 18th century, it had originally been constructed as a domestic residence, held by the lords of the manor or prosperous yeomen, and may have housed one of the abbot's senior lay retainers or officials (HER Report Ref: 6/04/1343).

- *West Lodge, Abbey Road – Watching Brief:* an archaeological watching brief was undertaken by Cumbria County Council during groundworks for a new garage at West Lodge in 1999. Footings and a top soil were observed, but no finds or features noted (HER Report Ref: 6/CCC/99/WEL).
- *Dalton to Roose Greenway – Archaeological Desk-Based Assessment:* prior to the construction of a new ‘greenway’ or cycle path leading from Furness Abbey to Roose, AOC Archaeology Group undertook an archaeological desk-based assessment in 2006. The proposed greenway was planned to originate within the grounds of the 12th century Furness Abbey, and run alongside Mill Beck through the Vale of Nightshade and the grounds of Parkhouse Farm, a 17th century listed building. The assessment revealed that the proposed greenway had been an important route from the abbey to Barrow from at least the 15th century. The majority of the route was primarily given over to pastoral farming in recent history. A settlement at Roose was established from at least as early as the 12th century when it is listed as a grange (farm) (HER Report Ref: 6/06/1606).
- *Abbots Wood, Furness Abbey – Watching Brief:* in 2007 Oxford Archaeology North (OAN) undertook a watching brief during the construction of a small car park off Manor Road, to the east of the abbey, and during the repair of existing footpaths within Abbots Wood. The remains of a drystone wall were revealed during the works, and although no dating evidence was retrieved, it was suggested that the wall was of post-medieval date due to the fact that it contained re-used worked stone, possibly derived from the post-dissolution robbing of the abbey structure itself (HER Report Ref: 6/07/1734).
- *Barrow Sixth Form College – Archaeological Desk-Based Assessment:* AOC Archaeology Group undertook a desk-based assessment in 2007 in advance of the proposed construction of new college buildings. The assessment concluded that development did not take place on the site until the late 1970s and the construction of the Sixth Form College. Prior to this, it was suggested that the land was used for agricultural purposes. It was recommended that the south-east section of the site should be the subject of further archaeological work to assess the nature and extent of potential below ground archaeological deposits (HER Report Ref: 6/07/2177). [This site is immediately to the south of the proposed development area, to date

no further archaeological work has been undertaken at the Sixth Form College]

- *Furness General Hospital – Archaeological Desk-Based Assessment*: in advance of the proposed redevelopment of land at Furness General Hospital, NPA Ltd undertook a desk-based assessment. The research revealed that there was the potential for archaeological remains to survive on the site due to its proximity to Furness Abbey (NPA Ltd 2007).
- *Furness Abbey Cottage, Abbey Approach – Watching Brief*: an archaeological watching brief was conducted by Greenlane Archaeology Ltd in 2008 during groundworks for an extension to the existing Grade II listed property. The building was constructed in c.1873 for the Furness Railway Company, on the site of an earlier property. Originally the cottage had a coach house to the north which was demolished between 1956 and 1983. The walls of this former building were revealed during the watching brief. No earlier features were noted (HER Report Ref: 6/08/1977).
- *Furness Abbey Visitors Centre Car Park – Watching Brief*: a watching brief was maintained by Greenlane Archaeology Ltd in 2009 during the excavation of a utility trench within the Scheduled area of Furness Abbey, located between the standing remains of a medieval gatehouse and the site of the former Furness Abbey Hotel which was built on the site of a medieval hall. Apart from a small area of 18th or 19th century made ground for access to the hotel, the trench largely followed existing service trenches and no significant deposits were noted (HER Report Ref: 6/09/2127).
- *Furness Abbey Presbytery- Archaeological Evaluation*: an evaluation was undertaken by Oxford Archaeology North in 2009 within the abbey cemetery, immediately to the east of the ruins of the presbytery. Major structural cracks had appeared in the masonry of the north and south walls of the presbytery, the cause of which was unknown. During repair work in the 1920s it was discovered that the foundations consisted of oak piles and many of the walls had suffered shrinkage due to insufficient foundations. In order to investigate the possible underlying cause of the structural problems, an evaluation was required abutting the foundations of the east presbytery wall. This took the form of a single evaluation trench measuring 2m by 8m. Three phases of activity were identified; Phase 1 was pre-15th/16th century; Phase 2 belonged to the construction of the 15th century presbytery and after; and Phase 3 included 19th and 20th century work. The earliest remains comprised the top two

courses of a possibly more substantial wall which lay directly below the east wall of the presbytery. The foundations for the east wall of the extension to the presbytery were found to consist of timber planks or a raft lying directly above a stone wall. It was not clear if the wall was contemporary or the remains of an earlier structure. The timber foundations, as noted in the 1920s in walls that had suffered subsidence, may have caused the structural damage, possibly due to fluctuating ground water levels (HER Report Ref: 6/09/2078).

- *Dalton to Roose Greenway – Watching Brief*: during the construction of the greenway, or cycle path, through the grounds of the Scheduled Monument of Furness Abbey, Oxford Archaeology North (OAN) undertook an archaeological watching brief. For the majority of the length of the section through Amphitheatre Field, located to the south of the abbey, no features of archaeological significance were revealed. At the northern end of the greenway, however, before it joined the road, archaeological remains were uncovered in the form of a cobbled track running north-west to south-east. The direction of the track may have led to the abbey or taken a course around the western side. No secure dating evidence was retrieved to suggest when the track was in use, although it is not shown on early Ordnance survey mapping, suggesting it may have pre-dated the middle of the 19th century (HER Report Ref: 6/09/2053).

4.3 CARTOGRAPHIC SOURCES

- 4.3.1 A search of maps recording the proposed development area was carried out at Cumbria Record Office, Barrow-in-Furness. Only those that were pertinent to the present study and those that reveal the area around the proposed development site have been included, and reproduced as figures in Appendix 2.
- 4.3.2 *William Yates' Map of Lancashire 1786 (Figure 4)*: the scale of this map does not allow for a detailed examination of the area around Furness Abbey at the end of the 18th century, however it does provide some information on the principal roads, rivers and settlements at that date. A small vignette represents the site of Furness Abbey itself, with a road to its western side, aligned north to south, which would become known as Rating Lane. To the east of the abbey is a north to south aligned stream, with a watermill 'Little Mill' shown to the north, and 'Crow Mill' to the south, close to 'Roose'. Settlements are clearly shown at Newbarns to the south-west, and at Newton to the east of the abbey. Of particular interest

with regards to the history of Barrow-in-Furness itself is the small size of the settlement of 'Barrow Head' prior to extensive expansion during the 19th century. What is now known as 'Manor Road', located immediately to the north of the proposed development area, is not shown on this map possibly suggested that there was no significant road leading from the abbey to the west at this date; although clearly the existence of the west gatehouse implies that during the medieval period there was a principal route along the approximate alignment of Manor Road.

- 4.3.3 ***Greenwood's Map of Lancashire 1818 (Figure 5)***: this was the earliest map consulted which appears to show the alignment of Manor Road, leading to the west from Furness Abbey. This map also appears to show buildings in the location of the modern Manor Farm, although the farm itself is believed to have been constructed in the middle of the 19th century when it was relocated by the Furness Railway Company. The function of these earlier buildings is unclear, and the small-scale of this map does not allow for accurate assessment.
- 4.3.4 ***First Edition Ordnance Survey Map 1851, 6" to 1 mile scale (Figure 6)***: this was the earliest map to show the proposed development area. On this map, the site is shown as essentially one field, although there is an enclosed triangular-shaped section to its northern side. At this date, Manor Road as it is aligned today, does not appear to have been in existence, instead the road leading west from the abbey (past the 'South Gate') heads towards 'New Manor House'. A footpath is shown running south-west to north-east across the proposed development area. The enclosed area within the Park Wall is clearly shown on this map, with the abbey buildings shown central to Abbey Park. The line of the Furness Railway cuts through the eastern side of the park.
- 4.3.5 ***First Edition Ordnance Survey Map Revised 1873, 6" to 1 mile scale (Figure 7)***: by the date of publication of the revised First Edition map in 1873, the road now known as 'Manor Road' appears to have been laid out to the south side of New Manor House, the land to the north now seemingly being used as orchard or gardens for the farm. A footpath continues to be shown crossing the proposed development area. By this date there has been a considerable amount of construction works undertaken in and around the site of Furness Abbey. To the west, Crosslands has been erected, and to the north is Abbots Wood. The Furness Abbey Hotel is shown on the site of the former manor house, possibly utilising some of the earlier fabric, and there has been additions made to the farm buildings at New Manor House. The small village of Newbarns, to the south-west of the abbey, has seen growth along 'Abbey Road'.

- 4.3.6 **Second Edition Ordnance Survey Map 1895, 6" to 1 mile scale (Figure 8):** by 1895 'New Manor House' is no longer labelled as such, instead it is simply 'Manor House'. The proposed development area is still shown as fields, although the footpath previously shown crossing across the site is no longer labelled. Of particular interest by this date is the growth of properties along what is now Abbey Road, many of which appear to be villas or properties of wealthier families, possibly establishing themselves outside the industrial town of Barrow-in-Furness, creating 'suburban' areas. Substantial properties are now shown west and north-west of Crossfields, for example Infield House, Abbot's Field and Prior's Lee, clearly the proximity to Furness Abbey has influenced some of the house names.
- 4.3.7 **Third Edition Ordnance Survey Map 1914, 6" to 1 mile scale (Figure 9):** the proposed development area remains undeveloped and as fields in 1914. To the west of the site, there has been considerable development with the creation of Croslands Park, and further housing along Abbey Road.
- 4.3.8 **Ordnance Survey Map 1956 (6" to 1 mile scale) (Figure 10):** by the middle of the 20th century the proposed development area remains as fields. There has been further residential development, however, in the Newbarns area of Barrow-in-Furness.

4.4 PUBLISHED AND UNPUBLISHED SOURCES

- 4.4.1 **Introduction:** this historical background is compiled mostly from secondary sources, and is intended only as a brief summary of historical developments around the study area.
- 4.4.2 **Place Name Evidence:** early forms of Furness include *Fudernesium* in the year 1127 and *Fuðthernessa* in 1150; these names appear to suggest that the name means further promontory, from the Old Norse¹ word *furðra* and the Old English² word *ness*. The old way to Furness was over the sands of Morecambe Bay. It began at Hest Bank, Lancashire, and progressed to Kent's Bank, the first promontory. The 'further promontory' was reached from Sandgate to Conishead (Lee 1998, 34). The name 'Barrow' was originally that of an island, *Barria* 1190, later called *Old Barrow (oldebarrey 1537, Old Barro Insula, Barrohead 1577)*. The town on the mainland took the name of the island. The name has been interpreted to mean 'island with promontory', but it is probable that the Scandinavian settlers accepted

¹ Old Norse = The language spoken by Norwegians who colonised Iceland, Ireland, the Isle of Man, the Hebrides and north west England from the 9th to the 12th centuries (Source: Lee 1998)

² Old English = The language spoken by the Anglo-Saxon from the 6th to the 12th centuries (Source: Lee 1998)

baro- as a meaningless name to which they added an explanatory second element (Cumbria County Council 2002, 3).

- 4.4.3 **Prehistoric (pre.AD43):** the earliest traces of human occupation in the Furness area are to be found in a string of coastal sites, the largest being at the North End of Walney Island; similar sites occur at Drigg and Eskmeals, at Haverigg in Millom, at Sandscale and Roanhead, and seven sites from North to South of Walney. These sites are mainly in sand dunes alongside shingle beaches; the rubbish left by these peoples suggests that at first they lived the wandering life of hunters and food collectors, rather than farmers. They collected flint nodules from the shingle and chipped them into tools and weapons. It would appear that the earliest occupants were during the Mesolithic period (c.10, 000 to 6000BC); the microliths, the type implements of the Mesolithic Age, have been found on Walney (Barnes 1968, 8).
- 4.4.4 The HER entries within a 1km radius of the proposed development area list only two findspots which possibly relates to the Mesolithic period. A perforated pebble/mace head was found '*10ft below the surface*' in Croslands Park in 1891, and was classed as Mesolithic (HER No. 2296, Site 18), and a scatter of flints were recovered from a field to the south-east of the proposed development area, east of Barrow Sixth Form College, and recorded by J Cherry as Mesolithic (HER No. 3204, Site 20).
- 4.4.5 To the north-west of the proposed development area, flint tools of prehistoric date, although of an unspecific period, were found at Breast Mill Beck (in a field adjoining Dane Gill Wood) and at Gap Yeat, Hawcoat in 1951 (HER No's 2266 and 2267, Sites 4 and 5). It has been noted, however, that the numerous chance finds of flint artefacts in the Barrow area were being made on land which had been cultivated for centuries. It was therefore suggested that these flints may have been introduced to the land from loads of seaweed and sea sand (which were used extensively as a form of fertiliser) from Walney or Sandscale, rather than '*representing either habitation sites or chance losses of early inhabitants*' (Barnes 1952, 2).
- 4.4.6 The HER includes entries relating to further findspots of prehistoric tools within a 1km radius of the proposed development area. A stone axe of Neolithic date was found at Dane Avenue, located to the west of Furness General Hospital, in 1936 (HER No. 2268, Site 6; Anon 1936, 227), and a further stone axe was apparently '*on the premises of Manor Farm in 1859 and may have been found there or near there*' (HER No. 2292, Site 16). It must be noted, however, that the exact findspot of this axe is unknown; it has been presumed that it was found near Manor Farm when it was reported in 1899 (Gaythorpe 1899, 168). Despite the exact provenance of this find being

- unknown, it could represent prehistoric activity within close proximity to the proposed development area.
- 4.4.7 In a 'Report of the Committee for Prehistoric Studies' in 1935, an upper quern stone (used for grinding cereals) was found in Abbey Park near the site of Abbey Mill, in 1881 (Spence 1935, 180). Given that this find was reported by the Committee for Prehistoric Studies, suggests that it was believed to date to that period; however, the HER entry lists it as being of unknown date.
- 4.4.8 The only possible site which may have represented settlement rather than findspots of stone tools, is the identification of a cropmark in the form of two rows of post holes or pits, or part of a truncated circular arrangement, noted from a 1940s aerial photograph (HER No. 41914, Site 33). This site was located at Hawcoat, to the north-west of the proposed development area. The site was not excavated, so the suggestion that it dated to the prehistoric period has not been proved archaeologically and it is now built over by modern housing.
- 4.4.9 **Roman (c.43-410AD):** writing in 1968, Barnes noted that evidence of Roman occupation in the Furness area was '*entirely wanting and there is nothing to indicate that they ever occupied a military post here*' (Barnes 1968, 12). Thomas West, however, appears to have thought otherwise when compiling his account of '*The Antiquities of Furness*' in 1774. He refers to a Roman road entering Furness at Conishead bank [south of Ulverston], the road then formed '*an obtuse angle to the south-west, [then] points directly by Lindal and Dalton..and circling a little takes its direction by Roan head to Duddon Sands*'. West also believed that the Romans had constructed a fort at Dalton (West 1774, 8-10), the earthworks of which were visible in the churchyard. There is, as yet, no evidence that these earthworks related to a Roman fortification.
- 4.4.10 As far as the settlement of the Furness area by Romano-British inhabitants is concerned, it has been noted that in view of the wide variety of iron objects found on Romano-British sites, it is evident that many sources of ore will have been employed. Although no excavations have produced slags for which the ore-sources have been positively identified, it remains a strong likelihood that deposits in Furness will have been utilised, particularly with the availability of land and water transport to convey the raw material to its destination. There is evidence of a prehistoric and Romano-British site at Urswick Stone Walls, located to the east of Dalton-in-Furness; others undoubtedly existed, but may have left little structural or artefactual evidence (Shotter 1995, 75).
- 4.4.11 The only entry in the HER within a 1km radius of the proposed development area relating to the Roman period is the findspot of Roman

coins from the vicinity of Furness Abbey in 1978 (HER No. 19096, Site 30). Two of the coins were found together, the other two were found separately a short distance away. Writing with regard to these coins, David Shotter noted that the circumstances of discovery, as well as the disparity of the coin-types themselves, would appear to argue against them having derived from a hoard; it is even possible that the coins do not represent ancient loss at all, although four other Roman coins have been found within the vicinity of the abbey itself, and were reported in Transactions in 1916 (Shotter 1979, 147-148). Although the discovery of Roman coins at Furness Abbey may indicate the presence of a nearby Romano-British site, it should be noted that monks did on occasion themselves collect antiquities (Shotter 1995, 75).

- 4.4.12 **Early Medieval (410 AD-1066 AD):** the two main sources of evidence for occupation and land use in the area around Furness from this period are derived from place names and the discovery of stone sculpture. As already noted in 4.4.2 above, there are several place names which had derived from Anglo-Saxon (Old English) and Viking (Old Norse) words, including *Furness* which is a combination of the two (see 4.4.2 above).
- 4.4.13 More tangible evidence for the occupation of the area around Furness is derived from stone sculpture and other finds dating to this period. In 1911 the *Tunwini Cross* was found at Urswick serving as a lintel in the church. This fragment of cross shaft dates from c.900AD and contains a runic inscription which read: '*Tunwini erected (this) in memory of Tohtred, a monument to his lord, pray for his soul*'. Another fragment of a pre-Conquest cross had already been discovered at Urswick Church in 1909, which could be dated to the period 950-1000AD (Barnes 1968, 14). Other finds in the area consist of a Viking sword found at Rampside when a Viking burial was revealed in 1909 beneath the Rampside churchyard, and the Pennington tympanum (an arched stone above a lintel). This tympanum is notable because of its inscription in runes of late Scandinavian type reading '*KAMIAL SETI THESA KIRK HUBERT MESUN VANM*', i.e. Gamel founded this church; Hubert the mason built it. Although the runes used are of 12th century date, Barnes noted that it is significant that the language used was a corrupt form of Old Norse: '*proof of the depth and extent of the Scandinavian colonisation of Furness. No wonder the Furness dialect contains so many words of Norse origin*' (*ibid*, 17).
- 4.4.14 The HER contains no sites within a 1km radius of the proposed development area which date to this period. It must be noted, however, that lack of evidence does not indicate lack of occupation or land use.
- 4.4.15 **Medieval (1066-1540AD):** the earliest evidence for the area around what is now known as Barrow-in-Furness comes from the Domesday Book,

completed by order of William the Conqueror in 1086. This survey sought to obtain an overall picture of William's kingdom, not only so that taxes could be assessed but also to estimate the resources of land, livestock and fighting men. Furness was entered under '*Agemundreness*' (Amounderness) in the West Riding of Yorkshire, the bulk of Furness being in the Manor of *Hougun*. *Hougun*, or Low Furness Manor, had been part of the possessions of the great Earls of Northumbria from the time of Canute; from 1038 to 1055 Siward the Dane held the Earldom, then Tostig the Saxon was appointed to the Earldom and so succeeded to *Hougun* Manor. The entry in the Domesday Book covering *Hougun* refers to the period when it was held by Tostig, and mentions some of the place names around the proposed development area: *Daltune* (Dalton), *Neutun* (Newton), *Rosse* (Roose), *Hietun* (Hawcoat), *Sourebi* (Sowerby) and *Steintun* (Stainton) for example. The position of the vill of *Hougun* has still not been established; the name has now entirely disappeared, however in 1060 it was the capital of Furness. Some have suggested that Millom is the site, since it is known that the Lords of Millom possessed special judicial rights as early as the 14th century, others have indicated it may have been at Urswick due to the finds of 10th century cross fragments in the church, possibly indicating an important centre. The name *Hougun* has not persisted, which would be expected if the site had been continuously occupied such as at Millom and Urswick. Barnes has suggested that *Hougun* may have been entirely abandoned and since in 1336 High Haume was named *Howehom*, it seems possible that the 'beacon' at High Haume is a remnant of the capital of Tostig in Furness (Barnes 1968, 19).

- 4.4.16 The Norman lords who received grants of great stretches of land often gave large areas to the Church, thus getting rid of land of little use to them, while at the same time accumulating grace. Stephen, Count of Boulogne and Mortain, later king of England, gave certain lands in Amounderness to the Abbey of Savigny in Normandy in 1124, and a monastery was founded at Tulketh near Preston. In 1127 these lands were exchanged for territory in Furness and the Abbey of St Mary was founded (Barnes 1968, 24). Furness Abbey was the first and most important foundation of the Savigniac Order in the British Isles. In 1147 the entire congregation of Savigny was incorporated into the much larger and more powerful Cistercian Order. Furness thus became a Cistercian monastery and part of an international order of formidable strength (Wood 1998, 23).
- 4.4.17 A dominant factor in the selection of the site of any medieval monastery was the provision of an adequate water supply. Dickinson suggests that there can be no doubt that one chief reason for the monks of Furness choosing the particular site in the area was the existence of a '*vigorous beck*

and of a series of springs'. The former was the primary source of drainage but it also supplied a now lost dam as well as fishponds and water mills (Dickinson 1967, 52). One other factor in choosing the site for Furness Abbey was its isolation, admirably suiting the Cistercian monks there, whose Rule laid down that their monasteries should be '*in places removed from human habitation*' (Dickinson 1965, 3). The availability of building stone and timber would have also been a considerable factor in the siting of the abbey. The Furness woodlands provided the timber, which was used for scaffolding, ladders, and ramps, as well as being used for beams, ceilings and doors. The sides of the Beckansgill valley provided large quantities of new red sandstone (Leach 1987, 20).

4.4.18 Considerable plots of ground near the Abbey were brought into cultivation and made into farms or 'granges' and occupied by an inferior class of monastic inmates, known as 'converts' who acted as farm labourers under the supervision of the monks. In a Bull of Clement III in 1190, granges are listed at *Roos, Newton, Killerwick* (later *Elliscales*), *Irelyth* and *Barrai*, and all the island of *Walney*. The Bull also lists the towns of *Dalton, Ulverston* and *Orgrave*. Another Privilege of 1194 mentions in addition the grange '*of the Fishery, with its Fishery*' (*Foulney Island*) and *Kirkby; Pennington* and *Broughton* are added to the list of 'towns'. In 1247 there is reference to further granges at *Salthouse* and *Greenhaume*. By 1292 the *Taxatio Furnesii* lists granges at *Biggar, Northscale, Barray, Soler, Roose, Newton, Killerwick, Lindal, Rameshede* (*Rampside*), *Irelith* and *Sandscale*; each grange had about 100 acres. The reclamation of wastes was a continuous process, and in 1336 the following new granges are listed: *Marsh Grange, Howehom* (*High Haume*), *Cocken, Fermerybowth* (probably *Sinkfall* which used to be called *Bouth*) and *Crivelton*. By the time of the Dissolution of the Abbey the only lands held by the monks themselves and worked by their own servants were *Hallbeck, Park Farm, Manor Farm, Sowerby, Greenscow* and *Haume*, all arable farms; and *Sandscale, Thwait Flat, Greenhaume, Mousel, Stewnercote, and Ireleth Cote* as sheep farms. The rest of the manor was let to customary tenants (Barnes 1968, 30). The place names that still retain the element 'cote' refer to sites where labourers were first accommodated during the reclamation of waste land around the Abbey. The place names *Hawcoat, Billingcote* and *Roosecote* mark the sites of these 'cotes' or huts erected as dwellings (Cumbria County Council 2002, 4). There was a further grange known as '*Sellergarth*' [possibly the *Solar* mentioned in 1292], located 'near the western gateway of the abbey' Sellergarth will be referred to in 4.4.22 below.

4.4.19 During the 14th century, the Furness area was the subject of two Scottish raids, in 1316 and 1322. Of the first raid, the Chronicle of Lanercost tells

how the Scots invaded England, burning and laying waste in the usual manner of border warfare. Of the Furness district, a writer noted that the Scots had: *'[laid] waste everything as far as Furness, and burnt that district whither they had not come before, taking away with them all the goods of that district, with men and women as prisoners. Especially were they delighted with the abundance of iron which they found there, because Scotland is not rich in iron'*. In 1322 Robert the Bruce invaded England through Carlisle; afterwards plundering Holm Cultram Abbey and laying waste to Copeland and *'so beyond the sands of Duddon to Furness. But the Abbot of Furness went to meet him, and paid ransom for the district of Furness that it should not be again burnt or plundered'*. The Scottish wars caused a spate of castle building in the district; Piel, Dalton, Gleaston, Broughton, Mill, Wraysholme, Arnside etc. were all constructed during this period (Barnes 1968, 32).

- 4.4.20 As well as establishing their granges, and profiting from their dairy and sheep farms, the monks of Furness Abbey were also involved in the extraction of iron ore and in the salt making industry. The iron ore of Furness appears to have been known and exploited prior to the establishment of Furness Abbey; writing in 1876 G M Tweddel referred to mine operations at Stainton where *'a few years ago whilst a drift was being made from the foot of a shaft, one of the "old men's" workings was discovered, and within it, in front of a breast of ore, two polished celts [stone axes] of the usual type were found'*. The next reference to early iron mining is in the Chartulary of Furness Abbey. The monks must have wrought iron ore at Orgrave, which is midway between Dalton and Ireleth, in the early part of the 13th century. In or around 1282, the abbey became possessed of the iron ore under *Alinschales* (Elliscales) and in the year 1400 they obtained a grant of the iron ore in 40 acres of land in Dalton, Orgrave and Merton (Marton) (Kelly 1998, 1). From c.1400 to 11537 the monks confined their activities to mining and working only sufficient iron to satisfy their own needs and those of their tenants. Whilst there is no record of any profits from iron working during this period, some tenants of High Furness petitioned the Crown in 1570 for the right to smelt iron ore for their own use, to replace the iron they used to receive as tenants of Abbey lands (Cumbria County Council 2002, 5). There is no evidence for any iron ore extraction sites within close proximity to the proposed development area, and the HER does not record any such sites within a 1km radius.
- 4.4.21 Salt making was undertaken at sites such as Mustard Haw at Salthouse (Barrow), Salthouse (Millom), near Marsh Grange, and near Angerton Moss, all located along the coastline as would be expected. The monks needed places where they could easily reach the shore and where the sands were only covered by the sea at high tides. Closest to Furness Abbey, were

the salt pans at Mustard Haw, Salthouse (Leach 1987, 60). Given that salt pans were located along the shore, there is unlikely to be any evidence for such workings within close proximity to the proposed development area, and the HER does not record any such sites within a 1km radius.

- 4.4.22 At the beginning of the reign of Henry VIII [early 16th century], Alexander Banks was Abbot of Furness. He seemingly decided to construct a large deer park around the Abbey, and, taking advantage of a period of agricultural depression, he recovered as much arable land in the vicinity as he could. Among the farms taken were Rose, Southend, Sandscale, Goldmire, part of Roanhead and a portion of Sellergarth. The Sellergarth portion, however, was of little use until he had acquired the whole and he was quick to seize an opportunity to obtain the remaining tenements. Tradition has it that Alexander Banks was involved in law-suits and disputes outside of the Abbey, during which time there was contention within the monastery, which resulted in a section of the monks assisted by the men of Sellergarth, forcibly expelling Abbot Banks and electing John Dalton as Abbot in his place. Two years later, Banks recovered his possession of the Abbey, and apparently took revenge on the Sellergarth tenants, turning them out and destroying the whole village on the 16th December 1516. The incidents are fully related by William Case, one of the victims, in a complaint to the Chancellor of the Duchy of Lancaster (Kelly 1946, 19). In her publication on the History of Furness Abbey, Alice Leach includes a section from this complaint: *'the said abbot with more than 22 of his monks and people, on the 16th of December, in the eighth year of the reign of Henry VIII, broke into said tenement and turned out the same plaintiff, to the plaintiffs utter undoing. Since that time the said abbot has pulled down the said mease [farm and land] together with twenty others in the said town and has also imposed the third part of the arable lands which used to be occupied with the same, so that the plaintiffs and the other inhabitants have been obliged to avoid the said town for lack of mansions of the same..'* (Leach 1987, 66). It must be noted that the exact location of Sellergarth is unknown; it has been suggested to actually have been situated west of Hawcoat, near what is now known as Sowerby Hall Farm (Rollinson 1963, 166).
- 4.4.23 As the land gained was unenclosed, the Abbot was easily able to form his new deer park, which was stated in the deposition made at the Duchy Court, to have been seven miles in circumference. The destruction of the village of Sellergarth must have been complete, and its very existence now forgotten. The only relic, which may be of considerable significance in relation to the site of the proposed development on Manor Road, is that the fields opposite Manor Farm appear to have been known as 'Seller Butts' (Kelly 1946, 20), possibly suggesting that the former village of Sellergarth

was located in or in close proximity to the proposed development area. It is interesting to also note that the element 'butts' often refers to open areas of land where archery was practiced. In the English Heritage publication 'Furness Abbey' an extract from a 1775 estate map (now in a private collection) is reproduced. This shows the Abbey buildings, as well as the Park Wall. To the western side of the map, just outside the line of the Park Wall, is a field which is seemingly labelled 'Mr Atkinson's Seller Butts', although part of the name is not shown (Plate 1). This field appears to be that in which the proposed development is located.

- 4.4.24 Following the destruction of Sellergarth, some of the disposed tenants settled at outlying farms at Bridge Gate, Breastmill Beck and Raikesmoor for example, and of the original 32 tenants probably no more than 24 claimed tenements out of the Sellergarth lands, the remainder of which passed to the Abbots demesne, and now form part of Manor Farm. Twelve of the 24 were established at Hawcoat, and 12 at an entirely new site where the village, when built, became known as the 'New Barns' of the Furness monks. The amount of land allocated to Newbarns comprised approximately 420 acres and consisted of six of the old Sellergarth town fields. Kelly noted that the original buildings at Newbarns were constructed of clay and wattles and thatched with straw (Kelly 1946, 21); this may provide some hint as to what the buildings at Sellergarth were constructed of prior to its destruction. The place name 'Croslands' is believed to have derived from parallel lines of the strip plough land (or dales) which in part of the area of the modern Croslands ran east to west, but in another were orientated north to south, hence the name 'Crosslands'. Reference is also made by Kelly to Rating Lane being '*an ancient highway from Dalton to Salthouse*' (*ibid*).
- 4.4.25 Early in 1536, Parliament passed an Act for suppressing the smaller monasteries. This was one of a series of Henry VIII's measures to bring the Church under state control. When the protest against the suppression, known as the Pilgrimage of Grace, broke out, the monks of Furness were implicated. The last abbot, Roger Pyle, seems to have capitulated, and rather than face trial for treason he offered to give up the abbey. Furness was therefore one of the first of the major monasteries to be dissolved. The deed of surrender was signed by the abbot, the prior and 28 monks on the 9th April 1537 (Wood 1998, 29).
- 4.4.26 The HER lists several sites within a 1km radius of the proposed development area dating to the medieval period, some of which relate to the Abbey. Furness Abbey itself is listed under HER No. 2269 (Site 7); Bow Bridge located to the south-east of the Abbey is believed to be 16th century in date (HER No. 2272, Site 10); Furness Abbey Precinct Wall is listed under

HER No. 4732 (Site 21) as probably 13th century in date; and Abbey Park Cottage is a late medieval house built in the second half of the 15th century (HER No. 41347, Site 32).

- 4.4.27 *Post-medieval to Modern (1540AD-present)*: on 23rd June 1537, Robert Southwell, the Court's Receiver, arrived with three other Commissioners to survey Furness Abbey and dispose of its estate. It is clear from a letter of 3rd July, written by Southwell to Thomas Cromwell, the King's chief minister, that the lead was being stripped from the roofs, the tracery of the windows was broken, and the buildings dismantled even while the monks were still in residence. Sir John Lamplieu, the high sheriff of Cumberland, was placed in charge of the site and lands and took up residence at Furness early in 1538. Accordingly, some of the abbey buildings were left in a habitable state for his domestic and agricultural purposes. In 1540 the site was leased to Sir Thomas Curwen and passed to his son-in-law, John Preston, in 1546. A document of 1549 alludes to the ruinous state of the '*Halle and other Howses*' and the desire of Preston to erect a '*newe Halle parler chambers and other howses of offices*'. Unfortunately it is not known if these were ever built, however the construction of a manor house and associated buildings is known to have taken place by c.1671, when Sir Daniel Fleming noted the presence of '*a stately new house*' (Wood 1998, 30). In the 6th centenary of the foundation of the abbey of Furness, the Society of Antiquaries published a large and invaluable print of the abbey which gives an impression of the '*stately new house*' described by Fleming; this building was termed '*the manor house*' (Plate 2) (Dickinson 1967, 67). Plate 3 shows an artist's impression of the ruins of the abbey in 1727 with the Manor House shown to the right of the view.
- 4.4.28 Furness, due to its remote location, was seemingly fortunate in escaping from most of the turmoil and devastation of the Civil Wars in the 17th century, as well as during the Jacobite Risings of 1715 and 1745 (Kelly 1925, 288). Writing with reference to the history of Dalton, however, James Walton makes reference to a Sir John Maney and his troops taking up positions in a field '*about a mile from Dalton and quite near Furness Abbey*' (Walton 1984, 45). This field was noted by Barnes to have been near Sir John Preston's home, i.e. the manor house at Furness Abbey (Barnes 1968, 64). The exact location of this field and how long the troops were encamped there is unknown.
- 4.4.29 The site of the abbey remained in the Preston family for several generations. It then passed by marriage to the Lowthers and finally to the Cavendishes. From the late 17th century, the manor house was occupied by a variety of tenants. In the second half of the 18th century the building was in decline, having been leased out for agricultural and other purposes. The

Estate Map of 1775 (Plate 1) apparently shows the manor house as a mere farmhouse. During the 1780s, however, some refurbishment of a part of the building was undertaken, to allow the Cavendish family the occasional visit to the site (Wood 1998, 31).

- 4.4.30 Writing at the end of the 18th century, Hutchinson described Furness Abbey: '*After travelling about a mile from Dalton, we approached the vale where the Abbey stands. After crossing a brook, whose waters flow through the inclosed area of the monastery, we entered a narrow dell, pent in, on each hand, by hills of a considerable height; along which, lies the approach to the sacred pile from the north. The vale is marshy, and the whole situation is confined and gloomy. The edifice occupies almost the whole breadth of the vale; the stone, of which the buildings are constructed, seems to have gotten from the western banks, which, at the distance of a very few yards, overlook the whole abbey and its offices*' (Hutchinson 1794-97, 538). What Hutchinson appears to be suggesting is that quarries for the building stone were located to the west side of the abbey, and therefore close to the proposed development area. It has been noted on historical mapping, that a quarry existed between the abbey and the Park Wall (see Figure 9).
- 4.4.31 From the early 19th century a visit to the ruins of Furness Abbey was considered an essential part of any trip to the Lake District. William Wordsworth's *Guide to the Lakes* did much to make the abbey a popular tourist attraction. By far the greatest stimulation to tourism was the construction of the Furness Railway, and a station and hotel right next to the abbey (Wood 1998, 34).
- 4.4.32 The Furness peninsula contained deposits of the rich and pure iron ore, haematite. The woodlands of High Furness provided charcoal, and iron-making on a small scale had been carried out for hundreds of years. The 'ironmasters' exported pig-iron and some finished products, and they also prospected for ore and developed mines near Dalton. Because of the poor roads between Furness and the rest of England, this export traffic went by sea, using a small number of shipping places round the Furness coast. The favoured place was the small village of Barrow Head, sheltered by Old Barrow Island and the long sweep of Walney. The population of Barrow at the end of the 18th century was approximately 65, the principal town of Furness being Ulverston with a population of over 4000. As the early 19th century progressed, the output of the Furness iron mines increased. As horse-drawn carts full of iron ore were damaging parish roads, surveying commenced for a tramway between Dalton mines and Barrow. By the beginning of June 1846, the line was completed between Dalton and Barrow, passing immediately to the east of Furness Abbey (Cumbrian Railways Association 1996, 6-7). The construction of the railway through

the vale in which Furness Abbey is situated had a dramatic affect on the former manor house. The Cavendishes sold the property to the railway company, and during the 1850s and 1860s the building was substantially remodelled to become the Furness Abbey Hotel to the designs of Lancaster architect Edward Paley (Plate 4). A trade directory of 1851 described the hotel: *'The hotel at Furness Abbey is a very large establishment, replete with every accommodation for visitors, and is now kept by Mr William Parker, late of the Sun Inn, Ulverston. This building was originally the abbots dwelling; and until a few years ago was called the 'Manor House' and was occupied by a farmer'*. By this date, New Manor House, located on the opposite side of Manor Road to the proposed development area had been constructed, as John Case is listed as a farmer there in 1851 (Mannex & Co 1851, 410 and 419). The Listed Building description for the present Manor Farm suggests that it was constructed c.1845, probably as a replacement for the earlier farmstead on the site of the old manor house (later to become the Furness Abbey Hotel, and now partly surviving as the Abbey Tavern) when the Furness Railway was constructed.

- 4.4.33 The HER entries within the 1km search radius of the proposed development area include several other buildings which were constructed by, or as a result of, the Furness Railway. Furness Abbey Station (HER No. 16212, Site 27) which was disused by 1973; Abbey Vale, a former porter's lodge built in 1873 to the designs of Paley and Austin for the Furness Railway Company (HER No. 26942, Site 31) and Furness Abbey Cottage, also built in 1873 for the Furness Railway Company (HER No. 23193, Site 42).
- 4.4.34 Following the opening of the Furness Railway in 1846, the effect of the coming of the railways on the growth of Barrow cannot be overstated. In 1847 the population numbered around 300, by 1864 it had increased to over 11,000, and in 1871 it had become 18,000. Between 1872-74, Barrow's population jumped from 28,000 to 35,000, reaching a peak in 1881 when there were 47,259 in the town (Cumbria County Council 2002, 9). This huge increase in population meant that the need for housing was also increasing. As the town spread, the gap between the former small village of Barrow Head and Furness Abbey became smaller as properties were constructed along Abbey Road, where grand detached villas were hidden from the smokestacks of the town (Trescaheric 2000, 16). A study of Ordnance Survey mapping has already highlighted the spread of urbanisation from Barrow in a northerly direction towards the proposed development area on Manor Road (compare Figures 6 and 9 for example).
- 4.4.35 The early 1880s saw clearance and the first attempts at de-vegetation, cleaning and restoration of the abbey. Some of the claustral buildings were

excavated and the walls freed of ivy. The turn of the century saw the expansion of the Furness Abbey Hotel and the enlargement of the station. The early 20th century also saw the first systematic excavations and archaeological assessment of the site as a whole, under the direction of Sir William St John Hope. In 1923, Lord Richard Cavendish placed the ruins in the guardianship of the state. The then Office of Works, set in motion a major programme of restoration. This work was accompanied by a general 'tidying up' of the site, involving the burial of fallen architectural fragments, removal of some post-monastic features and further excavations, so that more of the abbey buildings were uncovered and displayed. Except for part of its north wing, the former Furness Abbey Hotel was demolished in 1953 following bomb damage in 1941 (see Plate 19). Its site is now occupied by the present car park and museum, opened in 1982 (Wood 1998, 36).



Plate 1: Extract from an Estate Map dated 1775 possibly showing the proposed development area to the far left-hand side as 'Seller Butts'

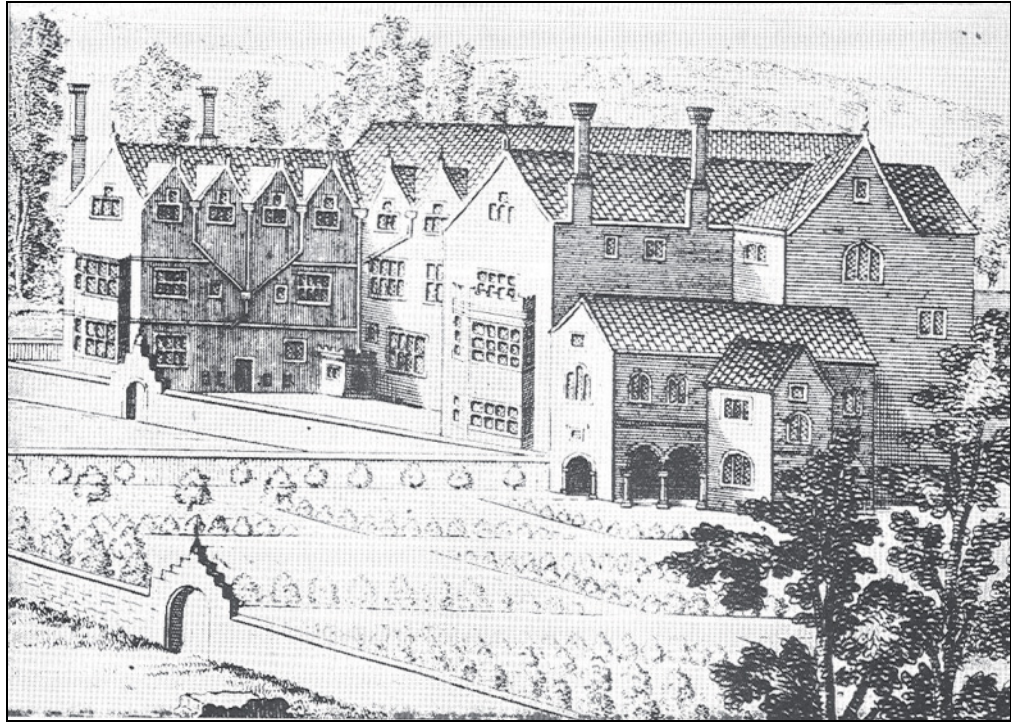


Plate 2: The Manor at Furness Abbey in 1727 (Source: Dickinson 1967)



Plate 3: 'The East Prospect of the Ruins of Furness Abbey' 1722 showing the Manor House to the right of the image



Plate 4: Furness Abbey Hotel c.1869



Plate 5: 1880 Advertisement for Furness Abbey Hotel

4.5 SITE VISIT

- 4.5.1 The site was visited on the 26th January 2011 by Fiona Wooler to assess whether any as-yet unknown archaeological features were visible within the boundaries of the proposed development area, and to assess the impact any development may have on known archaeological, historical, or cultural features in the vicinity, in particular the Park Wall, part of which forms the north-western boundary of the site.
- 4.5.2 The proposed development area was noted to be on the south side of Manor Road, upon approach from Rating Lane (Plate 6). On the corner of Rating Lane and Manor Road, stands Manor Farm, a mid-19th century farmstead (Plate 7). Opposite the entrance to Manor Road, on Rating Lane, is a former lodge for Crosslands mansion, built c.1875 (Plate 8). The site was under pasture at the time of the site visit, although there were no animals in the fields at the time. The area is divided into two fields by a modern post and wire fence (Plate 9). The ground level of the proposed development area was noted to increase to the east, and to a lesser extent to the south. Two telegraph poles are still standing within the area, forming part of a line running in a north-west to south-easterly direction (Plate 10). Plate 11 shows the proposed development area from the south-western corner on Rating Lane.
- 4.5.3 To the eastern end of the proposed development area on Manor Road, the ground level of the road decreases, and the road is bounded on each side by stone walls. The north-eastern extreme of the area along Manor Road is lined by trees (Plate 12). Located outside the proposed development area, to its north-eastern corner, and on the north side of Manor Road is West Lodge, which was built in 1914 for Vickers Ltd to serve Abbey House (Plate 13). West Lodge is situated beside a former gateway within the Park Wall, part of which serves as the north-eastern boundary of the proposed development area (Plate 13 and 14).
- 4.5.4 From the eastern end of Manor Road, at the junction with the road that skirts the west and south sides of Furness Abbey, it was noticeable that due to the changes in ground level, it was not possible to observe the proposed development area from just outside the Furness Abbey site (Plate 15). Immediately to the east of the development area is a former quarry site (marked on historical mapping), although it was not possible to observe this quarry from the proposed development site (Plate 16). Plate 17 shows the proposed development area from the eastern side of the site, with Manor Road visible to the right of photograph.
- 4.5.5 Plates 18 to 21 shows some of the buildings and sites referred to in the historical background above. Plate 18 shows Furness Abbey as seen from

the west on Manor Road; as already noted this site is not visible from the proposed development area. Plate 19 is a view of the Abbey Tavern, what remains of the former Furness Abbey Hotel, on the site of the original manor house. Plate 20 shows 'Amphitheatre Field' located to the south side of Furness Abbey, as seen from the cycle path or greenway which heads towards Roose. Plate 21 shows Abbey Park Cottage, or the Custodian's Cottage, which was in used as a café at the time of the site visit.



Plate 6: View looking east down Manor Road from Rating Lane



Plate 7: The farmhouse at Manor Farm



Plate 8: View looking west showing the former lodge on the west side of Rating Lane, opposite the entrance to Manor Road



Plate 9: View looking east from Rating Lane showing the proposed development area as being under pasture, and divided into two by a post and wire fence



Plate 10: View looking south-east from the corner of Manor Road and Rating Lane showing the telegraph poles



Plate 11: The proposed development area as seen from the south-western corner on Rating Lane. The hedge to the right of photograph separates the side from Barrow Sixth Form College



Plate 12: View looking east from Manor Road showing the change in ground level and the north-eastern extremity of the proposed development area being tree-lined (right of photograph)



Plate 13: View looking east showing the gateway in the Park Wall, with West Lodge located to its northern side (left of photograph)



Plate 14: View looking north-east showing the section of Park Wall which serves as the north-eastern boundary of the proposed development area, with Furness General Hospital visible in the background



Plate 15: View looking west from the junction of Manor Road, immediately opposite Furness Abbey with West Lodge visible in the background



Plate 16: Former quarry site located to the east of the proposed development area



Plate 17: View looking west from the eastern end of the proposed development area showing the change in ground level to the north and west. Manor Road is visible right of photograph



Plate 18: Furness Abbey as seen from the west on Manor Road



Plate 19: Abbey Tavern (part of the former Furness Abbey Hotel), on the site of the former manor house



Plate 20: View looking west from the cycle path to the south side of Furness Abbey showing the natural topography of 'Amphitheatre Field'



Plate 21: The former Custodian's House/Abbey Park Cottage (HER No. 41347, Site 32), located to the south side of Furness Abbey

5 CONCLUSIONS

5.1 DESK-BASED ASSESSMENT

- 5.1.1 The assessment revealed that there is some evidence of early activity within close proximity to the proposed development area; there have been a number of prehistoric stone implements found within the locality, although it must be noted that these may have been introduced to the land within sea sand and seaweed, which was historically used as a fertiliser.
- 5.1.2 The only evidence for Roman activity on the site is the discovery of coins of Roman date having been found close to Furness Abbey, although it has been suggested these may have been collected by the monks as antiquities.
- 5.1.3 There is, as yet, very little evidence for early medieval activity within or close to the proposed development area; however the absence of evidence does not indicate that the area was not utilised during this period.
- 5.1.4 The proposed development area lies immediately to the west of Furness Abbey, and adjacent to the Park Wall which surrounds the monastic precinct. Documentary sources indicate that one of several granges, or small villages, was formerly located to the west of the abbey, known as 'Sellergarth', but which was destroyed in the early 16th century to create a deer park, with many of the tenants being relocated to a new settlement named 'Newbarns'. An 18th century estate map appears to annotate the proposed development area as 'Seller Butts' possibly suggesting the land may have been associated with archery practice.
- 5.1.5 From the middle of the 19th century at least, the proposed development area appears to have been agricultural in character forming part of Manor Farm, a farmstead which was relocated to the western end of Manor Road, possibly when the railway line was constructed. The former manor house became the site of a large hotel, the Furness Abbey Hotel, built close to the ruins of the abbey which was increasingly becoming a tourist attraction, aided by the construction of the Furness Railway located immediately to the east of the site.

5.2 SITE VISIT

- 5.2.1 The site visit has shown that the proposed development area lies within close proximity to the Scheduled Ancient Monuments of Furness Abbey and associated features, which include the Park Wall, part of which serves as the north-east boundary of the site, and is still a visible feature in the landscape. The proposed development area is a greenfield site, which

separates Barrow Sixth Form College from Manor Farm, a Grade II listed building, which at present, still stands in relative isolation. Two further listed buildings, West Lodge located close to the western gate of the abbey precinct, and the former lodge for Crossfield mansion on Rating Lane. As all three of these buildings were constructed to 'stand alone', the farm buildings and farmhouse as a farmstead set within its land, and the two lodges at gate ways to their respective mansion houses, the settings of these listed buildings should be considered in determining the extent of the proposed residential development.

- 5.2.2 At present, the western approach to Furness Abbey is from Rating Lane and down Manor Road. This road is open to both sides, before the ground level of the road descends to pass through the former gate house in the Park Wall. The remainder of the approach is enclosed by trees and steep banks until reaching the base of the hill, at which point the abbey comes into view. This approach adds to the visitor's experience, and reinforces the visual significance of the site. The construction of new housing, particularly along the southern side of Manor Road, would impinge until the visitor's approach and experience.

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Maps

(All consulted at Barrow Record Office)

William Yates' Map of Lancashire 1786

Greenwood's Map of Lancashire 1818

First Edition Ordnance Survey Map 1851, Sheet 21, 6" to 1 mile scale

First Edition Ordnance Survey Map Revised 1873, Sheet 21, 6" to 1 mile

Second Edition Ordnance Survey Map 1895, 6" to 1 mile scale

Third Edition Ordnance Survey Map 1916, Sheet 21.NE, 6" to 1 mile

Ordnance Survey Map 1956, Sheet SD 27SW, 6" to 1 mile scale

APPENDIX 1: GAZETTEER OF SITES

Table 1: Historic Environment Record (HER) sites within a 1km radius of the proposed development area. The locations of the sites are shown on Figure 3.

Site No	HER No	Site Name	Description	Grid Ref	General Period
1	2252	New Barn	A building incorporating stone material from Furness Abbey said to be at this grid ref. Current OS map shows the site as part of open parkland in Croft Park	E:321400 N:471500	Medieval
2	2253	Breast Mill Beck	A building incorporating stone material from Furness Abbey	E:321600 N:472600	Medieval
3	2257	Newbarns Building Stone	Farm buildings include many blocks of red sandstone possibly from Furness Abbey	E:321100 N:570500	Medieval
4	2266	Scraper Find, Breast Mill Beck	An almost perfect scraper found in 1951 in a field adjoining Dane Gill Wood	E:321400 N:472300	Prehistoric
5	2267	Flint Finds, Hawcoat	Some flints found in 1951 in a field formerly part of the Gap Yeat	E:320600 N:471900	Prehistoric
6	2268	Celt Find, Hawcoat	Unfinished stone celt (axe) found in an allotment near Dane Avenue in 1936	E:320980 N:471580	Prehistoric
7	2269	Furness Abbey	Remains of Furness Abbey, first Benedictine, later Cistercian, founded 1127, containing the usual buildings and components. Enlarged and added to from the 12 th century until it was surrendered in 1537	E:321780 N:471720	Medieval
8	2270	Abbey Tavern	Abbey Tavern, on the site of a pre-dissolution hall and later manor house, in the grounds of Furness Abbey. The tavern is the remaining part of the Furness Abbey Hotel built c.1875 and subsequently partly demolished. In 1671 Thomas Preston, owner, built a mansion house in the grounds of the abbey.	E:321790 N:471940	Medieval Post Medieval

Site No	HER No	Site Name	Description	Grid Ref	General Period
			This was sold to the Furness Railway Company who demolished it and built the Furness Abbey Hotel in the 1850s and 1860s in its place. The hotel was bomb damaged in 1941 and partially demolished in 1953, leaving part of the north wing which forms the present Abbey Tavern		
9	2271	Quern Find, Abbey Park	An upper quern stone found in Abbey Park in 1881 near the site of Abbey Mill	E:322120 N:471650	Unknown
10	2272	Bow Bridge Medieval Multi-Span Bridge	Probably 16 th century, constructed of coursed ashlar and has 3 semi-circular arches of a span of c.7ft. The bridge gave the monks access to their new mill which stood on the SW bank of the Mill Beck	E:322377 N:471480	Medieval
11	2273	Knife Find	An oval flint knife found in a garden in Barrow in 1953	E:321030 N:470860	Prehistoric (Bronze Age)
12	2274	Arrow Head Find	A rather thick (possibly unfinished) honey-coloured flint arrow head, barbed and tanged, found in an orchard in 1943 at a depth of 1ft	E:320840 N:470710	Prehistoric (Bronze Age)
13	2275	Quern Find, Old Newbarns	An unfinished upper quern stone found 1908	E:321060 N:470540	Unknown
14	2277	Parkhouse Farm	Parkhouse Farmhouse said to be 16 th century, re-using red sandstone from Furness Abbey	E:322370 N:471030	Post Medieval
15	2290	Coin Find, Croslands Park	A gold quarter noble of Edw III found in 1904 when digging a foundation for a house in Croslands Park	E:321000 N:471000	Medieval (Plantaganet)
16	2292	Axe Find, Manor Farm	A stone celt was on the premises of Manor Farm in 1859 and may have been found there	E:321600 N:471500	Prehistoric (Neolithic)
17	2294	Coin Find, Croft Park	A worn bronze coin of	E:321300	Post Medieval

Site No	HER No	Site Name	Description	Grid Ref	General Period
			Louis XIII of France (1610-1643) found in 1924 in a field known as Croft Park adjoining the Abbey terminus of the Barrow Tramways	N:471430	(Stuart I)
18	2296	Perforated Pebble/Mace Head Find, Croslands Park	Perforated pebble found 10ft below the surface in Croslands Park in 1891	E:322000 N:471200	Prehistoric (Neolithic)
19	2304	Stone Axe Find, Beacon Hill, New Barns	A stone axe found by workmen on the site of a new church at Beacon Hill c.1956	E:321430 N:470430	Prehistoric (Neolithic)
20	3204	Flint Finds	Mesolithic flints recorded by J Cherry	E:322000 N:471300	Prehistoric (Mesolithic)
21	4732	Furness Abbey Precinct Wall	A precinct wall, nearly 1½ miles in length surround the abbey complex and encloses an area of c.70acres. The wall is probably 13 th century	E:321800 N:471500	Medieval (Norman)
22	4815	Abbots Park	Possible site of buildings and enclosure	E:322200 N:472200	Unknown
23	4902	Billings Beacon	A mound surrounded by a low platform on a hill top. Possible beacon site	E:322350 N:472200	Unknown
24	5743	Furness Abbey Burial Site	Two skeletons found under a potting shed and two skulls found in a garden when digging a drain. Skeletons were c.4ft below concrete floor of shed. Possibly plague victims	E:321680 N:471710	Unknown
25	13294	Earthworks, The Billings	Low earthwork banks which appear to contain ridge and furrow. Also an oblong depression. All appear to represent agricultural remains of no great antiquity	E:322270 N:472370	Unknown
26	16185	Yarlside Iron Mines	Site of iron mines, disused by 1973. The date of commencement of mining is not known, but the pit was working in 1892	E:322750 N:471150	Post Medieval
27	16212	Furness Abbey Railway Station	Site of railway station, disused by 1973	E:321840 N:471963	Post Medieval
28	19058	Key Finds, Manor Farm	Two iron keys found	E:321500	Unknown

Site No	HER No	Site Name	Description	Grid Ref	General Period
			between 1851-56 at Manor Farm. Exact location is unknown	N:471600	
29	19060	Hector House, Newbarns	The oldest existing house at Newbarns is Hector House erected by Thomas Fresh in 1683	E:321080 N:470570	Post Medieval (Georgian)
30	19096	Coin Finds, Furness Abbey	Five Roman coins found in the vicinity of Furness Abbey, the exact findspots are unknown	E:321000 N:471000	Roman
31	26942	Abbey Vale, Abbey Approach	Porter's Lodge, now house. Dated 1873 for the Furness Railway Co	E:321870 N:471990	Post Medieval (Victorian)
32	41347	Abbey Park Cottage/Custodian's House	Late medieval house built in the 2 nd half of the 15 th century	E:321960 N:471650	Medieval (Plantagenet)
33	41914	Hawcoat Cropmark	Two rows of post holes or pits, or part of a truncated circular arrangement shown on aerial photograph. Now built on by modern housing	E:320750 N:472200	?Prehistoric
34	42239	Key Find	Ornamental cast copper alloy key found in 2005	E:321800 N:471200	Medieval
35	42240	Flint Find	Small pieces of debitage/waste flake	E:321800 N:471200	Prehistoric (Neolithic)
36	42263	Weight Find	A cast lead weight or token in shape of a fish. Dated c.1600-1900AD	E:321800 N:471200	Post Medieval
37	42264	Stud Find	Lead stud/belt decoration. Dated c.1400-1600AD	E:321800 N:471200	Medieval
38	42265	Ornament Find	Possible Victorian garden ornament for a bird bath? Dated c.1800-1900AD	E:321800 N:471200	Post Medieval (Victorian)
39	42266	Weight Find	Small circular bullion cup weight, possibly coins? Dated c.1400-1600AD	E:321800 N:471200	Medieval
40	42274	Vessel Find	Pot leg of post-medieval cauldron, ewer or skillet. Dated 1500-1800AD	E:321800 N:471200	Post Medieval
41	42283	Finger Ring Find	Crude ring, probably a finger ring, made from thick brass sheet material	E:321800 N:471200	Post Medieval
42	43193	Furness Abbey Cottage, Abbey Approach	House built c.1873 for the Furness Railway Co, as a coachman's house to serve the company's Furness Abbey Hotel	E:321780 N:472035	Post Medieval (Victorian)

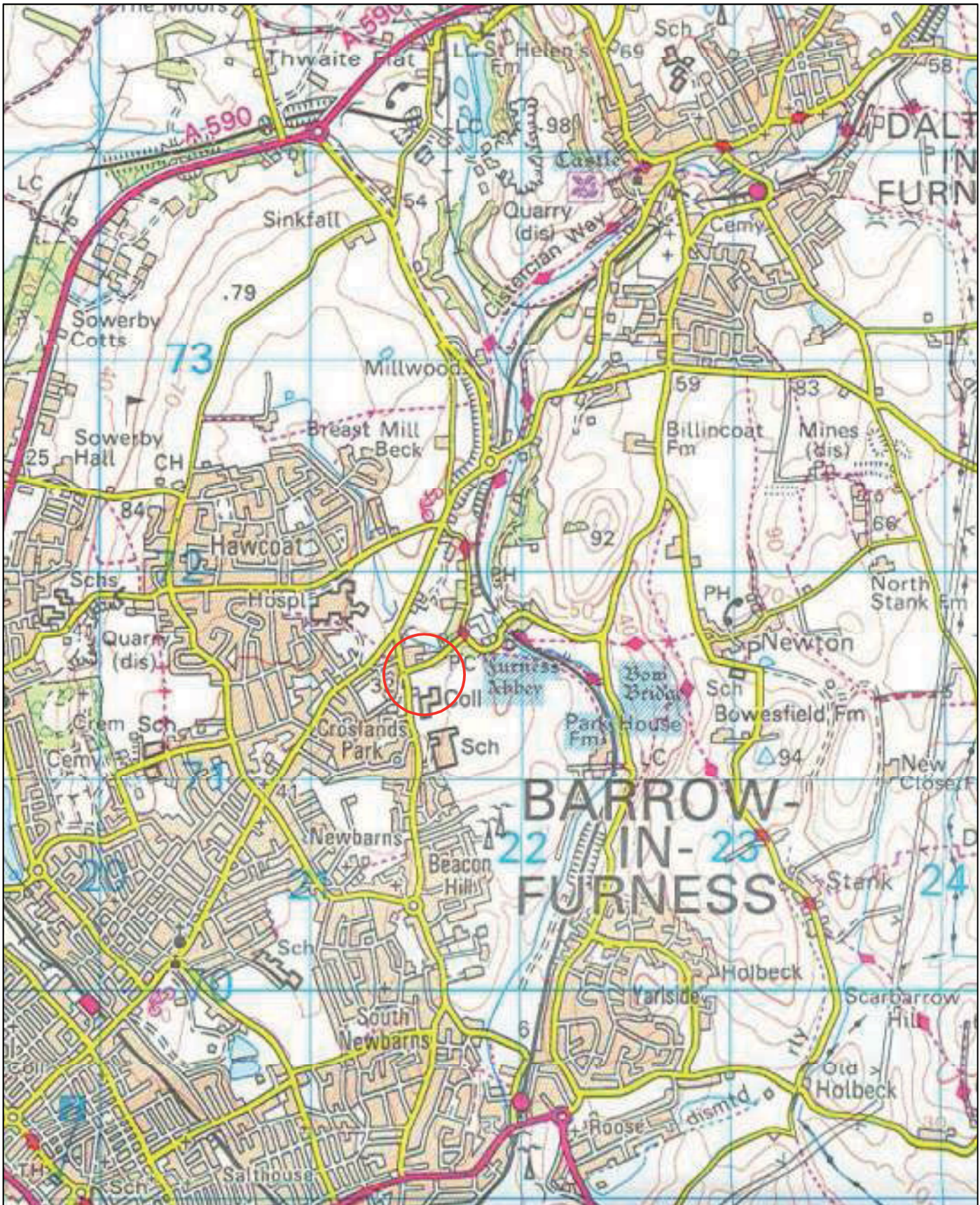
Table 2: Listed Buildings within a 1km radius radius of the proposed development area

Listed Building HER No.	Building Name	Description	Grid Ref	Grade
26942	Abbey Vale	Porter's Lodge, now house, 1873	E:321867 N:471989	II
26943	Bridge over Mill Beck and attached gateway at Abbey Vale	Gateway c.1873, the bridge is probably earlier 19 th century	E:321853 N:471976	II
26944	Furness Abbey Cottage	House, c.1873. For the Furness Railway Co. Built as a coachman's house to serve the company's Furness Abbey Hotel	E:321779 N:472036	II
26945	Furness Abbey including all medieval remains in care of English Heritage	Remains of Cistercian abbey 1127-c.1500. Extensive remains of St Mary's church, chapter house, infirmary and domestic buildings	E:321857 N:471660	I
26946	<i>Capella Extra Portas</i> with attached walls	Ruined chapel, c.1300. Situated outside the abbey precinct and used by dependants of the monastery and others who did not normally worship in the abbey church	E:321794 N:471982	I
26947	Gateway adjoining <i>Capella Extra Portas</i>	Gateway to abbey precinct, post-reformation, probably 16 th century using medieval material	E:321781 N:471993	I
26948	Furness Abbey Wall	Precinct wall to Furness Abbey, medieval. Approx. 2m in height where complete	E:322092 N:471821	I
27795	Former Custodian's Cottage, Furness Abbey	Dwelling, the remnant of a larger, earlier building. Roof timbers dated to late 15 th century, exterior fabric extensively remodelled late 19 th century	E:32960 N:471650	II
26950	The Abbey Tavern	Public house, early 19 th century, extended 1848. Represents a fragment of a substantial hotel that served the Furness Railway	E:321794 N:471956	II
26951	No. 298 Abbey Road	Lodge, c.1878	E:321166 N:471428	II
26952	Abbey Gate Cottages	Pair of cottages, now 1 dwelling. Dated 1873	E:321690 N:472264	II
26953	Abbey House Hotel	Mansion, 1910-1941 for Vickers Ltd	E:321686 N:472096	II*

Listed Building HER No.	Building Name	Description	Grid Ref	Grade
26954	North Lodge to Abbey House	Lodge to Abbey House, 1914 for Vickers Ltd	E:321656 N:472158	II
26955	West Lodge to Abbey House with attached gatehouse and wing walls	Dated 1914 for Vickers Ltd	E:321509 N:471837	II
26961	Gateway to Abbey Approach	c.1873	E:321671 N:472230	II
26962	Jubilee Bridge	Bridge c.1887	E:321426 N:471749	II
26963	Oaklands, Abbey Road	Large House, 1913-14 for Vickers Ltd	E:321648 N:471844	II
26984	Drinking Fountain at junction with Abbey Road	Dated 1873, re-erected 1910	E:321676 N:472338	II
26997	No.1 Dorcas Avenue	Small house c.1800	E:321031 N:470616	II
27027	Sandylands Farmhouse and attached barn	House dated 1623 but probably rebuilt and barn added late 18 th century	E:321085 N:470526	II
27028	No's 10 and 12 Hector House and Hector Cottage	House, now 2 dwellings. Probably 18 th century, refronted 19 th century	E:321087 N:470576	II
27037	No.81 Malvern House, Hollow Lane	Two attached houses, late 18 th century	E:321099 N:470488	II
27038	No.19 New Barns Village, Hollow Lane	House, dated '1770 TRF' but partly earlier 18 th century	E:321003 N:470541	II
27045	Home Farmhouse and attached farm buildings	Planned home farm shown as Abbot's Wood House on OS map c.1877. By Paley and Austin to serve Sir James Ramsden's home Abbotswood (demolished)	E:322077 N:472119	II
27046	Kitchen garden perimeter wall at Home Farm	Garden wall c.1877	E:322072 N:472082	II
27047	South Lodge at Abbotswood	Lodge dated 1873 for James Ramsden	E:322057 N:471805	II

Listed Building HER No.	Building Name	Description	Grid Ref	Grade
27048	West Gate Cottage, Manor Road	Pair of cottages now 1 dwelling, dated 1873 by Paley and Austin for the Furness Railway Co.	E:321654 N:471626	II
27049	West Gate to Furness Abbey, remains of gatehouse	Remains of gatehouse, 14 th century	E:321655 N:471606	I
27072	Park House Farmhouse	Farmhouse probably 16 th century origin, rebuilt 17 th century and with 19 th century additions	E:322364 N:471038	II*
27083	Crosslands: Our Lady's School	Mansion for J T Smith, now school. c.1865	E:321403 N:471346	II
27084	Lodge to Crosslands	c.1875 for J T Smith	E:321440 N:471528	II
27085	Manor Farmhouse	Farmhouse, c.1845	E:321481 N:471558	II
27099	No.4 New Barns Village, Sandylands Lane	Cottage, c.1800	E:321114 N:470561	II

APPENDIX 2: FIGURES






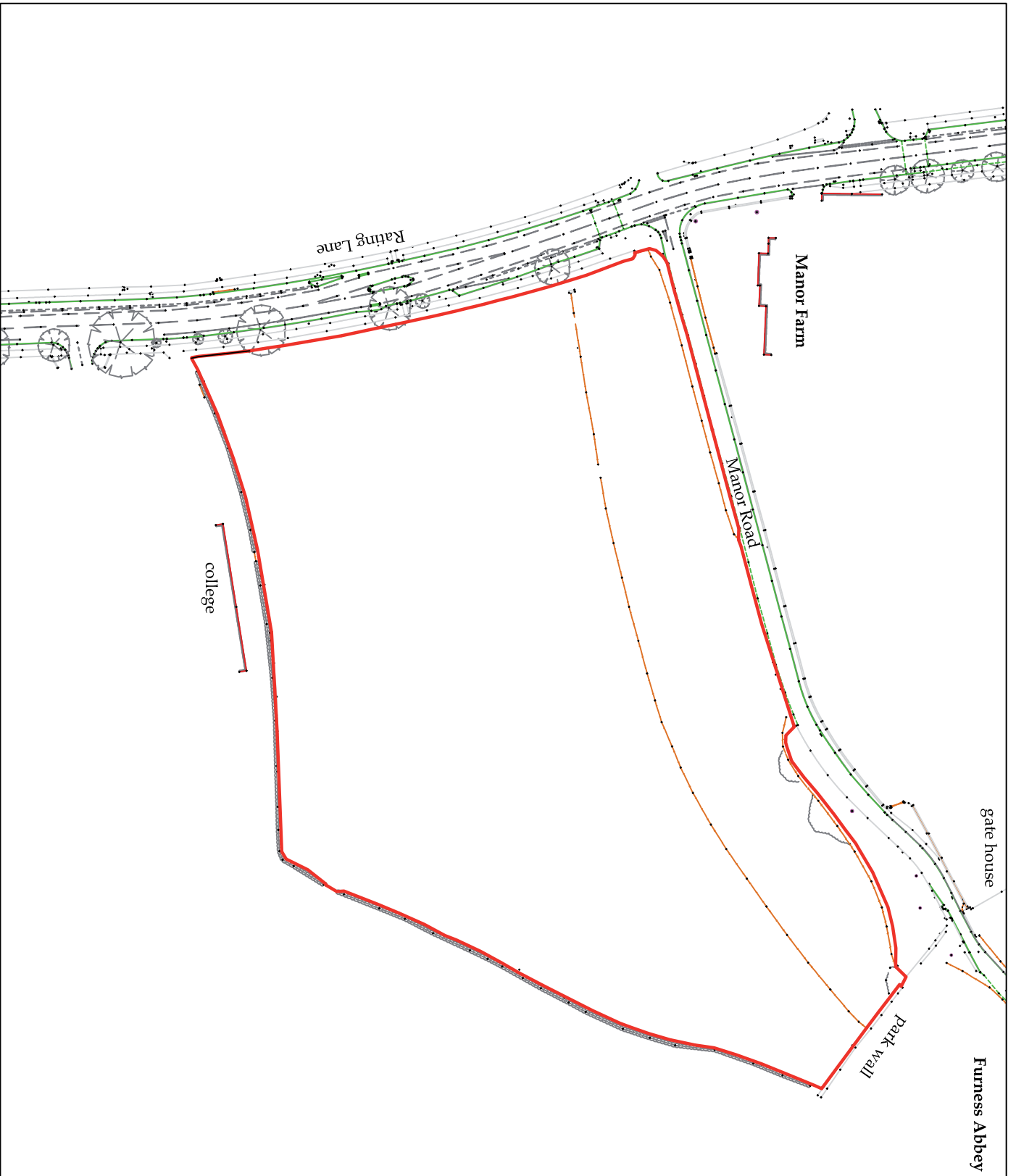
 <p>North Pennines Archaeology Ltd 2011</p>	<p>PROJECT: Land at Manor Farm, Manor Road, Barrow-in-Furness</p> <p>SCALE: 1:25 000 at A4</p> <p>REPORT No: CP1385/11</p> <p>CLIENT: Story Land and Development</p> <p>DRAWN BY: FW</p> <p>DATE: January 2011</p> <p>FIGURE: 1</p>	<p>KEY:</p> <p> Site Location</p>	 <p>Reproduced by permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationery Office. © Crown copyright. All rights reserved. Licence number 100014732</p>
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Figure 1: Site Location



North Pennines Archaeology Ltd
2011
Land at Manor Farm, Barrow

CLIENT:
Storey Land and Development

SCALE: 1:1500 at A4

DRAWN BY: MDR
DATE: January 2011

KEY:
 outline of proposed
 development area

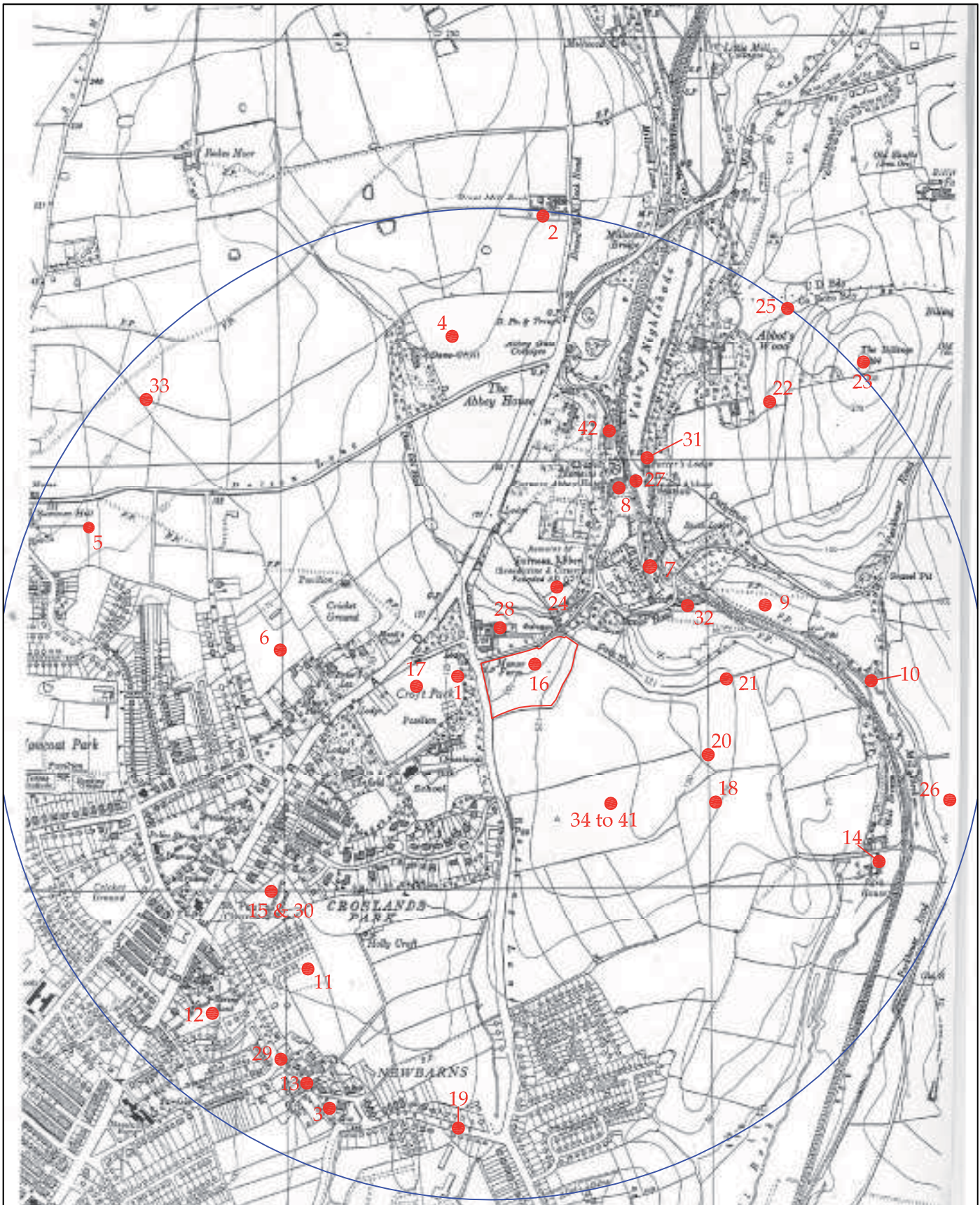


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REPORT No:
CP1385/10

FIGURE:
2

Figure 2: Detailed Site Location





 <p>North Pennines Archaeology Ltd 2010</p>	<p>PROJECT: Land at Manor Farm, Manor Road, Barrow-in-Furness</p> <p>SCALE: Not to Scale</p> <p>REPORT No: CP1385/10</p> <p>CLIENT Story Land and Development</p> <p>DRAWN BY: FW</p> <p>DATE: January 2011</p> <p>FIGURE: 3</p>	<p>KEY:</p> <p>— Proposed Development Area Site Boundary</p> <p>● 19 HER Site</p>	 <p>Reproduced by permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationery Office. © Crown copyright. All rights reserved. Licence number 100014732</p>
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Figure 3: Location of HER Sites (based on 1956 OS 6" to 1 mile scale)

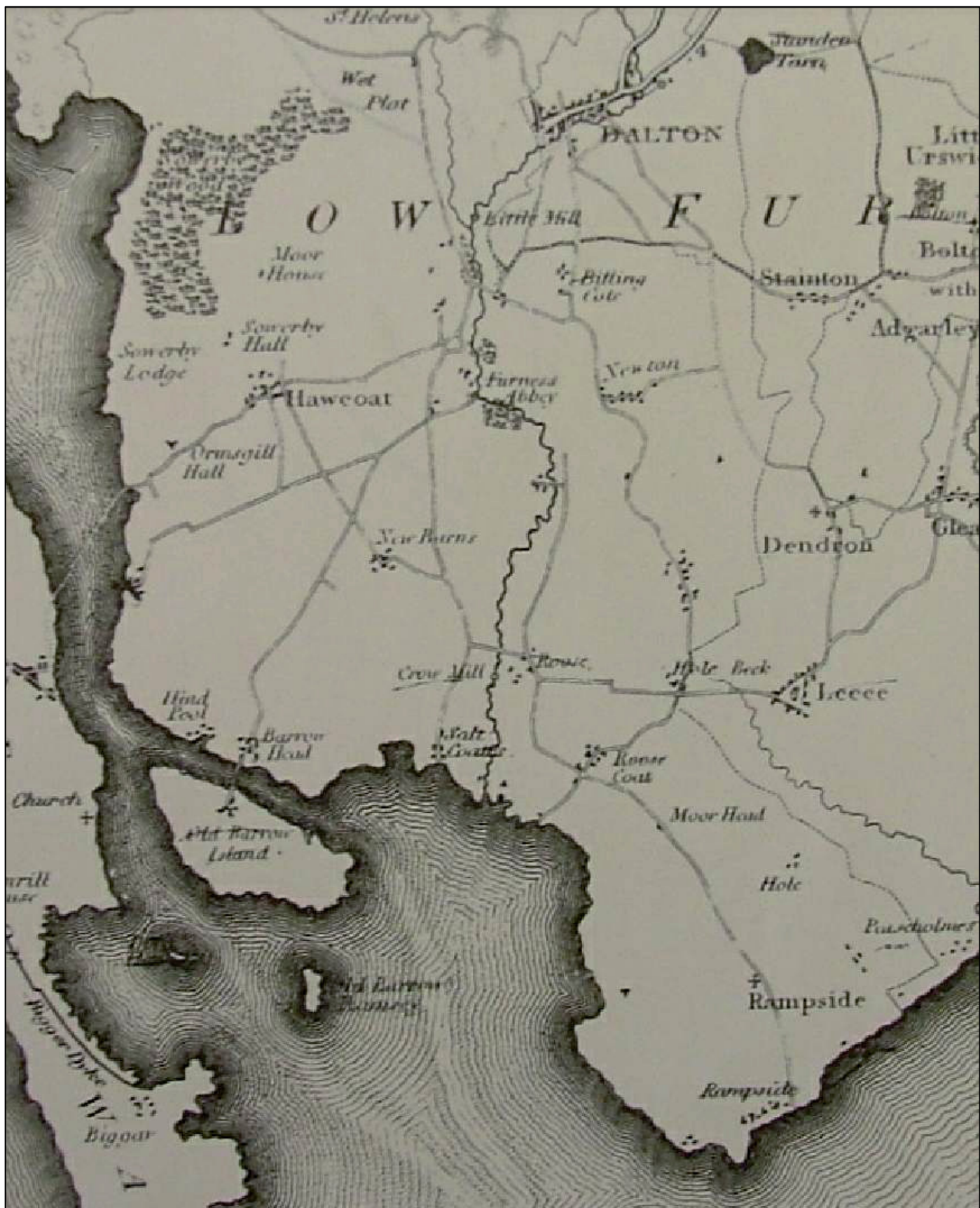


North Pennines Archaeology Ltd
2011

PROJECT: Land at Manor Farm, Manor Road,
Barrow-in-Furness
SCALE: Not to Scale
REPORT No: CP1385/11
CLIENT: Story Land and Development
DRAWN BY: FW
DATE: January 2011
FIGURE: 4



Figure 4: Extract from William Yates' Map of Lancashire 1786

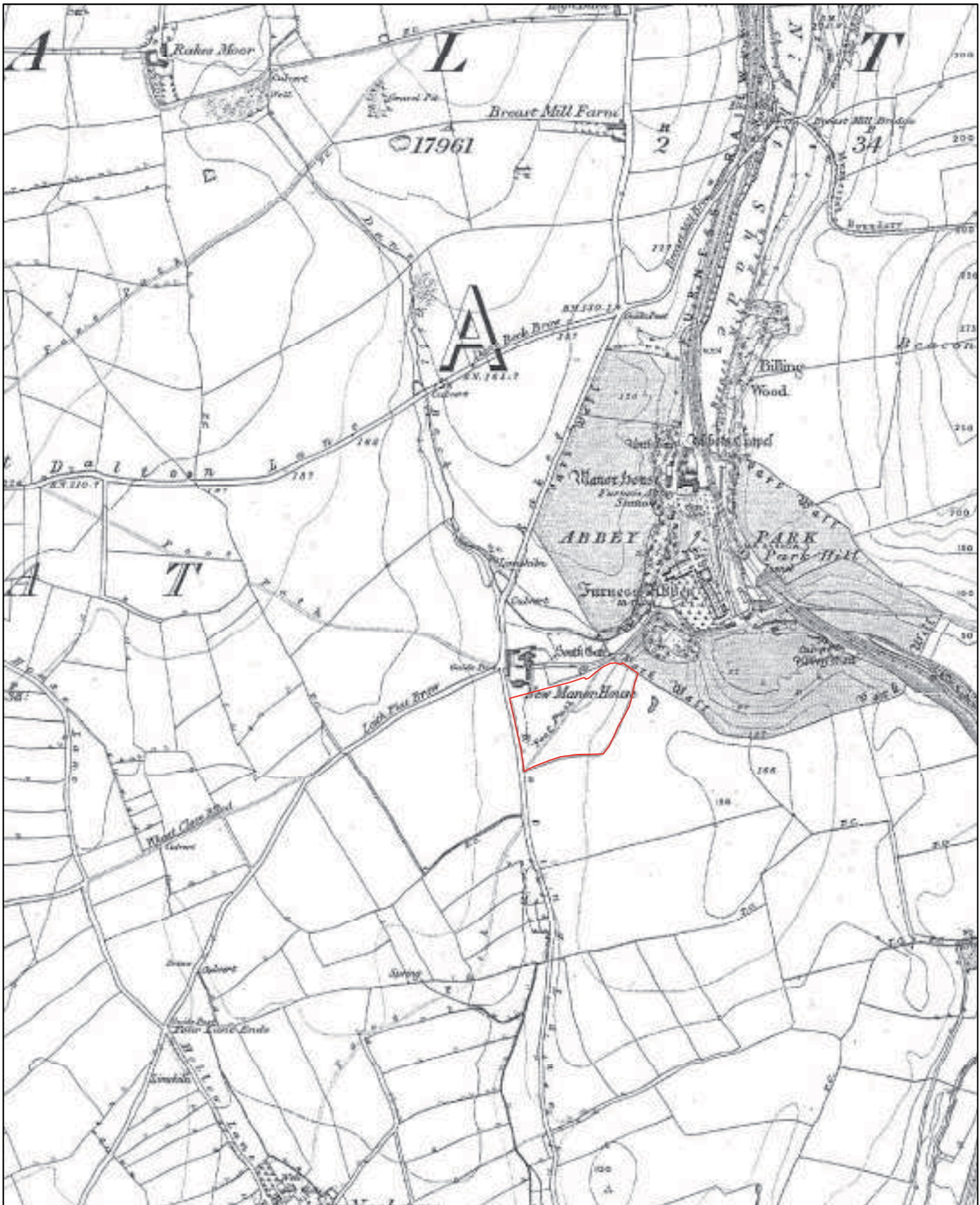


North Pennines Archaeology Ltd
2011

PROJECT: Land at Manor Farm, Manor Road,
Barrow-in-Furness
SCALE: Not to Scale
REPORT No: CP1385/11
CLIENT: Story Land and Development
DRAWN BY: FW
DATE: January 2011
FIGURE: 5



Figure 5: Extract from Greenwood's Map of Lancashire 1818





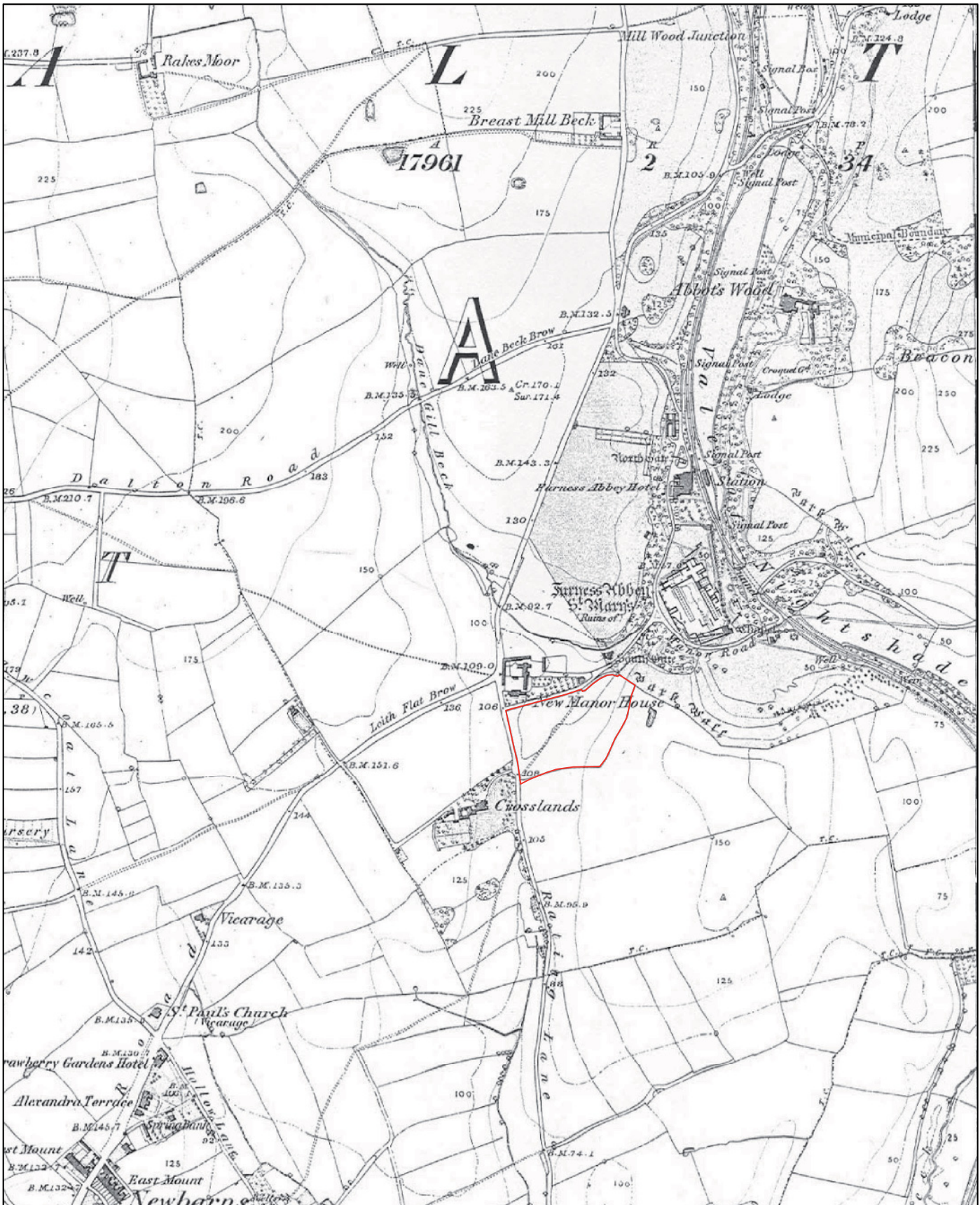
 <p>North Pennines Archaeology Ltd 2011</p>	<p>PROJECT: Land at Manor Farm, Manor Road, Barrow-in-Furness</p> <p>SCALE: Not to Scale</p> <p>REPORT No: CP1385/11</p> <p>CLIENT: Story Land and Development</p> <p>DRAWN BY: FW</p> <p>DATE: January 2011</p> <p>FIGURE: 6</p>	<p>KEY:</p> <p>— Proposed Development Area Site Boundary</p>	
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Figure 6: First Edition Ordnance Survey Map 1851 (6" to 1 mile scale)





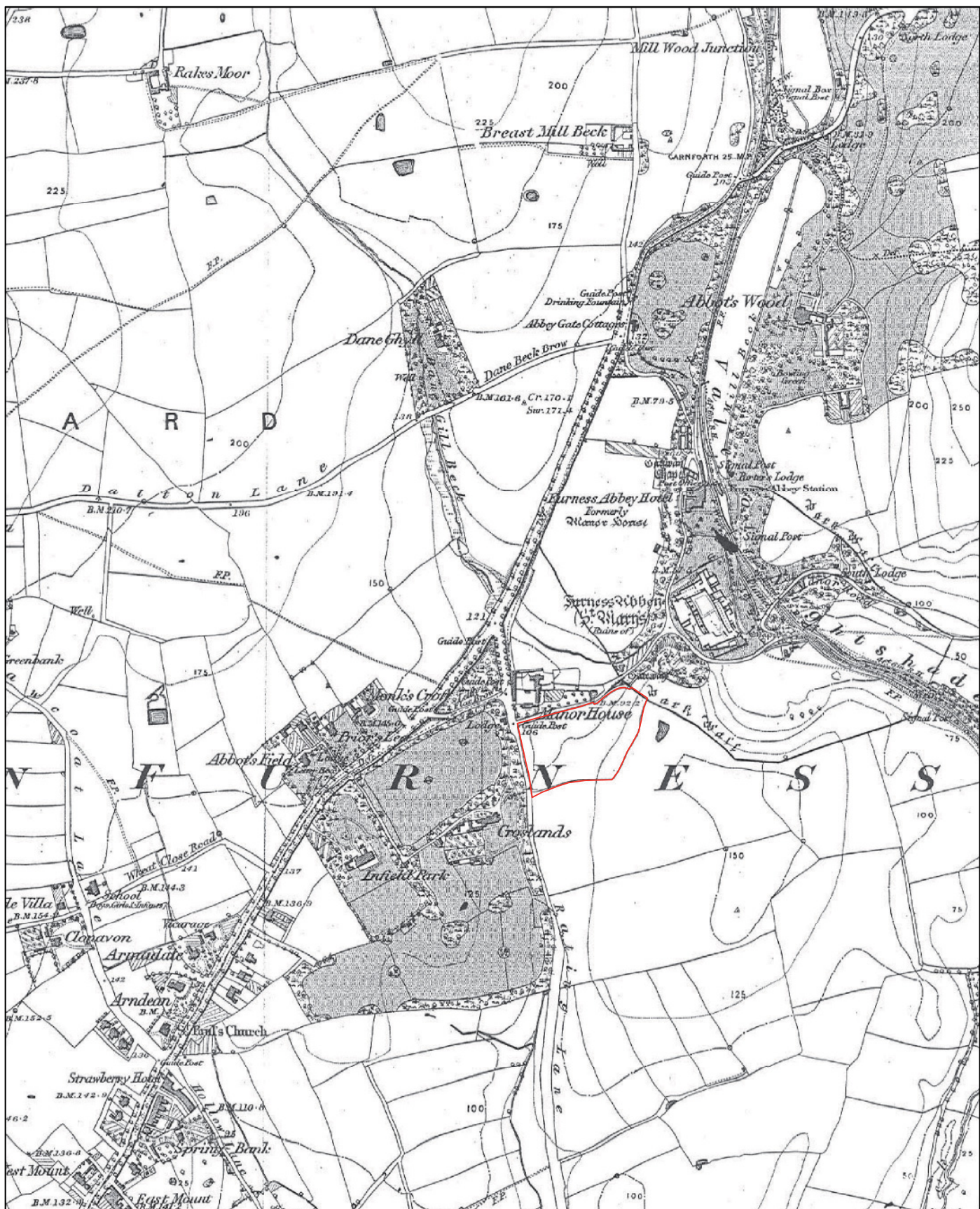
 <p>North Pennines Archaeology Ltd 2011</p>	<p>PROJECT: Land at Manor Farm, Manor Road, Barrow-in-Furness</p> <p>SCALE: Not to Scale</p> <p>REPORT No: CP1385/11</p> <p>CLIENT: Story Land and Development</p> <p>DRAWN BY: FW</p> <p>DATE: January 2011</p> <p>FIGURE: 7</p>	<p>KEY:</p> <p>— Proposed Development Area Site Boundary</p>	
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Figure 7: First Edition Ordnance Survey Map, Revised 1873 (6" to 1 mile scale)






 <p>North Pennines Archaeology Ltd 2011</p>	<p>PROJECT: Land at Manor Farm, Manor Road, Barrow-in-Furness</p> <p>SCALE: Not to Scale</p> <p>REPORT No: CP1385/11</p> <p>CLIENT: Story Land and Development</p> <p>DRAWN BY: FW</p> <p>DATE: January 2011</p> <p>FIGURE: 8</p>	<p>KEY:</p> <p>— Proposed Development Area Site Boundary</p>	 <p>Reproduced by permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationery Office. © Crown copyright. All rights reserved. Licence number 100014732</p>
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Figure 8: Second Edition Ordnance Survey Map 1895 (6" to 1 mile scale)



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 FIGURE: 9

KEY:
 Proposed Development Area Site Boundary



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Figure 9: Third Edition Ordnance Survey Map 1914 (6" to 1 mile scale)



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 SCALE: Not to Scale
 REPORT No: CP1385/10
 CLIENT: Story Land and Development
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 DATE: January 2011
 FIGURE: 10

KEY:
 ——— Proposed Development Area Site Boundary



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Figure 10: Ordnance Survey Map 1956 (6" to 1 mile scale)