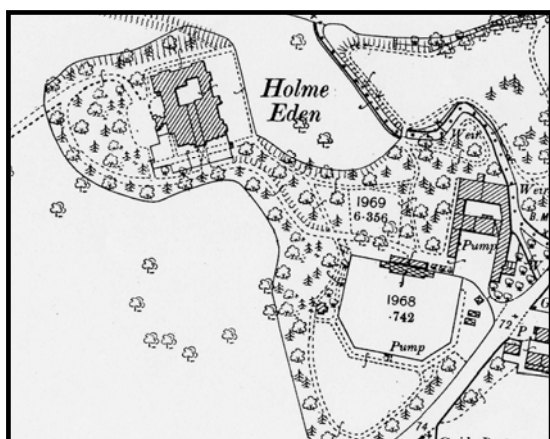


HOLME EDEN

Warwick Bridge

Carlisle

Cumbria



Interim Assessment Report



Oxford Archaeology North

December 2001

Dare Northern

OA(N) Job No: L9011

NGR: NY 4730 5690

1. INTRODUCTION

1.1 CONTRACT BACKGROUND

- 1.1.1 Following a request from Mr Tony Stubbs of DARE Northern, Oxford Archaeology (North) (OA(N) (formerly Lancaster University Archaeological Unit) undertook a desk-based assessment of a proposed residential development on the site of a walled garden at Holme Eden, Warwick Bridge (NY 4730 5690) in November 2001. The work involved the examination of all pertinent documents and cartographic sources held in the Cumbria Records Office (Carlisle) and the consultation of the Cumbria Sites and Monuments Record (CSMR) in Kendal. In addition, secondary sources were consulted in the OA(N) library and the Lancaster University library, to provide background information.
- 1.1.2 **Setting:** the settlement of Warwick Bridge is situated on a meander of the River Eden within the old county of Cumberland, now part of modern-day Cumbria. It lies on the eastern bank of the River Eden, just to the south of the confluence of the Rivers Gelt and Irthing. On the opposite, western, side of the River Eden is Warwick-on-Eden. The study area comprises a walled garden, enclosing an area of 1.08ha, to the south-west of Holme Eden Farm, at the western end of the settlement of Warwick Bridge and immediately north of the main A69 road; the site is at c23m OD.

1.2 HISTORICAL BACKGROUND

- 1.2.1 A settlement at Warwick (Warwick on Eden) is first mentioned in 1131, and there is a reference to a bridge by 1170, when '*pontem de warthwyc*' is mentioned as part of Wetheral parish (Armstrong *et al* 1971); it is probable that this is a reference to the structure rather than any settlement associated with it, as there is no further reference to a settlement called Warwick Bridge until the post-medieval period. The *Warthwic* placename appears to derive from Old English '*warod*' and '*wic*'; *warod* means bank or shore and *wic* means dwelling; therefore Warwick means dwelling on the bank. This is a suitable name since the settlements of Warwick and Warwick Bridge are on either banks of the Eden; the Eden placename seems to refer to a spring or wet meadow (*ibid*). References to a bridge at Warwick are also known from transcripts of documents relating to Wetheral priory, dating to 1259-60 and 1362 (Graham 1913, 102; Prescott 1897, 131). Exactly where this bridge was is unclear, however, documents dating from 1552 refer to a 'ford beneath Warwick Bridge' (Graham 1913, 103). By the fourteenth century there were indications that, rather than being related to Warwick and its parish, Warwick Bridge may have been considered part of Corby, and the under barony of Gilsland, a large tract of land to the east of the Eden, because the *Calendar of Close Rolls* for 1355-64 (HMSO 1913) refers to it as '*the Brig-end in the town of Corby*' (quoted in Graham 1913, 104).
- 1.2.2 At Wetheral, 2km to the south of Warwick Bridge and on the west bank of the Eden, a Benedictine priory was founded in AD 1098 by Ranulph de Meschines and established by 1106 (Martindale 1922). A salmon trap, indicative of a small-scale fishing industry, was established on the Eden near the priory from

the early twelfth century (Winchester 1987, 108) and a charter granted rights between the river and the royal road (*Regiam viam*). The grant, dated to 1122-23, indicates that there was a road existing, probably between Carlisle and Appleby, at this time (Hindle 1984, 59).

- 1.2.3 The reference to '*pontem de Warthwyc*' in AD 1170 and 1259-60 indicates the presence of a bridge from early in the post-conquest period. The itineraries of King John and Edward I, however, seem to show that for travel between Newcastle or Hexham and Carlisle the Roman Stanegate was used (Hindle 1984); this route is approximated by the present A689, taking in Irthington and Linstock, to the north of Warwick. Therefore an historic route probably crossed the Eden at this place it may not have been the primary trans-pennine route, but seems more likely to have led down the eastern bank of the river towards Appleby.
- 1.2.4 **Post-Medieval:** much of the later history of Warwick Bridge is associated with the development of the textile industry. Cotton spinning was established in Warwick Bridge by the eighteenth century (Bouch and Jones 1961, 267) and a cotton mill was completed by Messrs Ferguson in 1790 (Mawson 1976, 159); its mill race is still evident today. This mill was rebuilt and enlarged in 1814 by the Dixon family. In the 1830s Peter Dixon had a large house, Holme Eden, built on land at the west end of the village; the house was designed by John Dobson and completed some time between 1833 and 1837. John Dobson (1787-1865) was a well-known architect in the North and designed over 100 domestic residences and 30 public buildings, including the railway station at Carlisle (Colvin 1978, 267). The associated farm and walled garden were probably part of the overall development of the site.
- 1.2.5 Holme Eden was described in 1847 (Mannex and Whellan 1847, 218-19) as being a mansion in the Tudor style, built of red sandstone from neighbouring quarries, and that the pleasure grounds were being laid out with great taste and elegance. It was a domestic home until 1921 when it became the residence of Benedictine nuns (CRO(C) DX/132/179). In the 1980s the house became a nursing home and is now subject to plans to refurbish it, creating 12 apartments. The walled garden is shown on the tithe map of 1843 (CRO(C) DRC8/48), presumably having been newly completed following completion of the Holme Eden House. The garden seems to have always been used to grow fruit and vegetables for use in the house, even when the house was a nunnery, and subsequently supplied produce for the residents of the nursing home. The building has been an allotment site since 1992 (D Parsons pers comm).
- 1.2.6 Most of the listed buildings of Warwick Bridge are of nineteenth century date, including the water-powered corn mill, built in 1839 for the Howard family of Corby Castle (Listed Building Record 20170). The earliest building appears to be a cottage, dated to the early part of the eighteenth century, which was an estate building for the Howard family, and it is possible that much of Warwick Bridge's post-medieval history was linked with the Corby Castle estate. The three religious buildings in Warwick Bridge are all of mid-nineteenth century date, before which there were no churches. The lack of early religious buildings in the village is perhaps indicative of the post-medieval development of the village. Most of the built-up area in Warwick Bridge post-dates 1925 and, it then rapidly outgrew the older settlement of Warwick-on-Eden to the west.

2. RESULTS

2.1 DESK-BASED RESULTS

- 2.1.1 The assessment results are based on primary sources, mainly cartographic, and are presented according to the archive in which they were consulted. The study area was defined as a zone of 500m radius centred on the site; the only detailed records for the walled garden itself were from cartographic sources. The garden has a general importance as it was originally built for Peter Dixon who was an eminent textile manufacturer in the eighteenth century and was responsible for the growth of Warwick Bridge into a substantial settlement.
- 2.1.2 **Sites and Monuments Record (SMR):** there were no explicit SMR records for the walled garden; however there were several sites in the immediate vicinity of the garden, all of which dated to the post-medieval period.
- 2.1.3 **Listed Building Records:** listed building records were consulted relating to the buildings and structures which are within a 500m radius of the walled garden; these are all of Grade II or above status. All are eighteenth to mid-nineteenth century in date and are representative of the period; Holme Eden Abbey, however, the house to which the walled garden is associated, is a Grade II* listed building, reflecting its greater importance.
- 2.1.4 Warwick Bridge itself is the other main listed structure; it is documented from the medieval period and it is possible to discern earlier footings beneath this bridge; however, the date of these foundations is not known. There is an account of its possibly reconstruction in 1607 and a reference to payments made for repairs in 1625 (Mawson 1979, 76). Finally between 1833 and 1835 the present four arch bridge was designed and constructed (Cowper 1899).
- 2.1.5 **Cartographic Sources (Cumbria Record Office (Carlisle)):** the Cumbria Record Office at Carlisle (CRO(C)) was consulted to collate maps for a regression analysis of the study area. Relative little cartographic material was available for Warwick Bridge, but this is nevertheless an important source of information regarding the later development of the site. Information from secondary sources and archaeological or historical journals has also been incorporated into the historical background (*Section 1.2*).
- 2.1.6 **Tithe Map 1843:** a plan of the Township of Corby and Warwick Bridge in the Parish of Wetheral, Cumberland (at a scale of one inch to four chains) (CRO(C) DRC8/48) clearly shows Holme Eden Mansion and Holme Eden Farm, the existing road network and the unchanged position of the River Eden, along with both Cairn Beck and the Mill Race. In the position of the walled garden there appears to be a garden shown, which is rectangular in shape with a path going round the outside. There is, however, no indication of the internal layout of the garden. According to the accompanying schedule the land is called Holme Eden Mansion and Pleasure Ground Garden and was owned at the time by Thomas Harrison. Much of the rest of Warwick Bridge comprises enclosed regular shaped fields, although at this time the settlement is only slightly built up along the A69 road.
- 2.1.7 **Ordnance Survey (OS) 1861 – First Edition 25" to 1 mile map:** the first edition 25" map was printed 18 years later than the Tithe map, and shows a significant difference

within the study area. The garden outline is no longer rectangular but appears to have been remodelled slightly, although this may reflect imprecise mapping on the earlier tithe map; it is shown as a rectangle, but with truncated corners, making it six-sided. This map shows the course of the footpaths through the garden and leading into the wooded parkland surrounding Holme Eden house. The walled garden was evidently laid out symmetrically, with a path extending north/south through the middle of the garden. On the north side, a building is indicated and, on the south side, outside the wall, is a pump. In addition the area of land behind Holme Eden Mansion was also formally laid out as a garden.

- 2.1.8 *Ordnance Survey (OS) 1901 – Second Edition 25" to 1 mile map*: this map shows less detail than the earlier Ordnance Survey map, particularly within the walled garden, which is shown together with the building on the north side and the pump on the south. However, the internal paths are not depicted; whether the paths were no longer extant or were simply not illustrated is unknown.
- 2.1.9 *Ordnance Survey 1925 – Third Edition 1:2500*: there are no significant differences between this map and earlier editions; much of the west end of Warwick Bridge remains undeveloped.
- 2.1.10 *Conclusion*: the sequence shows little development of the area; all the maps post-date the construction of the house at Holme Eden and most of the development of Warwick Bridge has occurred since 1925; the walled garden was only slightly modified between 1843 and 1861.
- 2.1.11 *Documentary Sources*: there were several sets of papers found relating to Holme Eden and Warwick Bridge in the Cumbria Record Office in general but only one referring to the properties themselves. These were the various sales' details, all of which listed the Mansion, Lodge and parkland (D/mil/mounsey/153/139, 1904; DX/132/177, 1907; DX/132/179 and D/SEN/23/265 1910-1920). All other documents and plans are still held in private hands, by the solicitors of the current owner, and were not available for consultation.
- 2.1.12 Among the general papers were the parish records dating from 1845 to 1960 (PR129) and papers dealing with the turnpike road from 1828 to 1876 (CaC10/8/1-2); none of these were pertinent to the walled garden.

2.2 SITE VISIT

- 2.2.1 The walled garden extends over 1.08ha and is currently occupied by 10 individual allotment plots; about half of the land was overgrown with ground plants, shrubs and small trees. The remaining space was taken up by root crops and vegetables, some in raised beds. Most of the plots were delimited by iron railings, corrugated sheets, or wire fences and nearly all had some form of temporary structure on the plot. The structures included wooden plant supports and two glass greenhouses; the greenhouses did not appear to have deep foundations and the larger of the two was in the process of being dismantled. There were no formalised paths present on the site.
- 2.2.2 The walls of the garden were approximately 3m high and, apart from the northern wall, were all of the same construction. The northern wall was built of red bricks in a plain stretcher bond (Breckon and Parker 1991,103) and between

every tenth course of brick was a course of sandstone. The remaining three walls were built of the same brick but in English Garden Wall Bond (*ibid*), with five courses of stretchers followed by one of headers. The walls were topped with flat flags and were mostly even, except for slight steps along the north side and at the northern ends of the east and west walls.

- 2.2.3 There were four entrances into the garden, three currently blocked and the remaining one, on the eastern wall, was the present entranceway for the site. The entrances on the west, south and east walls were broadly similar; the west and south entrances were of a similar size, in a plain style with ashlar sandstone jambs and a sandstone lintel. The eastern entrance also had sandstone jambs but was almost twice as wide as the south and west entrances; it also had a concrete lintel, suggesting that it had been widened. The fourth entrance in the north wall was a narrow doorway, with brick-edged jambs, over which was a small brick arch. This was potentially an internal entrance between the potting shed (*Section 2.2.4*) and a structure on the north side of the wall, as shown on the OS 1st edition map (1861), hence its different character. The paths, which were clearly shown on the 1861 OS first edition, no longer survive on the surface.
- 2.2.4 There were visible remains of an original garden structure, comprising two courses of a sandstone wall, extending in a 'U' shape out from the northern wall; it was 26m in length by 4.5m wide and was the site of the original potting shed and hot house as shown on the OS 1st edition map (1861). The sandstone blocks of the wall were neatly squared and chamfered along the southern side and there were remains of iron fixtures inserted into the upper course. There was formerly a boiler at one end (D Parsons pers comm), probably the western end, and the warm air was passed through a flue along the back wall and then vented through a chimney.

3. CONCLUSIONS AND RECOMMENDATIONS

3.1 CONCLUSIONS

- 3.1.1 The site lies at the western end of Warwick Bridge village, and, although the bridge is documented from the twelfth century, there is no record of any associated settlement prior to the post-medieval period. The development of the village appears to relate for the most part to the establishment of a textile industry in the eighteenth century in the area, which itself was sited so as to exploit the Cairn Beck as a power source. The walled garden, built between 1835 and 1843, as part of Holme Eden house and park, is part of the social and economic fabric of both the settlement of Warwick Bridge, and, due to its ownership by the prominent Dixon family, of the region also.
- 3.1.2 The condition study has not identified any evidence of cellaring or excessive below ground disturbance, although continuous cultivation over the last 150 years will have had some impact on the underlying garden remains. It is probable that any archaeological deposits present will have survived and will be in a relatively intact condition.

3.2 RECOMMENDATIONS

- 3.2.1 As parts of the interior of the walled garden will be subject to localised disturbance, it is recommended that a programme of evaluation trenching be undertaken to assess survival and depth of any archaeological deposits. Trenches should be positioned in those areas of the site where there will be an impact on the ground from the proposed development. Any further recording will be subject to the results of the evaluation.
- 3.2.2 The walled garden itself is part of the Grade II* listed property of Holme Eden and is subject to similar conservation constraints. There are no plans to demolish the walls but as the new build will be set at only 1m distance from the walls, limiting any future investigation, and as there is a potential need for expansion of the existing apertures to allow egress for plant and equipment, a programme of recording should be undertaken on the walls prior to the initiation of the development. The walls have apparently been surveyed, both in plan and elevation, by GNW Associates, and the drawings should be checked to confirm that they are consistent with the Royal Commission on Historic Buildings in England (RCHME) Level 2 standard. In addition, it is recommended that a simple photographic survey be undertaken to ensure that a full archival record of the walled garden has been produced.

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DRC8/48 Tithe Map (1843) 1" to 4 chains, Plan of the Township of Corby and Warwick Bridge, in the Parish of Wetherall, Cumberland, surveyed by R Asquith

DX/132/177 (1907) Sales details relating to Holme Eden house

DX/132/179 and D/SEN/23/265 (1910-1920) Sales details relating to Holme Eden house

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Ordnance Survey Second Edition (1901) 25" to 1 mile, Sheet 24.2

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Figure 1: Location Map



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PROJECT:

Holme Eden,
Warwick Bridge

DRAWING NO:

2

Scale 1:10,000

DRAWN BY: ELC

DATE: December 2001

LOCATION:

KEY

10 Sites

TITLE:

Gazetteer Sites

COMMISSIONED BY:

DARE Northern

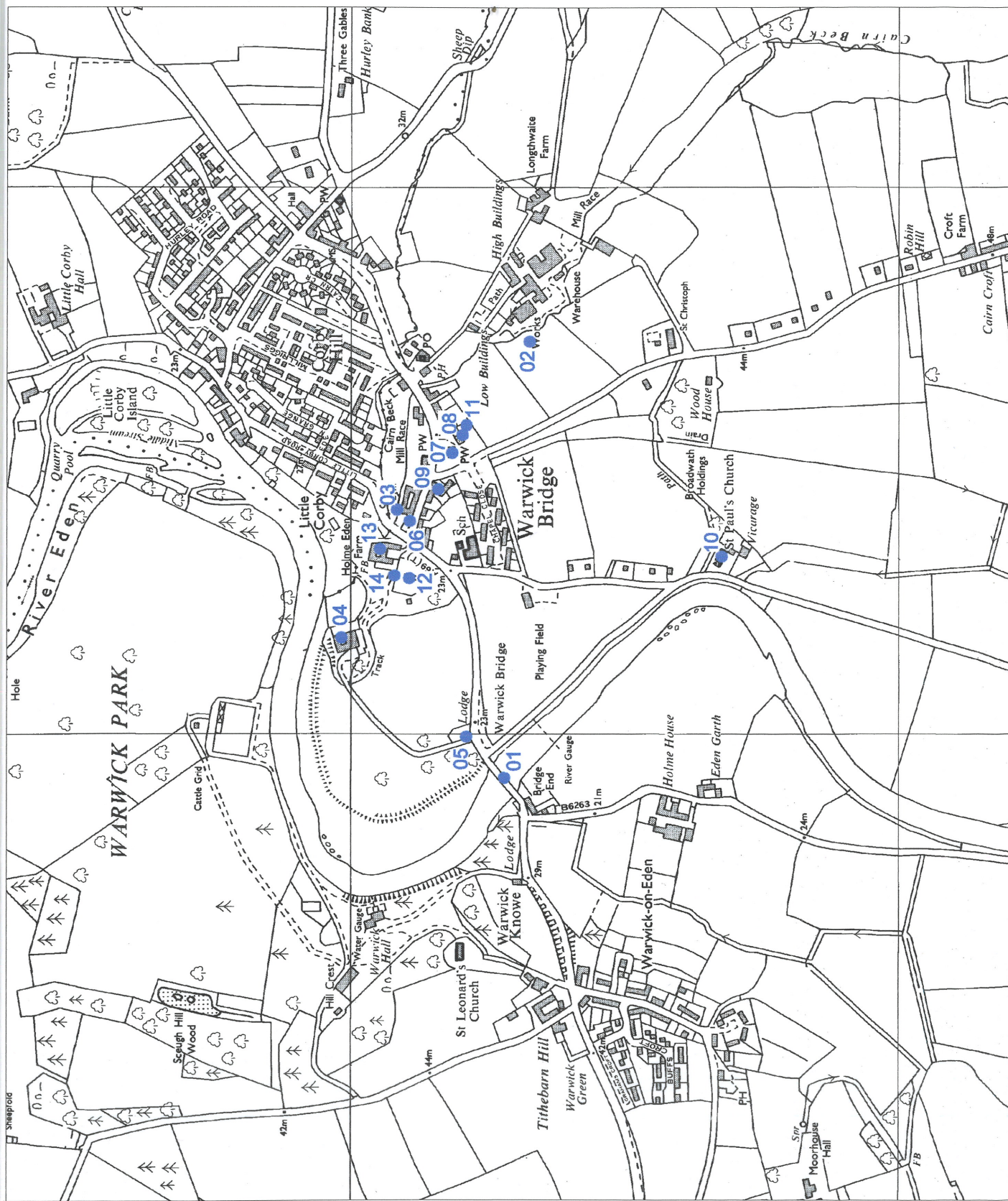


Figure 2 : Gazetteer Site Map