



GARDEN COTTAGE, CASTERTON, KIRKBY LONSDALE, CUMBRIA

Archaeological Measured Building Survey Report



Oxford Archaeology North

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Mr G Mawdesley

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SUMMARY

Planning permission for the demolition of Garden Cottage and an adjacent outbuilding, near Casterton, Kirkby Lonsdale, Cumbria (NGR centred SD 6217 7967) was granted by South Lakeland District Council (SLDC) (planning reference SL/07/0397). A condition of the planning permission required a programme of archaeological building recording prior to demolition. Cumbria County Council's Historic Environment Service (CCCHES) issued a formal brief requesting a rapid desk-based assessment and an English Heritage Level 2 measured survey. Mr Gary Mawdesley commissioned Oxford Archaeology North (OA North) to carry out the work, which was undertaken in December 2008.

The site is located approximately 0.2km to the west of the village of Casterton, which is approximately 1.5km north-east of the town of Kirkby Lonsdale, Cumbria. Garden Cottage is situated within the grounds of Casterton Hall, and dates to around 1811 and was built by William Wilson Carus-Wilson, possibly designed by John Webb. Associated with the cottage and outbuilding are a large walled garden and other structures that are not subject to the investigation.

The measured building survey was carried out to English Heritage Level 2 criteria, in order to record both Garden Cottage and the adjacent outbuilding. Both buildings were subject to measured recording techniques, including the production of floor plans and cross-section drawings. A written description of both the external and internal details of both of the buildings was conducted.

There are two halls at Casterton; Casterton Old Hall and the later Casterton Hall. Unfortunately, information pertaining to either of the Casterton Halls, old or new, was limited. Casterton Old Hall (on a separate site, closer to the village) has a history dating to at least 1615, which is the date of the earliest documents contained within the collection of deeds held at Kendal Record Office. The Carus-Wilsons settled at Casterton Old Hall in around 1793. The Rev. William Carus-Wilson, a parish priest in Tunstall, apparently started a school there in 1820 that was subsequently moved to Casterton in 1838. Wilson also founded The Clergy Daughters School in Cowan Bridge in 1823, which was also moved to Casterton in 1833 into the Old Hall. This is now a sixth form house of the current Casterton Girls' School.

The later Casterton Hall, associated with the site, probably dates to around the turn of the nineteenth century. However, cartographic sources revealed that Casterton Hall was first illustrated on the surveyors' drawings dating to approximately 1800. The house is again illustrated on the Plan of Casterton which, although undated, is thought to be from around 1816. This clearly shows the outline of the walled garden and a small structure on its north-east corner that appears to be of similar dimensions to the current outbuilding. It is probable that the walled garden was constructed initially with the outbuilding added later.

The walled garden and the outbuilding are still quite evident on the Tithe Map of 1843 and, for the first time, a building where Garden Cottage now stands. This appears as a rectangular structure lying on an east/west axis, and correlates with the general nature of construction of the east/west part of the cottage. This suggests an early-mid nineteenth century date of construction. The mullioned windows are quite decorative

and not inexpensive, suggesting that the building housed someone of relative importance within the estate, and it is suggested that it was possibly the head gardener. The accompanying tithe schedule states that the buildings are owned and occupied by William Wilson Carus-Wilson, but it is unknown if this is the same Wilson who built Casterton Hall in 1811.

The Second Edition Ordnance Survey map of 1898 illustrates a small rectangular addition to the rear of Garden Cottage. It is of similar dimensions to the current extension that may date to the late nineteenth century, although the evidence for this is limited as modernisation has tended to obscure detail.

Detailed cartographic evidence later than 1898 was not available at the time of the investigation but, following inspection, the final phase of building probably took place in the early-mid twentieth century with the addition of the north/south part of the house. Features such as the roof truss and general nature of the fabric of the roof suggest that construction took place in the first three or four decades of the twentieth century. Much modernisation has taken place in the later part of the twentieth century, and the interior of Garden Cottage has lost much of the original nineteenth century fabric, such as flagged floors and original fireplaces.

To summarise, Garden Cottage and the outbuilding have undergone several phases of building, extension and modification, with the walled garden comprising the first phase of construction dating to some time prior to 1816. Phase two involved construction of the outbuilding, which was also apparently prior to 1816. Phase three comprised construction of the east/west aligned section of Garden Cottage, which was carried out between 1816 and 1843. The rear extension to the cottage may have been added in phase four prior to 1898, and the north/south section was probably added during the final major phase of building in the first few decades of the twentieth century.

ACKNOWLEDGEMENTS

Oxford Archaeology North would like to thank Mr Gary Mawdesley for commissioning the project and to the Mawdesley family for their patience and kind assistance during the fieldwork. Thanks are also due to the staff of the County Record Office in Kendal, for their assistance with this project

The desk-based assessment, building recording and report writing was undertaken by Karl Taylor, with the drawings produced by Alex Sperr and Marie Rowland. The project was managed by Emily Mercer, who also edited the report.

1. INTRODUCTION

1.1 CIRCUMSTANCES OF PROJECT

- 1.1.1 Planning permission for the demolition of Garden Cottage and an adjacent outbuilding, near Casterton, Kirkby Lonsdale, Cumbria, was granted by South Lakeland District Council (SLDC). The demolition is part of a project to construct a new dwelling on the site (planning reference SL/07/0397). SLDC was advised by Cumbria County Council's Historic Environment Service (CCCHES) that, due to the historic interest of the buildings (being associated with Casterton Hall) and that they date to at least the mid-nineteenth century, a condition of the planning permission should be a programme of archaeological building recording prior to demolition. To this effect, CCCHES issued a formal brief requesting a Level 2 survey (English Heritage 2006). The client, Mr Gary Mawdesley, commissioned Oxford Archaeology North (OA North) to carry out the work, which was undertaken in December 2008.
- 1.1.2 Prior to the commencement of the measured building survey, a rapid desk-based assessment was carried out, comprising a search of both published and unpublished records held by the County Record Office in Kendal, and the archives and library held at OA North. This report sets out the results of the rapid desk-based assessment in the form of a short document, outlining the findings, followed by the results of the measured building survey.

1.2 LOCATION, TOPOGRAPHY AND GEOLOGY

- 1.2.1 Garden Cottage is located approximately 0.2km to the west of the village of Casterton, which is approximately 1.5km north-east of the town of Kirkby Lonsdale, Cumbria (NGR centred SD 6217 7967; Fig 1). The house is reached via a driveway that also allows access to Casterton Hall. Garden Cottage is situated within the grounds of the hall, which is approximately 0.2km to the south-west. Associated with the cottage and outbuilding is a large walled garden and other structures that are not part of the required investigation.
- 1.2.2 The cottage is situated on the floodplain of the River Lune and the area is predominately flat with some localised undulations. The solid geology of the area is varied, but the geology below the cottage comprises mostly sedimentary rocks of the Ludlow series, which are mudstones sands, and grits (BGS 1977, IGS 1979). These are Silurian period deposits which date to approximately 440 million years ago (*ibid*). The overlying drift geology is essentially post-glacial deposits, predominantly till, with some areas of alluvium, including sands, silts and gravels (Countryside Commission 1998). The soils of the immediate area, as mapped by the Ordnance Survey Soil Survey of England and Wales (1983), are typical brown alluvial soils of the Alun series.

2. METHODOLOGY

2.1 PROJECT DESIGN

- 2.1.1 A project design (*Appendix 2*) was submitted by OA North in response to a written brief provided by CCCHES (*Appendix 1*). The project design was adhered to in full, and the work was consistent with the relevant standards and procedures of the Institute of Archaeologists (IfA) and English Heritage, and generally accepted best practice.

2.2 RAPID DESK-BASED ASSESSMENT

- 2.2.1 The main aim of the rapid desk-based assessment is to put the site into its archaeological and historical context, through analysis of mainly cartographic material. The principal sources of information consulted were historical and modern maps of the study area, although published and unpublished secondary sources were also reviewed where available. The study has focused on the buildings in question, although some of the surrounding area has been included.
- 2.2.2 ***Cumbria County Record Office, Kendal (CRO):*** the County Record Office in Kendal was visited, primarily to consult documents specific to the premises within the study area. Historic maps, including any tithe maps and Ordnance Survey (OS) maps, were also examined. A search was made for any relevant historical documentation, drawing on the knowledge of the archivists. Specific resources held at the Record Office include Casterton Hall Estate records.
- 2.2.3 ***Oxford Archaeology North:*** OA North has an extensive archive of secondary sources relevant to the study area, as well as numerous unpublished client reports on work carried out both as OA North and in its former guise of Lancaster University Archaeological Unit (LUAU). These were consulted where necessary.

3. HISTORICAL BACKGROUND

3.1 INTRODUCTION

- 3.1.1 The following section presents a brief history pertaining to the construction of the buildings. It will be followed by information provided by the map analysis.

3.2 BACKGROUND

- 3.2.1 There are two halls in Casterton, Casterton Old Hall and the later Casterton Hall. Garden Cottage is situated within the grounds of the latter. Casterton Old Hall has a history dating to at least 1615, which is the date of the earliest documents contained within the collection of deeds held at Kendal Record Office (CRO WD/CW). Old Hall is situated in the village of Casterton further to the east.
- 3.2.2 The Carus-Wilsons settled at Old Hall in around 1793 (Sale 1983) (previous occupiers of the hall are unknown), and the family is notable for a number of Anglican clergymen and historians (Robinson 1991). The Rev. William Carus-Wilson was a parish priest in Tunstall, Lancashire, where he apparently established a school in 1820, which was subsequently moved to Casterton in 1838 (Women's Institute 1957). Wilson also founded The Clergy Daughters School in Cowan Bridge in 1823 that had moved to Casterton in 1833, together with the Parish Church and Vicarage (www.castertonschool.co.uk), into Old Hall, which is now a sixth form house of the current Casterton Girls' School (Sale 1983). Wilson must have therefore vacated the Old Hall by this date but there are no records outlining details of the Wilsons' move from the Old Hall to Casterton Hall.
- 3.2.3 The building now known as Casterton Hall, is believed to date to 1811 (recorded on a door-post (Pevsner 1967)), became the new family seat of the Carus-Wilson family (Robinson 1991). The house was probably designed by John Webb, who was responsible for a similar design at Leck (*ibid*).

3.3 MAP REGRESSION ANALYSIS

- 3.3.1 **Introduction:** a number of cartographic sources were examined at the Cumbria Record Office in Kendal, and at OA North's offices. The relevant CRO catalogue number is referenced where appropriate.
- 3.3.2 **High Casterton Estate Map, c 1800 (CRO WD/CW 28):** this map is one of the earliest contained within the estate archives held at Kendal, and illustrates the area just to the north of Garden Cottage. No relevant information was available (but see below).
- 3.3.3 **Surveyors' Working Drawings, c 1800 (CRO WD/CW 29) (Fig 3):** this map appears to represent the southern part of the estate. The final version of the map was not available, but it is probably part of a set, which included the map described above (CRO WD/CW 28). The map is quite fragile but clearly

illustrates Casterton Hall (new) with some additional structures and associated field boundaries. The extent of the hall is slightly different from later maps. Kirfit(t) Hall is also illustrated to the south-west. Mill Bank is labelled which becomes Mill Hill on later maps. No structures are illustrated in the position of Garden Cottage and the walled garden.

- 3.3.4 ***Plan of Township of Casterton Showing Numbered Plots (nd) (CRO WDX/508) (Fig 4):*** this map, although undated, may be a pre-inclosure map and is believed by the CRO staff to pre-date Figure 5. Casterton Hall is clearly illustrated as plot 153, as is the rectangular outline of the walled garden to the north-east, labelled 149. The plot to the north and west of the walled garden is plot 150. Unfortunately, there was no schedule present of plot details, but it is obvious who the land owner is as William Wilson Carus-Wilson is scribed across the estate. A single rectangular structure is present abutting the north-east corner of the walled garden, which has the same footprint as the current outbuilding structure. The access track to the south is clearly visible. The walled orchard, currently situated to the east of the walled garden, has not yet been added.
- 3.3.5 ***Casterton Inclosure Map, 1816 (CRO WQR/114) (Fig 5):*** Casterton Hall is clearly illustrated on this simplified map, mainly intended to show the enclosure of Casteron Fell to the east. The Hall is listed (No 47) in the associated schedule as being owned by William Wilson Carus-Wilson. The footprint of the house is clearly outlined and is similar to Figure 3, which differs slightly from later maps. There are few other buildings illustrated within the immediate area. However, this may be due to scale and the intended representation of specific detail.
- 3.3.6 ***Tithe Map, 13 May 1843 (CRO WDRC/8/250) (Fig 6):*** this map shows the detailed layout of Casterton and Kirfitt Halls. To the north-east of Casterton Hall, the large rectangular outline of the walled garden can be clearly seen. Two rectangular structures are visible at the north-east corner of the garden. In addition to the outbuilding previously seen (Fig 4), Garden Cottage has now been added to the north, although somewhat smaller than its present size. This comprises plot nos 236, 237 and 238 in the accompanying schedule, which are all listed as being owned and occupied by William Wilson Wilson-Carus Esq. They are described as being Garden (236), Out Garden House (237) and the recently added Orchard (238). The access track from the woodland in the south is clearly visible.
- 3.3.7 ***Ordnance Survey, First Edition, 25" to 1 mile, 1859 (Fig 7):*** this is the first detailed map of the area, and illustrates the nature of the layout of the walled garden and associated structures. The most obvious features are the paths and rows of trees that are illustrated within the walls of both the garden and orchard. A structure within the northern, central part of the garden has appeared and both Garden Cottage and the outbuilding are illustrated. The Cottage is rectangular in plan, although there is a small outbuilding or porch attached to the east side. The outbuilding appears to have additional structures on the west and north walls. The layout of the drive between the cottage and outbuilding is also evident and the main access is to the north.

- 3.3.8 **Ordnance Survey, First Edition 6" to 1 mile, 1857:** this map shows essentially the same features as the 25" map.
- 3.3.9 **Ordnance Survey, Second Edition, 25" to 1 mile, 1898 (Fig 8):** exhibiting slightly less detail than the 25" First Edition map (Fig 7), there are one or two additions and changes that are still worthy of note. Three additional small square structures are present abutting the walls of the garden and orchard. Two glasshouses are present within the gardens (represented by cross-hatching). The additional structures present on the outbuilding are no longer illustrated (although there may be a pen on the west side) and Garden Cottage appears to have been added to at the east side.
- 3.3.10 **Ordnance Survey Third Edition, 1:2500, 1914:** this map is identical to the Second Edition Ordnance Survey map of 1898 (Fig 8).
- 3.3.11 **Ordnance Survey, 2 1/2" 1952:** the scale of this map is too small to be of any practical use. Nevertheless, it illustrates the location of the garden and associated structures.

4. BUILDING SURVEY RESULTS

4.1 INTRODUCTION

- 4.1.1 The measured building survey was carried out in order to record, to English Heritage Level 2 criteria, both Garden Cottage and the adjacent outbuilding. Both buildings were subject to measured recording techniques, including production of floor plans and a cross-section. A written description of both the external and internal details of both of the buildings was conducted, the results of which are outlined in the following sections and illustrated in Figures 9-15.
- 4.1.2 Garden Cottage and the adjacent outbuilding are located at the north-east corner of the large rectangular walled garden (Plate 1, Figs 1 and 2). The outbuilding is attached to the corner of the walled garden, whilst the cottage is detached. Access to the site is via either a track through the orchard to the south or track leading to Casterton village to the north. Access to the interior of the walled garden is through the outbuilding.

4.2 GARDEN COTTAGE; GENERAL DESCRIPTION AND LAYOUT

- 4.2.1 Garden Cottage is 'L-shaped', the main part of which lies on an east/west axis, and is of two-storey construction with pitched roofs. There are two entrances, the main front door being situated on the west-facing gable elevation (Plates 1-3). The back door is situated in a small extension at the rear of the property (Plate 9). There are four rooms on the ground floor (Rooms **1-4**) and four main rooms on the upper floor (Rooms **7-10**). There is a single staircase (Room **5**) and a corridor allowing access to the rooms on the upper floor (Room **6**) (Figs 9 and 10). There is a below-stairs cupboard on the ground floor (Plate 13), and two small cupboards on the upper floor, one of which houses the modern boiler.
- 4.2.2 **Fabric:** the cottage is constructed from coursed limestone rubble-stone (Plate 2). All the elevations have been re-pointed using cement mortar that has been smeared and obscures the joints. This may also obscure evidence for rebuilding and/or blocking. There is, however, evidence of previous pointing on the east elevation, which is lime based. There is also evidence to suggest that the exterior of the cottage was limewashed/lime-rendered at some point, as fragments of lime still cling to some of the surfaces. Each corner consists of substantial quoins, most of which exhibit tool marks.
- 4.2.3 The fenestration is all modern timber-framed double-glazed, most of which are of sliding sash-type with glazing bars. There are also two mullioned windows (Plate 7) and a single casement stair light (Plate 4). Some of the window sills and lintels are of limestone, but the majority are of sandstone. Most exhibit tool marks that vary between vertical furrow marks and picked tool working. The main access door is of plank construction with studding. The lintel and hood are of limestone.

- 4.2.4 The roof comprises two separate construction types, which differ slightly from each other. The roof on the north/south axis is covered with fairly uniform slates laid in diminishing courses with a stone ridge. The slate appears not to be of local origin. The east/west part of the roof is covered with local slate, also laid in diminishing courses that narrow considerably towards the apex. The ridge is also of stone. The north/south part of the roof has a steeper pitch than the east/west part. The valleys where the two parts of the roof meet are of lead. There are two chimneystacks (Plate 2); the largest straddles the ridge of the east/west roof, and is constructed of similar fabric to the rest of the building; and the second is constructed from large square quoins with some random rubblestone infilling and some sandstone fabric. Both stacks have distinctive terracotta pots. The rainwater goods are mainly of iron.
- 4.2.5 Internally, most of the rooms are very plain and have been modernised and modern (late twentieth century) materials predominate (Plates 11 and 14). All of the walls are plain painted plaster and have few distinguishing features, other than some rustic treatment to lintels, for instance, and the insertion of some beams for decorative purposes. Most of the internal walls are of solid construction, although there are some dividing walls and partitions either of lath and plaster, plasterboard or matchboard (Plate 12). Most of the ground floors are laid down to natural timber laminate and the kitchen is laid down to quarry tiles. Most of the floors have been covered over or replaced and were previously stone flagged (G Mawdesley pers comm). The upper floors are mainly of timber construction overlain by carpet. Internal doors are all timber of varying styles. All of the fixtures and fittings are of late twentieth century appearance, including all the heating arrangements; nearly all of the rooms have modern radiators.

4.3 GARDEN COTTAGE; EXTERNAL DETAILS

- 4.3.1 The following section will outline the nature of the exterior appearance of the building commencing with the principal (west) elevation. Each elevation will be discussed in turn.
- 4.3.2 **Main (West) Elevation (Elevation 1):** this houses the main door to the house and forms the west-facing gable of the east/west part of the house (Plate 3). The west-facing elevation of the north/south part of the house will be discussed separately (see *Section 4.3.5*). It comprises two windows, one on each floor, together with the main entrance. These are laid out asymmetrically and the windows differ slightly in size (Fig 12). The lintel of the upper window is sandstone and appears to have been replaced whilst the lower is limestone.
- 4.3.3 The main door is reached via a large well-worn step and threshold, and the substantial lintel is chamfered. The soffit of the hood exhibits an incised drip mould. The jambs are crudely chamfered. It is apparent that each of the jambs has either been rebuilt or repointed, and a slightly different mortar has been used.

- 4.3.4 The projecting verge is visible and there are two projecting outriggers on each roof slope, together with a ridge plank at the apex. Sometimes the purlins project through the gable wall (as in Elevation **3a**, Plate 9), but these outriggers have been added to support the verge rafters. The purlins are of much more crude appearance (see *Section 4.4.24*) and probably did not project originally. The verge is boxed in and is not decorative. The ground slopes from south to north, and there are a few larger stones almost forming a plinth at the base of the elevation (see *Section 4.3.8* also).
- 4.3.5 **West Elevation (Elevation 1a):** this elevation contains little of immediate interest other than the symmetrical fenestration, which is similar to the others already described (Plate 3 and Fig 12). All the sills and lintels are of sandstone and appear to be of fairly recent manufacture. In common with the other elevations the mortar is smeared. The upper windows have no lintels other than the wall plate that is visible below the eaves. There are 14 projecting common rafters. There are two vents below the windows of the ground floor.
- 4.3.6 **North Elevation (Elevation 2):** this is the longest of the elevations and comprises the whole of the north side of the house, together with part of the rear extension (Fig 13, Plate 4). The elevation is asymmetrical and has four windows of varying sizes, three of which are of modern timber double-glazed sashes of identical appearance to those already described. The ground floor windows have limestone lintels of similar appearance to that of the ground floor on the west elevation. The upper window has no lintel. The western window jambs are crudely chamfered. The jambs of the eastern window appear to have been rebuilt and the sill is concrete. There is a casement window on the upper floor which allows light to the stairs. This has a tooled projecting sandstone surround that is similar in appearance to the mullioned windows on the south elevation and is probably contemporary (see *Section 4.3.10*). The frame has a three-centred arched head.
- 4.3.7 To the east of the western window, a long stone is visible which, from internal inspection, is revealed to be a lintel situated above a blocked aperture (Plate 5, Fig 13). Smeared mortar has obscured any external evidence of the dimensions of the apertures, but internal evidence still survives in the cupboard below the stairs. The blocking is thin and modern utilities utilise this.
- 4.3.8 At the base of the eastern side of the elevation a short 'plinth' is visible (Plate 6 and Fig 13). This serves no obvious purpose and may simply be due to the sloping ground. No additional structures or openings are visible.
- 4.3.9 The quoins marking the eastern extremity of the elevation are plainly in view and, just to the left of these, the ground floor extension is present (Plate 4). It is of similar construction (but with some sandstone fabric) as the main part of the building, but has clearly been added later, and there is a vertical join that is recessed slightly. There is a single window with the same modern frames as those already described. Both the sill and lintel are of sandstone. At the base of this part of the elevation a revetment wall and manhole cover are visible. This part of the house is built into the slope.

- 4.3.10 **South Elevation (Elevation 3):** this forms the long elevation of the south side of the main east/west part of the building (Plate 7). The fenestration is unusual and consists of a single sandstone mullioned window on each of the floors (Plate 8). They consist of five well-tooled sandstone components that project slightly from the elevation. The recesses are splayed slightly and there are no decorative mouldings. Each light has a casement window with a three-centred arched head, and pintles are still present, indicating that shutters were probably once present. The ground floor window has an additional eared drip, or hood, moulding that is of the same fabric and exhibits simple cavetto moulding. It is not unreasonable to suggest that they may be reused. The eaves project beyond the elevation and, unlike Elevation 1a, there is no wall plate.
- 4.3.11 **South Gable Elevation (Elevation 3a):** this forms the south gable of the north/south part of the cottage (Plate 9). There is a single ground floor sash window that is symmetrically placed and is similar to those already described. For the most part, the elevation is plain and the most interesting feature being the projecting members which, unlike the others on Elevation 1, are in fact projecting purlins. They have been given a simple decorative end treatment. The pitch of the roof is somewhat steeper than that observed on Elevation 1.
- 4.3.12 **East Elevation (Elevation 4):** this elevation comprises the east-facing gable elevation of the east/west part of the house, and the long elevation of the north/south section (Plate 10). For the most part, the elevation has not been repointed with cement and most of the lime mortar is visible. The features, such as the projecting eaves and verge, are identical to those already described for their counterparts on the opposite side of the building. There is a single window on the upper floor of the gable part of the elevation that appears to have either been inserted recently or at least remodelled. There is a chimneystack visible that is flush with the elevation. The projecting eaves are interrupted and the gutter bridges the gap.
- 4.3.13 The rear extension is accessed via a pathway that is cut into the slope on the east side. The slope steepens sharply and access to the elevation is limited. The back door of the house is located here (Fig 9) and is of plank construction with a modern louvre transom. The extension has a mono-pitch roof, which slopes to the south and is of slate laid in plain courses. There is a small rooflight visible.

4.4 GARDEN COTTAGE; INTERNAL DETAILS

- 4.4.1 All of the rooms of the cottage have been allocated room numbers and will be described individually, commencing with Room 1, which is the first room encountered entering the building (Fig 9).
- 4.4.2 **Room 1:** upon entering the building there is a small vestibule constructed from 4½ inch wide beaded matchboard, with a small window and quarry-tiled floor of hexagonal tiles with inset mat. The front door is of substantial plank construction and the large strap hinges are hung on iron pintles. The vestibule door is of ledged construction and is modern.

- 4.4.3 The main part of the room is plain and all the walls, except the north wall, are solid and plain plastered (Plate 11). As with the other rooms in the house, it has been comprehensively modernised, and the lintels above the doors into Rooms 2 and 3 have been revealed. There is a single large fireplace set within a wide chimneybreast on the east wall, which is of late twentieth century appearance, and it is likely to have once housed a range. The large lintel has been inserted recently (G Mawdesley pers comm), and a wood burning stove provides heating.
- 4.4.4 There are two windows in the room, both of which have splayed reveals. That on the south wall is of mullioned construction and has a window seat 0.73m high (see Plates 11 and 17). The window has a stone surround with a single mullion. The surround has simple carved stepped moulding and the mullion has raised and plain roll moulding. Each light has a three-centred arched head. The seat is of timber construction. The other window on the west side has a plain timber sill.
- 4.4.5 The ceiling of the room is divided into unequal parts by a longitudinal chamfered beam, which may be part of the original fabric of the house. The height of the north part of the ceiling is 2.28m, whilst that of the south part is 2.31m. A second beam is situated where the north wall divides the room from the staircase (Fig 11). This north wall is constructed from 9 inch wide pine matchboard (Plate 12).
- 4.4.6 Access to a small space below the stairs is available via a small matchboard door. Upon inspection, this was revealed to be a small cupboard, with a flagged floor (Plate 13). The floor apparently continues into the main part of Room 1 (G Mawdesley pers comm) that is now overlain by a timber laminate floor of recent origin. The north wall has a splayed reveal, with a sloping sill and timber lintel that corresponds to the large sill observed on the north elevation (see *Section 4.3.10*). This appears to have once been an opening, possibly a coal/fuel chute. The east side of the cupboard has a flag orthostat, above which is a stone shelf. There was no evidence of a basement/cellar. A second cupboard is located opposite the entrance to Room 2, detailed inspection of which was impossible.
- 4.4.7 **Room 2:** this is the largest room in the building, currently being utilised as the main living area (Plate 14). It has a more formal appearance than the other rooms but is, again, modernised. Upon entering from Room 1 the floor level steps down by approximately 0.09m, due to the inserted floor in Room 1 and the removal of sub floor material in Room 2. The door is four-panelled with a rim lock, and appears to have been a later insertion. The floor in this room is of identical appearance to that already described for Room 1. All the walls are plain plastered and are of solid construction, except for the north wall, which is probably of lath and plaster. There is a plain picture rail 2.12m high, forming a narrow frieze of twentieth century appearance. All the fixtures and fittings are of late twentieth century appearance. There are three windows, all of which have splayed reveals and plain sills. Heating arrangements consist of a late twentieth century radiator and a woodburning stove situated within a reveal on the east wall. In common with the fireplace in Room 1, the lintel has

been revealed but it appears to be part of the original fabric. The flue passes through the wall thickness.

- 4.4.8 There is a scar in the plaster both on the west wall and part of the ceiling where Elevation **1a** meets Elevation **3**. This coincides with the apparent later phase of the part of the house comprising Rooms **2** and **10**.
- 4.4.9 **Room 3:** this room is entirely modern in appearance and currently houses the kitchen, all of which was of late twentieth century appearance. The ceiling was covered with pine matchboard and the floor was laid down to square quarry tiles that replaced a former flagged floor (G Mawdesley pers comm). There is a single window on the north wall that has a splayed reveal. The door between this room and Room **1** is of plank and ledge construction with large strap hinges hung on iron pintles.
- 4.4.10 Access to Room **4** is available via a doorway with large stone steps which appears to have formerly been the back door (Plate 15). The door is of substantial plank construction with chamfered muntins and stiles.
- 4.4.11 **Room 4:** this room is being used as a utility room and contains various white goods (Plate 15). The walls are plain stone that have been repointed with cement mortar. The ceiling is plain plaster and the floor is concrete. There is a single high level window with square reveal on the north wall. The sill appears to have been reused. It is through this room that access to the current back door is available. The door is of plank and ledge construction and is hung on strap hinges with pintles. A modern louvre transom light is present.
- 4.4.12 **Room 5:** this is the staircase between the ground and upper floors and is, again, plain in appearance. The lower part of the staircase is divided from Room **1** by the matchboard partition already described, whilst the upper part of the same wall (the dividing wall between this room and Room **7**) appears to be of lath and plaster construction. The staircase consists of a quarter-turn flight with small landings top and bottom (the top is straight-flight). It is carpeted, but the first three steps are of stone. The remainder of the flight is timber with some evidence of saw marks (possibly pit saw marks) that were observed from the understairs cupboard.
- 4.4.13 The room is open up to the roof and the ceiling slopes, which respects the north slope of the roof. The lower end of a rafter is visible. From inspection of the roof space (see *Section 4.4.24*) this was observed to be the principal rafter of the single truss in this part of the building.
- 4.4.14 There are two windows present, both of which are located on each of the upper and lower landings on the north wall. The ground floor window is similar to the others on the ground floor, apart from that it has a substantial sandstone sill (Plate 16). The upper window is a casement window (modern) with a stone surround that has a three-centred arched head. This is similar to the mullioned windows already described.
- 4.4.15 The top landing allows direct access to Rooms **6** and **8** (Fig 10). Room **6** consists of a short corridor, which affords access to Rooms **9** and **10**. The

upper floor of the house has obviously been altered from its original form in order to create additional rooms. It is apparent that Rooms **6** and **7** formerly belonged to a single larger room, which was directly accessed from the top landing of the stairs. The remains of a former doorway are still evident, dividing Room **6** from the upper landing. The door surround is still present, and is of different appearance to those on the ground floor.

4.4.16 **Room 6:** as already mentioned, this room forms a connecting corridor allowing access to most of the rooms on the upper floor. It is clear that the east wall is of solid construction through which the flue from Room **1** passes. There is a visible crack in the plaster, which is probably due to heat damage. The west wall of Room **6** is a partition wall which, although difficult to say with any certainty, is probably of lath and plaster construction. The ceiling is 2.53m high and is plain plastered. Access to the roof space is available through a hatch at the north end. The south end of the east wall has been chamfered, probably to allow for easier access. The floor is laid down to carpet below which timber boards are probably present.

4.4.17 **Room 7:** this room is a bedroom and is situated above Room **1** (Fig 10) and is for the most part, plain in appearance. The door is six-panelled and has a rim lock. In common with all the internal doors in the building it has been stripped. The ceiling is 2.5m high, the south side sloping to respect the base of the south slope of the roof (Fig 11). The end of a rafter is visible which has been stripped and stained, the position of which corresponds to that observed in Room **5**. The floor is laid down to carpet over a quite uneven, probably board, floor. There are two windows present, one of which is a sash window of similar appearance to those described on the ground floor, and the other is identical to the mullioned window in Room **1** (Plate 17).

4.4.18 There is a small built-in cupboard at the north-west corner of the room that occupies part of the space above the stairs. It has a plank and ledge door and appears to be part of the original fabric.

4.4.19 **Room 8:** this is a smaller room located at the north-east corner of the building (Fig 10). It is quite plain and has few distinguishing features. The door is identical to that in Room **7**. There is a single sash window on the north wall that has a splayed reveal. There is a small hatch allowing limited access to the roof space. The south wall is a partition wall and seems to be of plasterboard construction.

4.4.20 **Room 9:** this room is currently being used as a bathroom and houses a modern bathroom suite and shower. The walls are partially tiled, and the floor is also laid down to tiles. The ceiling is plain plaster and, in common with the other rooms on this floor, slopes in accordance with the roof shape. There is a false beam on the south side of the ceiling. It is apparent that all the walls, with the exception of the east wall, are of plasterboard construction (Fig 10). There is a window on the east wall that has a square surround and appears to be a later insertion. The door is modern and a transom light is present.

4.4.21 Just to the west of this room a small cupboard is present that houses a central heating boiler (Fig 10). Inspection of this revealed it to have been created by

the insertion of plasterboard partition walls. The west wall is of solid construction and comprises the flue that originates from Room 1. This would explain the presence of a sandstone flag that appears to be the remains of a hearth that once served a fireplace (Plate 18). This suggests that a larger room was once present.

4.4.22 **Room 10:** this room is situated above Room 2 and has a correspondingly similar appearance. The floor is laid down to timber laminate and all the walls are plain plastered. The north end of the room is intruded into by the bathroom (Room 9), and it is probable that this room was once slightly larger than its current size. There are two windows on the west wall that are of similar appearance to the sash windows already described. There is a loft hatch allowing limited access to the roof space.

4.4.23 **The Roof Spaces:** there are three separate roof spaces in the building, each of which can be accessed independently. Each of these will be described in turn commencing with that above Room 6.

4.4.24 **The Roof Space above Rooms 5, 6, and 7:** this is accessed via a hatch present in the ceiling of Room 6. Of immediate interest is the single truss which is located above Rooms 5 and 7, the lower ends of which are visible in these rooms. The truss is constructed of sawn timber that has been roughly chamfered, probably with an adze (Plate 19). The principal rafters are mitred at the apex, behind which is a king post. It is difficult to observe the nature of the joint, but it appears that the king post is trenched into the rafters. The ridge plank appears to be trenched into the top of the king post. No tie beam is visible. There are two purlins present, each of which is trenched into the upper face of the principal rafters. The purlins are barely more than roughly-squared tree trunks, with some bark still remaining. The rest of the roof structure has been replaced probably in the latter twentieth century.

4.4.25 **The Roof Space above Room 8:** this part of the roof is of similar appearance to that described for Rooms 5, 6 and 7. No truss is present. There are two purlins that rest directly on the east and west walls. The east wall of Room 8 continues up into the roof space.

4.4.26 **The Roof Space above Room 10:** this differs in appearance from that described above, and appears to be the original construction. A single king post truss is visible that is completely different to that already described (Plate 20). The timbers are squared, and straight saw marks are clearly visible. Each of the principal rafters is set into the king post, and there are no obvious pegs or bolts visible. Some pencil assembly marks are visible. The ridge plank is trenched into the king post. There are two purlins visible that project through the south gable (see Section 4.3.4). The rest of the roof comprises common rafters and battens, all of which appear to be machine cut, and lime putty torching seals the gaps

4.5 THE OUTBUILDING; GENERAL DESCRIPTION AND LAYOUT

- 4.5.1 The outbuilding is situated to the south of Garden Cottage and is attached to the north-east corner of the walled garden (Plate 21, Fig 2). It is of a single storey with a mono-pitch roof and has three internal 'rooms' (Rooms **11**, **12**, and **13**, Fig 9a). There are some blocked apertures and remodelling, particularly on the west gable wall. It is through this building that access to the interior of the walled garden is available.
- 4.5.2 **Fabric:** the building is constructed from coursed, squared limestone rubble, which is laid in slightly diminishing courses (Plate 21). There are substantial roughly-squared quoins at the corners and door jambs that exhibit picked tool marks. Most of the mortar (where present) is lime, that is weathered in places, with some localised repointing and repair. The roof is of slate, and three reinforced glass roof lights are present. The window openings have either timber or stone sills and lintels, and the main double doors are timber. The rain water goods are iron and PVCu, the guttering being supported on wrought iron brackets. There is a small toilet attached to the west elevation that is of modern construction (G Mawdesley pers comm).
- 4.5.3 Internally, the wall fabric is similar to the exterior, more lime mortar is present, and traces of limewash are visible. There are two internal partitions that are part solid wall and part timber, with timber doors. All are of modern construction. The floors are concrete, but cobbles are present in the central passageway.

4.6 THE OUTBUILDING; EXTERNAL DETAILS

- 4.6.1 The following sections will outline the nature of the external appearance of the building, commencing with the main (north) elevation.
- 4.6.2 **The Main Elevation (Elevation 5):** this is the longest elevation of the building and faces Garden Cottage (Fig 2). There is a central double door that provides the sole access to the building. This is of ledged and braced construction, is hung on screwed hinges, and may be a later addition. The threshold is constructed from substantial limestone blocks that exhibit some wear (Plate 22). There is a wrought-iron boot scraper close to the right side of the door (Fig 15). A small window with a hinged plank and ledge shutter is located close to the left corner. It has a timber lintel, and the surrounding area appears to have been repointed or rebuilt.
- 4.6.3 The main fabric of the wall has been laid in slightly diminishing courses, each of which is angled and stepped slightly in order to shed rain and allow for drainage. Most of the mortar is deep and weathered. There is a narrow plinth at the base of the wall, which projects by 0.04m and is three courses high (Plate 23).
- 4.6.4 **The East Elevation (Elevation 6):** this elevation is plain and comprises the gable of the building. The plinth continues around and the fabric comprises coursed rubblestone, which is of smaller dimensions and more random than the front elevation. The verge is plain and closed and has been repaired with

cement mortar. At the left side, the elevation meets the north-east corner of the walled garden. There is a clear join (although some keying in has been carried out), and some quoins are visible suggesting that the outbuilding was added to the pre-existing garden wall (Plate 24).

- 4.6.5 **The West Elevation (Elevation 7):** this elevation is partially obscured by the addition of the modern toilet block. Although traditionally built, this will not be discussed as it is of little architectural merit. The fabric of the elevation is similar to the front elevation and the details are similar to those described for the east elevation. There is a blocked aperture (also visible internally) with shutter of similar appearance to that described in *Section 4.6.2*. This was obviously once a larger opening which has been reduced in size.

4.7 THE OUTBUILDING; INTERNAL DETAILS

- 4.7.1 In similar fashion to Garden Cottage, each of the internal spaces or rooms will be discussed, commencing with Room 11. Structurally, the interior of the outbuilding consists of a single space, which has been divided with partitions in order to create two loose boxes. The interior of the outbuilding is all plain stone, the south elevation being the north wall of the walled garden. The roof structure is all modern and has recently been replaced (G Mawdesley pers comm).
- 4.7.2 **Room 11:** this room forms a passage that allows access and egress to and from the walled garden. The most obvious feature is the cobbled floor, which is deeply rutted due to vehicular traffic. There is some damage but most of the floor is in relatively good condition.
- 4.7.3 There are two diving walls of solid and timber construction, each having a wide door. These are of modern construction and were installed to convert the outbuilding into loose boxes. The south side of this room forms the entrance into the walled garden. This has substantial limestone jambs and a wide, flat arch. Pintles are still present, indicating the presence of former doors. It is possible they were removed when the outbuilding was constructed.
- 4.7.4 **Room 12:** this room lies at the east end of the outbuilding (Fig 9), and was being used for storage at the time of the survey. It is plain with few distinguishing features. The east wall of the room butts against the south wall.
- 4.7.5 **Room 13:** this room lies at the west end of the outbuilding and was similarly being used for storage. The most obvious feature is the blocked aperture on the left side of the west wall. There are two phases of blocking, with the larger opening being reduced to a smaller aperture (also now blocked) of similar dimensions to those already described. The large opening has a timber lintel, whilst the smaller opening has a better quality lintel with gouge marks. This blocking is not visible externally due to the addition of the modern toilet. A large pile of wood obscures the other aperture on this wall, but exterior inspection reveals it to have been reduced in size.
- 4.7.6 **Other Details:** the south wall of the outbuilding is, as has already been discussed, the north wall of the walled garden. This is of clearly superior

construction to the other internal walls of the outbuilding, and is identical to the other parts of the north-facing elevation of the north wall. It was clearly not designed to be hidden, and is constructed from squared coursed limestone laid in clear diminishing courses. The wall is of battered construction, the base of which is 2 feet wide and the top is approximately 1½ feet wide. The wall is approximately 12 feet high.

5 DISCUSSION OF RESULTS

5.1 INTRODUCTION

- 5.1.1 The findings from the desk-based assessment, together with evidence collected during the measured building survey, will be discussed in the following section in order to present the nature of the origins and development of both Garden Cottage and the outbuilding.

5.2 DISCUSSION

- 5.2.1 Cartographic analysis has revealed that Casterton Hall was first illustrated on the surveyors' drawings dating to approximately 1800 (Fig 3). A date stone in the house, however, suggests a date of 1811 (Pevsner 1967). It is possible that the date displayed in the house records a phase of modification and rebuilding, but there is little other evidence to support this and, as such, it remains conjecture. Maps earlier than 1800 were not available at the time of the investigation, and further evidence of an earlier date to the house may yet be available with intensive research. Unfortunately, detailed inspection of the catalogue of estate records held by the Record Office in Kendal was beyond the remit of this investigation.
- 5.2.2 The house is again illustrated on the Plan of Casterton (Fig 4), which appears to be a pre-inclosure map and, although it is undated, it is thought to be from around 1816. The outline of the walled garden is clear, as is the small structure at its north-east corner. It appears to be similar in dimensions to the current outbuilding, and inspection concurs with the likelihood of it being the same building. Evidence from the inspection suggests that the outbuilding was added to the walled garden after it was constructed. This suggests that the walled garden was built prior to 1816 and the outbuilding followed soon after. There is no building on the Plan of Casterton (Fig 4) where Garden Cottage now stands.
- 5.2.3 The inclosure map of the area, dated to 1816 (Fig 5), clearly shows Casterton Hall, although it is less detailed than the other maps owing to the larger scale. The walled garden is not illustrated, however, and other local buildings are similarly omitted. This absence of the walled garden may be due to the larger scale of the plan and the details to which it was intended to represent. This does presume that the undated Plan of Casterton (Fig 4) is earlier than the inclosure map.
- 5.2.4 The Tithe Map of 1843 shows the extent of the walled garden and the attached outbuilding and, for the first time, a building where Garden Cottage now stands (Fig 6). This is a rectangular structure lying on an east-west axis. The inspection of Garden Cottage revealed evidence that the current building is of more than one phase of construction, suggested by scar evidence in the wall and the ceiling of Room 2, together with the differences in roof style and construction between the two parts of the building. Internal remodelling of the house, such as the insertion of partition walls and the creation of Room 6, add

further weight to a multi-phase construction. The general nature of construction of the east/west part of the cottage appears to suggest an early-mid-nineteenth century date for this part of the house (the part containing Rooms **1, 3, 5, 6, 8, and 9**). The mullioned windows are quite decorative and not inexpensive, suggesting that the building housed a person of some relative importance within the estate, and it is suggested that it was possibly the head gardener who was highly valued. These windows may have provided the only light into the house, which must have been quite dark, and it is possible that they are reused and come from an earlier building. The accompanying tithe schedule states that the buildings are owned and occupied by William Wilson Carus-Wilson.

- 5.2.5 The most detailed map of the area is the First Edition Ordnance Survey map, dated to 1859 (Fig 7). This clearly shows the layout of the garden and the buildings, and there appears to be little change to Garden Cottage. This is still illustrated as a rectangular structure, although there does appear to be a small pen or porch attached to the rear. Additional detail such as paths, drives, trees, and other structures within the garden, are illustrated. There are two rectangular features attached to the north and west walls of the outbuilding that may be small pens, such as pig pens, which coincide with the small apertures described. A path can clearly be seen to approach the outbuilding from the north and re-emerge in the walled garden to the south.
- 5.2.6 The Second Edition Ordnance Survey map of 1898 is less detailed than the First Edition, but the general layout remains the same. One notable addition is a small rectangular structure to the east of Garden Cottage that is of similar dimensions to the current extension. This may date to the late nineteenth century although the evidence for this is limited.
- 5.2.7 Detailed cartographic evidence later than 1898 was, unfortunately, not available at the time of the investigation but, following inspection of the buildings, the final phase of building probably took place in the early-mid twentieth century with the addition of the north/south part of the house, which primarily contains Rooms **2 and 10**. Although extensively modernised, enough features (such as the roof truss and nature of roof construction) survive to suggest that construction took place in the first three or four decades of the twentieth century. It was at this time that Room **6** was created and the house transformed from what was essentially a two-up/two-down into a much larger house, with many more windows. Some windows in the earlier part of the house may have been inserted during this time to increase the lighting from the mullioned windows.
- 5.2.8 All of the other modifications, such as recovering of the roofs and modernisation of the interiors, took place in the late twentieth century.

5.3 CONCLUSION

- 5.3.1 In summary, Garden Cottage and the outbuilding have undergone several phases of building, extension and modification. The walled garden comprises the first phase of construction, which dates to some time prior to 1816, but

possibly after 1811 if this is when Casterton Hall was constructed. Phase two involved the construction of the outbuilding, which was apparently prior to 1816 but later than the walled garden. Phase three comprised the construction of the original east/west section of Garden Cottage, which was carried out between 1816 and 1843 and provided a two-up/two-down dwelling, probably for the head gardener. The rear extension to the cottage may have been added in phase four, prior to 1898, and the north/south section of Garden Cottage was probably added in a final major phase of building, in the first few decades of the twentieth century. The last phase of alteration and modernisation took place in the very late twentieth century.

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7 ILLUSTRATIONS

7.1 FIGURES

Figure 1: Site Location Map

Figure 2: General Layout of Garden Cottage and Outbuilding

Figure 3: Surveyors Working Drawings, c1800 (*CRO WD/CW 29*)

Figure 4: Plan of Township of Casterton Showing Numbered Plots (*CRO WDX/508*)

Figure 5: Casterton Inclosure Map, 1816 (*CRO WQR/114*)

Figure 6: Tithe Map, 13 May 1843 (*CRO WDRC/8/250*)

Figure 7: Ordnance Survey, First Edition, 25" to 1 mile, 1859

Figure 8: Ordnance Survey Second Edition, 25" to 1 mile, 1898

Figure 9: Ground Floor Plan of Garden Cottage and Outbuilding

Figure 9a: Ground Floor Plan of the Outbuilding

Figure 10: Upper Floor Plan of Garden Cottage

Figure 11: East Facing Cross-section through Garden Cottage

Figure 12: West Elevation of Garden Cottage, Elevation 1

Figure 13: North Elevation of Garden Cottage, Elevation 2

Figure 14: South Elevation of Garden Cottage, Elevation 3

Figure 15: North Elevation of the Outbuilding, Elevation 5

7.2 PLATES

Plate 1: General view of Garden Cottage and the outbuilding

Plate 2: Three quarter view of Garden Cottage

Plate 3: The main (west) elevation Garden Cottage, Elevation 1

Plate 4: The north elevation of Garden Cottage, Elevation 2

Plate 5: Blocked aperture on the north elevation of Garden Cottage

Plate 6: 'Plinth' at the base of the north elevation of Garden Cottage

Plate 7: The main south elevation of Garden Cottage, Elevation 3

Plate 8: Detail of the ground floor mullioned window on the south elevation

Plate 9: South gable elevation of Garden Cottage, Elevation 3a

Plate 10: East elevation of Garden Cottage, Elevation 4

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Plate 12: Matchboard north wall in Room **1**

Plate 13: Small cupboard below the stairs in Room **1**

Plate 14: General view of Room **2**

Plate 15: Rear door in Room **3** allowing access to Room **4**

Plate 16: Stone sill of the window on the lower landing in Room **5**

Plate 17: Mullioned window in Room **7**

Plate 18: Hearth in the small cupboard on the upper floor

Plate 19: Truss in the roof space above Room **7**

Plate 20: Truss in the roof above Room **10**

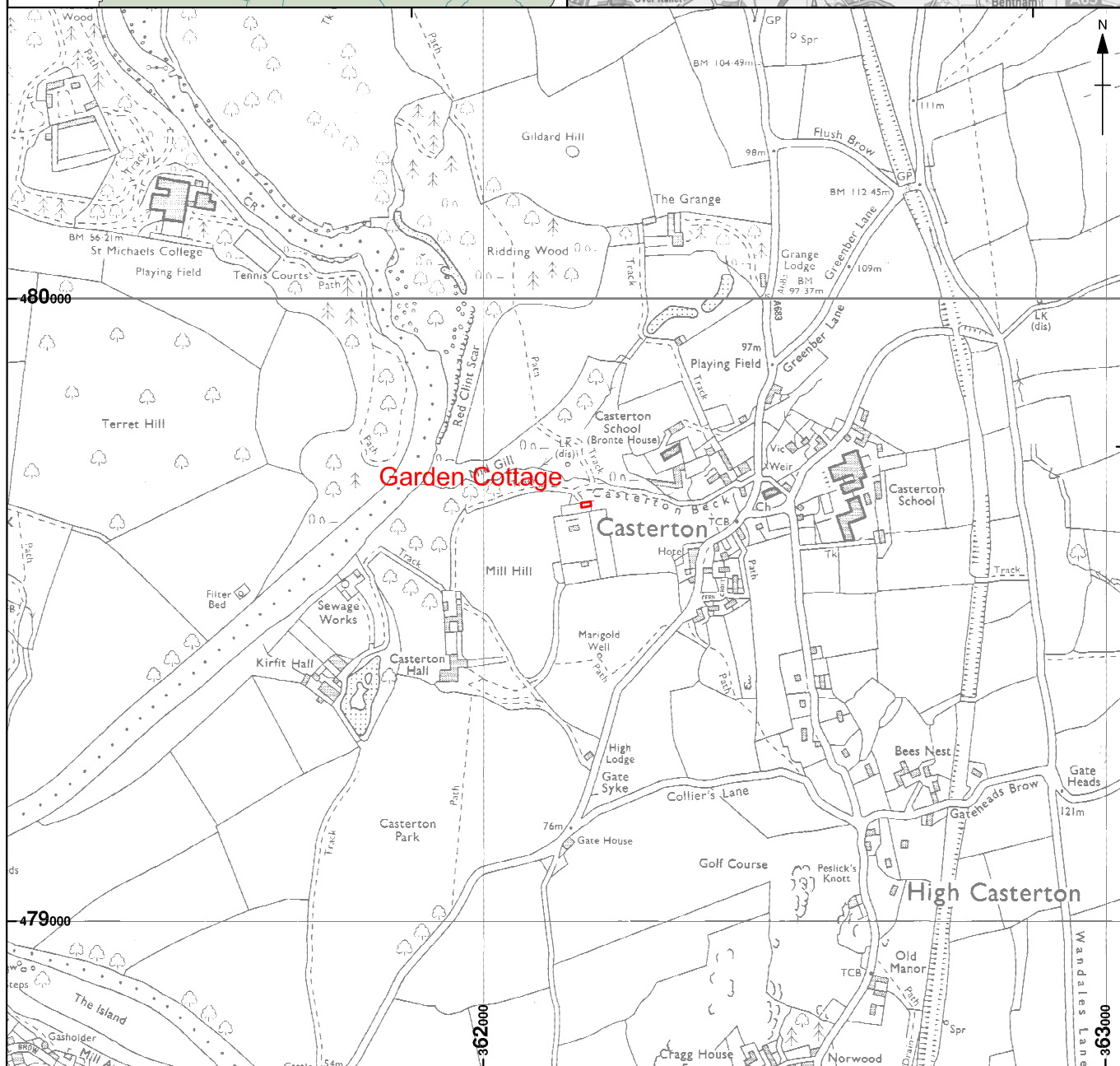
Plate 21: South-east facing view of the outbuilding

Plate 22: Limestone threshold of the main door of the outbuilding

Plate 23: Narrow plinth at the base of the wall on the outbuilding

Plate 24: The join between the outbuilding and Walled Garden

Plate 25: The passage through the outbuilding (Room **11**)



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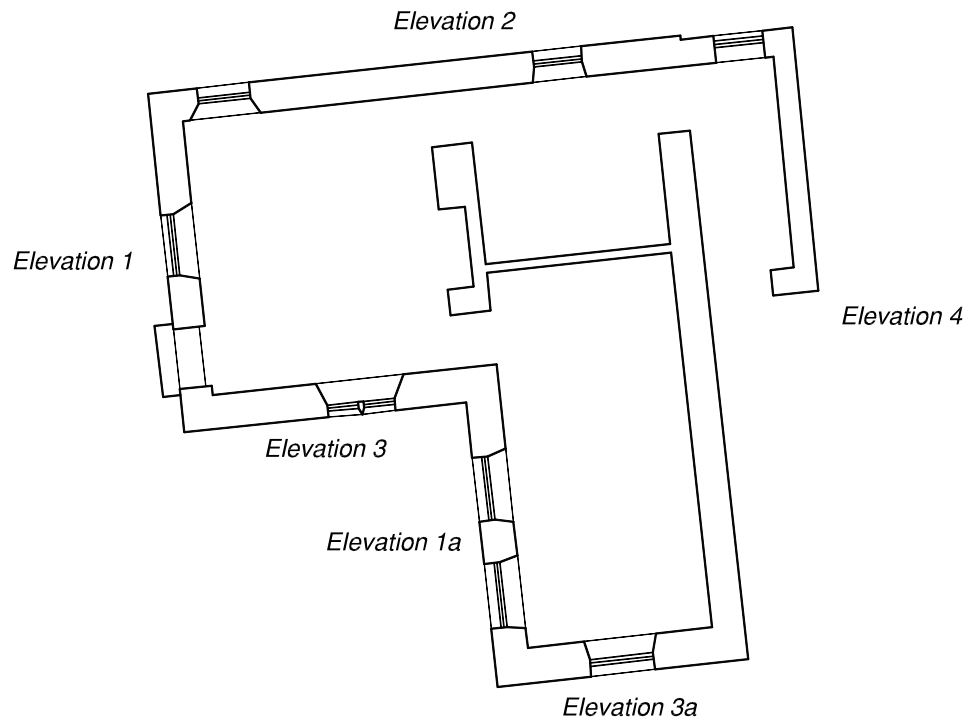
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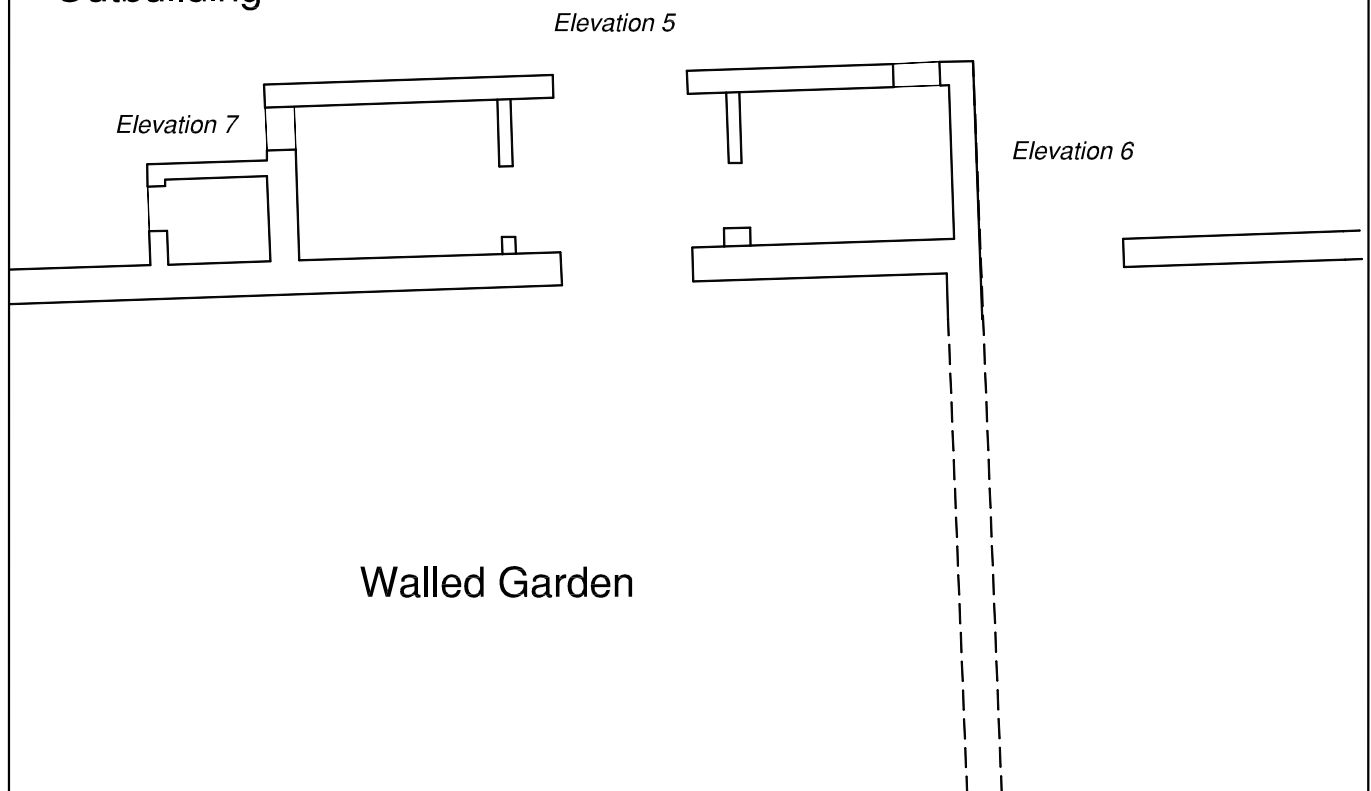
Figure 1: Site location



Garden Cottage



Outbuilding

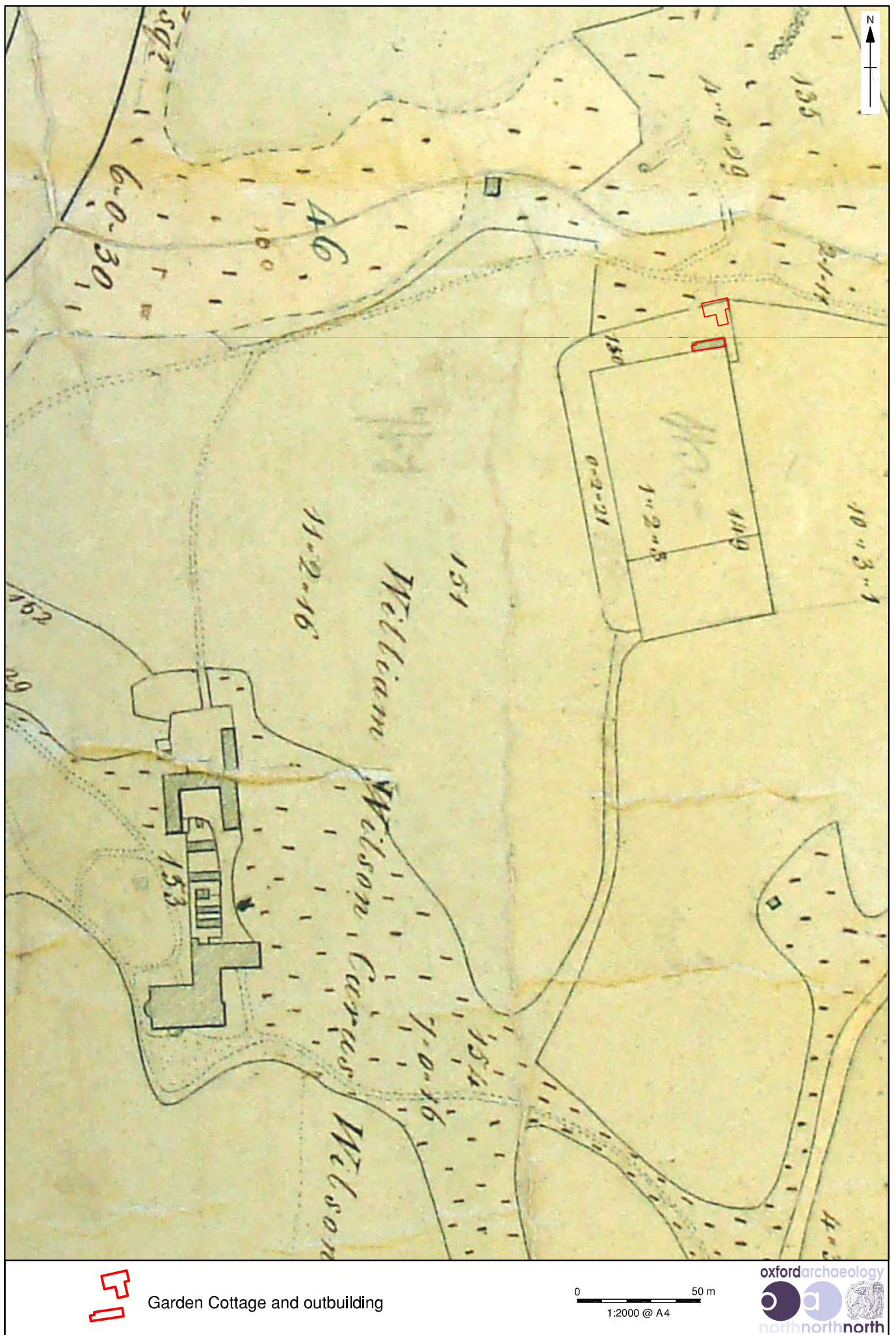


Walled Garden

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Figure 2: General Layout of Garden Cottage and Outbuilding





Garden Cottage and outbuilding

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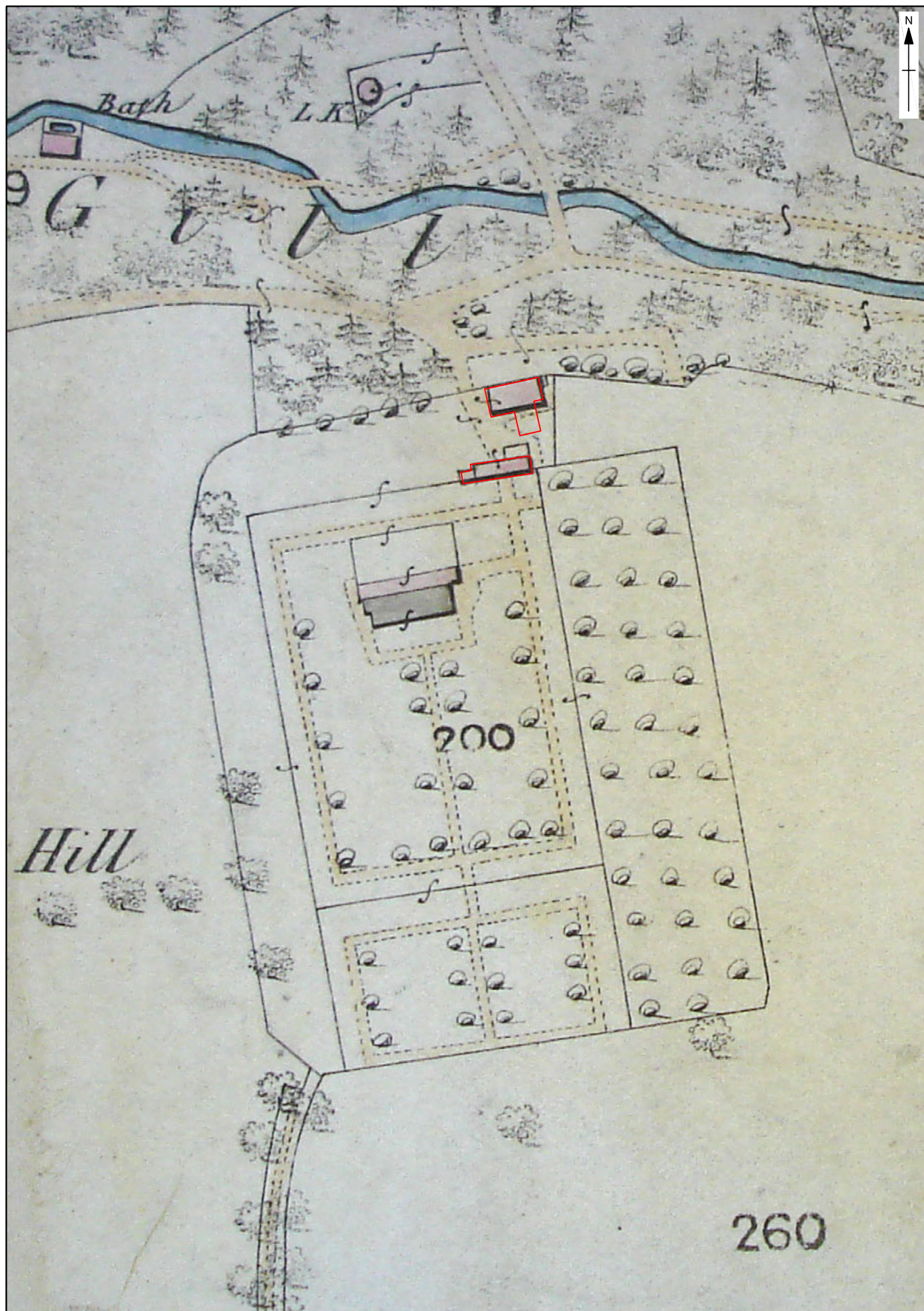
Figure 5: Casterton Inclosure Map, 1816 (CRO WQR/114)



Garden Cottage and outbuilding

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Figure 6: Tithe Map, 13 May 1843 **CRO WDRC/8/250**

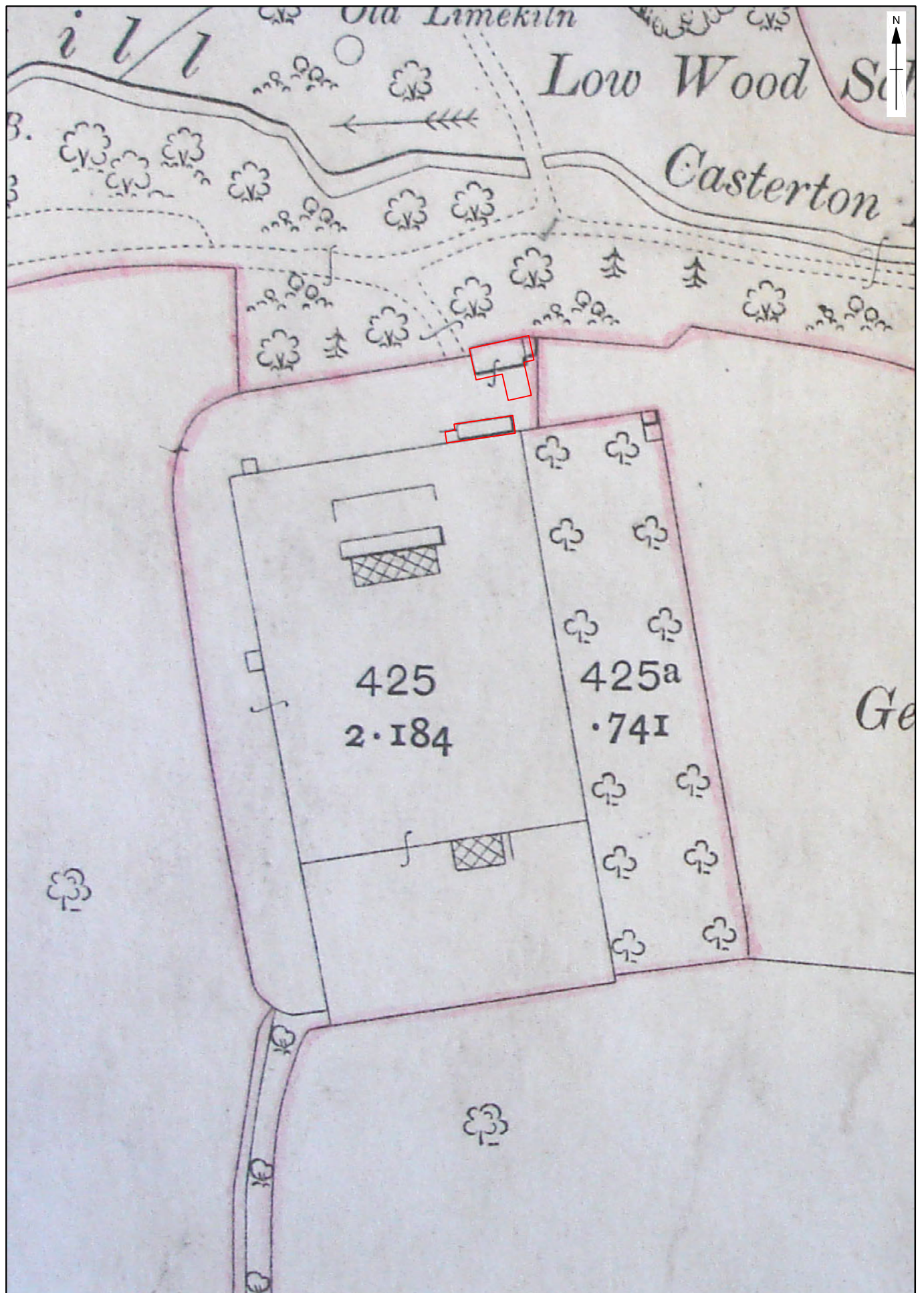


Garden Cottage and outbuilding

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oxfordarchaeology
northnorthnorth

Figure 7: Ordnance Survey, First Edition, 25" to 1 mile, 1859



Garden Cottage and outbuilding

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northnorthnorth

Figure 8: Ordnance Survey, Second Edition, 25" to 1 mile, 1898



- Wall
- Opening
- == Window
- Step

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Figure 9: Ground Floor Plan of Garden Cottage

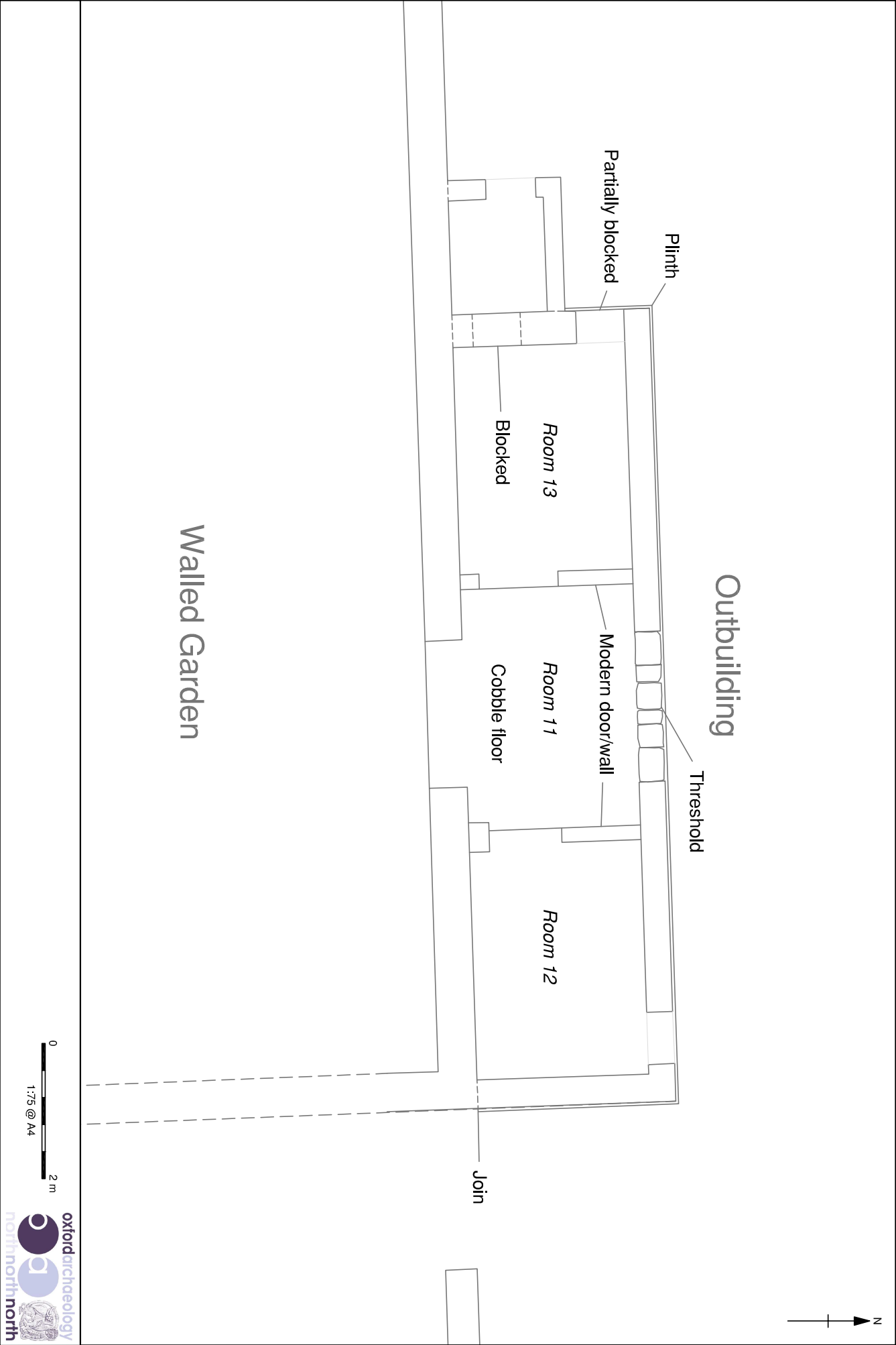


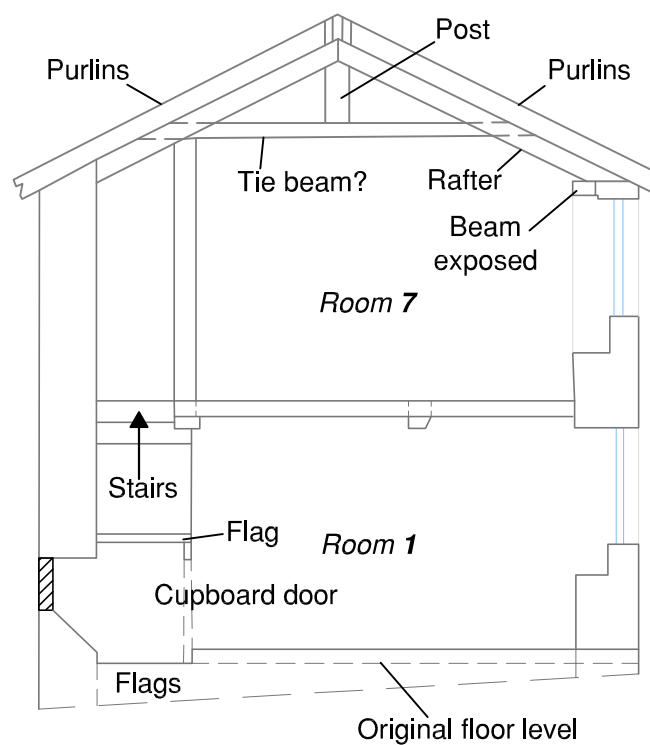
Figure 9a: Ground floor plan of the outbuilding



- Wall
- Opening
- == Window

0 2 m
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Figure 10: Upper Floor Plan of Garden Cottage



- | | | |
|-----------|----------------------|---------|
| — Wall | — Opening | — Roof |
| == Window | - - - Uncertain edge | Blocked |

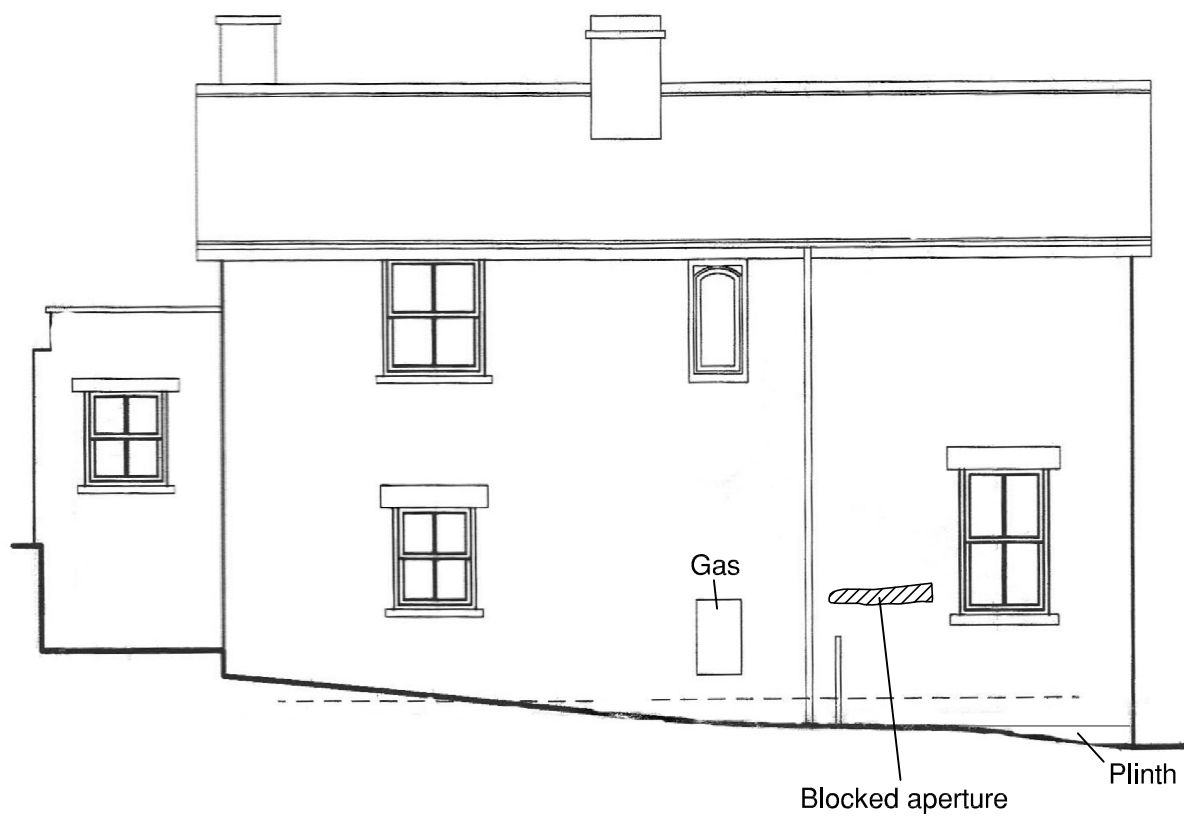
0 2 m
1:75 @ A4

Figure 11: Cross-section through Garden Cottage (facing east)



0 2 m
1:75 @ A4

Figure 12: West elevation of Garden Cottage, Elevation 1



 Blocked

0 2 m
1:75 @ A4

Figure 13: North elevation of Garden Cottage, Elevation 2



0 2 m
1:75 @ A4

Figure 14: South elevation of Garden Cottage, Elevation 3

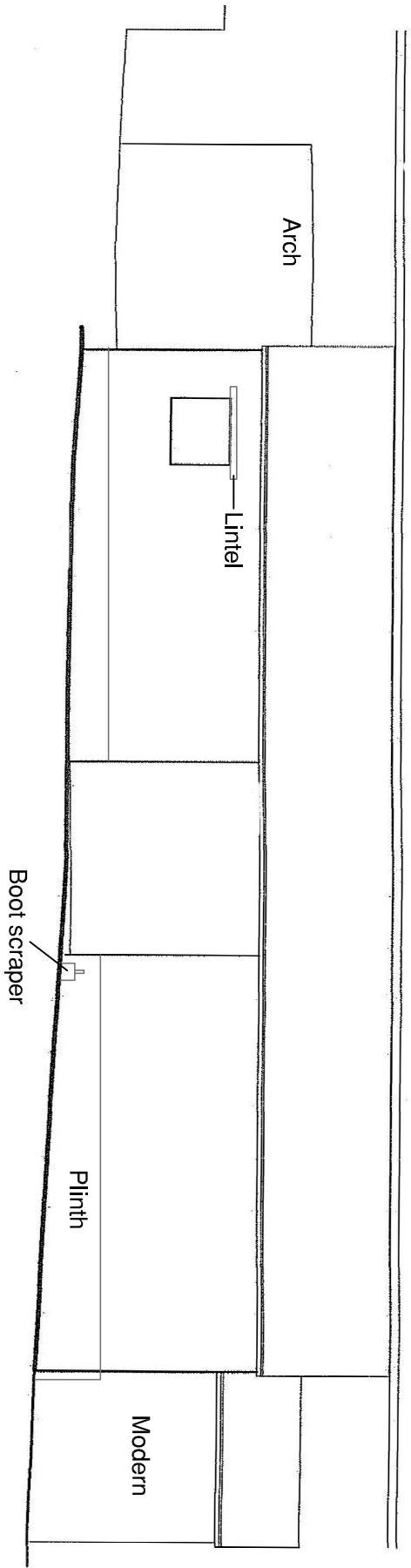


Figure 15: North elevation of outbuilding, Elevation 5



Plate 1: General view of Garden Cottage and the outbuilding



Plate 2: Three quarter view of Garden Cottage



Plate 3: The main (west) elevation Garden Cottage, Elevation 1



Plate 4: The north elevation of Garden Cottage, Elevation 2



Plate 5: Blocked aperture on the north elevation of Garden Cottage



Plate 6: 'Plinth' at the base of the north elevation of Garden Cottage



Plate 7: The main south elevation of Garden Cottage, Elevation 3



Plate 8: Detail of the ground floor mullioned window on the south elevation



Plate 9: South gable elevation of Garden Cottage, Elevation 3a



Plate 10: East elevation of Garden Cottage, Elevation 4



Plate 11: General view of Room 1



Plate 12: Matchboard north wall in Room 1



Plate 13: Small cupboard below the stairs in Room 1



Plate 14: General view of Room 2



Plate 15: Rear door in Room 3 allowing access to Room 4



Plate 16: Stone sill of the window on the lower landing in Room 5



Plate 17: Mullioned window in Room 7



Plate 18: Hearth in the small cupboard on the upper floor



Plate 19: Truss in the roof space above Room 7



Plate 20: Truss in the roof above Room 10



Plate 21: South-east-facing view of the outbuilding



Plate 22: Limestone threshold of the main door of the outbuilding



Plate 23: Narrow plinth at the base of the wall on the outbuilding



Plate 24: The join between the outbuilding and walled garden



Plate 25: The passage through the outbuilding (Room 11)

APPENDIX 1: PROJECT BRIEF

SITE DESCRIPTION AND SUMMARY

Site Name: Garden Cottage, Casterton

Grid Reference: SD 6217 7967

Planning Application Reference No.: SL/07/0397

Detailed specifications are invited from appropriately resourced, qualified and experienced archaeological or architectural contractors to undertake the archaeological project outlined by this Brief and to produce a report on that work. The project team must be led by a member of the Institute of Field Archaeologists or the Institute of Historic Building Conservation or equivalent. No fieldwork may commence until approval of a specification has been issued by the County Historic Environment Service.

1. PLANNING BACKGROUND

- 1.1 Cumbria County Council's Historic Environment Service (CCCHES) has been consulted by South Lakeland District Council regarding a planning application for the demolition of Garden Cottage and an outbuilding at Casterton, in advance of the construction of a new dwelling.
- 1.2 The scheme affects two buildings of some historic interest and so a condition has been placed on planning consent requiring a programme of archaeological building recording to take place prior to demolition.
- 1.3 This advice is in accordance with guidance given in Planning Policy Guidance note 15 (Planning and the Historic Environment), Planning Policy Guidance note 16 (Archaeology and Planning) and the South Lakeland Local Plan.

2. ARCHAEOLOGICAL BACKGROUND

- 2.1 Garden Cottage and outbuilding are shown on the first edition OS map and therefore date to at least the mid 19th century. The cottage is likely to have been for the head gardener and was probably constructed at the same time as Casterton Hall and the adjacent walled garden in the early 19th century. It forms an integral part of the designed landscape at Casterton Hall and is considered to be of some historic importance.

3. SCOPE OF THE PROJECT

- 3.1 *Objectives*
 - 3.1.1 To make a record of Garden Cottage and outbuilding prior to demolition.
- 3.2 *Work Required*
 - 3.2.1 Before any on site work commences a *rapid desk-based survey* of the existing resource should be undertaken to set buildings to be demolished in their historic context. This should include an assessment of those primary and secondary sources (particularly cartographic sources and estate records) referenced in the County Records Office.
 - 3.2.2 To carry out a *measured survey of the building*. The survey should include the requirements of a Level 2 Survey, as described by English Heritage *Understanding Historic Buildings A Guide to Good Recording Practice, 2006*.

3.2.3 The requirements of the survey are:

- ❖ The precise location of the building, providing an address and National Grid Reference
- ❖ A date when the project was undertaken and by whom
- ❖ A description of the buildings' plan, form, function, age, development sequence and construction materials. Where known, the buildings' architects, builders, patrons and owners should be provided
- ❖ A description of the buildings' landscape and historic context, for example their relationship with nearby buildings in architectural and functional terms
- ❖ An architects scaled plan and elevation drawings of the buildings showing the location of each photographed feature of architectural or archaeological interest
- ❖ A photographic record including: photographs of the buildings in their landscape context; detailed photographs of the buildings' external appearances; internal photographs of the main rooms of the buildings; detailed photographs of features of architectural or historic significance. Photographs should include a scale.

4. PROJECT DESIGN

- 4.1 Before the project commences a project proposal must be submitted to and approved by the County Historic Environment Service.
- 4.2 Proposals to meet this Brief should take the form of a detailed project design prepared in accordance with the recommendations of The Management of Archaeological Projects, 2nd ed. 1991, and must include:
- ❖ A description of the building recording system to be used
 - ❖ Details of key project staff, including the names of the project manager any other specialist sub-contractors to be employed
 - ❖ Details of on site staffing, e.g. the number of people to be employed on site per day
 - ❖ A projected timetable for all site work through to the publication of results
- 4.3 Any significant variations to the proposal must be agreed by the County Historic Environment Service in advance.

5. REPORTING AND PUBLICATION

- 5.1 The archaeological work should result in a report, this should include as a minimum:
- ❖ A site location plan, related to the national grid, produced at an appropriate scale to show the relationship of the buildings to nearby buildings or significant features
 - ❖ A front cover/frontispiece which includes the planning application number and the national grid reference of the site
 - ❖ A concise, non-technical summary of the results
 - ❖ An architects scaled plan of the buildings showing the location of each photographed feature of architectural or archaeological interest
 - ❖ An architects elevation drawings of the buildings
 - ❖ Photographs of the buildings should be accompanied by an appropriate description and each photograph should include a scale
 - ❖ A description of the methodology employed, work undertaken and the results obtained
 - ❖ The dates on which the project was undertaken
- 5.2 Three copies of the report should be deposited with the County Historic Environment Record within two months of completion of fieldwork. This will be on the understanding that the report will be made available as a public document through the County Historic Environment Record.
- 5.3 Cumbria HER is taking part in the *Online Access to Index of Archaeological Investigations* (OASIS) project. The online OASIS form at <http://ads.ahds.ac.uk/project/oasis> must therefore

also be completed as part of the project. Information on projects undertaken in Cumbria will be made available through the above website, unless otherwise agreed.

6. THE ARCHIVE

- 6.1 An archive must be prepared in accordance with the recommendations in Brown, DH, 2007, *Archaeological Archives A Guide To Best Practice In Creation, Compilation, Transfer and Curation*, Archaeological Archives Forum. Arrangements must be made for its long term storage and deposition with an appropriate repository. A copy shall also be offered to the National Monuments Record.
- 6.2 The County Historic Environment Service must be notified of the arrangements made.

7. PROJECT MONITORING

- 7.1 One weeks notice must be given to the County Historic Environment Service prior to the commencement of fieldwork.

8. FURTHER REQUIREMENTS

- 8.1 It is the archaeological contractor's responsibility to establish safe working practices in terms of current health and safety legislation, to ensure site access and to obtain notification of hazards (e.g. services, contaminated ground, etc.). **The County Historic Environment Service bears no responsibility for the inclusion or exclusion of such information within this Brief or subsequent specification.**
- 8.2 All rooms should be clear of obstructions as far as practically possible in order to provide an adequate photographic record to be made.
- 8.3 The involvement of the County Historic Environment Service should be acknowledged in any report or publication generated by this project.

FURTHER INFORMATION

For further information regarding this brief, contact

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County Offices
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APPENDIX 2: PROJECT DESIGN

1. INTRODUCTION

1.1 PROJECT BACKGROUND

- 1.1.1 Mr Gary Mawdesley has requested that Oxford Archaeology North (OA North) submit proposals to undertake an archaeological building recording survey of Garden Cottage, Casterton, Kirkby Lonsdale, Cumbria (centred SD 6217 7967). Planning permission has been granted by South Lakeland District Council (SLDC) for the demolition of Garden Cottage and an outbuilding for the purpose of the construction of a new dwelling (planning reference SL/07/0397). SLDC has been advised by Cumbria County Council's Historic Environment Service (CCCHES) that due to the historic interest of the buildings, being associated with Casterton Hall and dating to at least the mid 19th century, a condition of the planning process should require a programme of archaeological building recording prior to demolition. To this effect CCCHES has issued a formal brief requesting a Level 2 survey (English Heritage 2006). The following proposals have been prepared in accordance with the brief.

1.2 OXFORD ARCHAEOLOGY NORTH

- 1.2.1 Oxford Archaeology North has considerable experience of sites of all periods, having undertaken a great number of small and large scale projects throughout Northern England during the past 24 years. Evaluations, assessments, watching briefs and excavations have taken place within the planning process, to fulfil the requirements of clients and planning authorities, to very rigorous timetables.
- 1.2.2 OA North has the professional expertise and resources to undertake the project detailed below to a high level of quality and efficiency. OA North is an Institute of Field Archaeologists (IFA) registered organisation, registration number 17, and all its members of staff operate subject to the IFA Code of Conduct (1994).

2. OBJECTIVES

- 2.1 The programme of work has been designed in order to record the historic fabric of the cottage and outbuilding in mitigation of their demolition. The required stages to achieve these ends are as follows:
- **Rapid desk-based assessment:** to undertake rapid research and consultation of relevant sources to provide an historical context for the results of the building assessment.
 - **Archaeological Building Record:** to provide a drawn and textual record of the two buildings outlined for demolition to a Level 2 standard as per the English Heritage (2006) guidelines. The intention is to record all features and fixtures of archaeological and historical interest prior to its demolition.
 - **Report and Archive Production:** a report will be produced for the client within eight weeks of completion of the fieldwork. A site archive will be produced to English Heritage guidelines (1991) and in accordance with the *Guidelines for the Preparation of Excavation Archives for Long Term Storage* (UKIC 1990).

3. METHODS STATEMENT

3.1 RAPID DESK-BASED ASSESSMENT

3.1.2 **Introduction:** a desk-based assessment is usually undertaken as the first stage of a programme of archaeological recording, prior to further field investigation. It is not intended to reduce the requirement for fieldwork, but it will provide an appraisal of the archaeological or historical significance and context.

3.1.3 The following research will be undertaken as appropriate, depending on the availability of source material. The level of such work will be dictated by the time scale of the project. The results will be analysed using the set of criteria used to assess the national importance of an ancient monument (DoE 1990). This aids in the presentation of the significance or otherwise of the site, and assessment during the planning process.

3.1.4 **Documentary and Cartographic Sources:** this work will include consultation of the primary and secondary sources referenced in the County Records Office (CRO) in Kendal. This holds the main source of primary documentation, both maps and documents, for the site and its surrounding area. Particular attention will be made of the cartographic sources and estate records associated with Casterton Hall.

3.1.5 **Map regression analysis:** a cartographic analysis will be undertaken to aid investigation of the development of the site and its buildings through to its modern-day or most recent use. Particular emphasis will be on the early cartographic evidence and will include estate maps, tithe maps, and Ordnance Survey maps, through to present mapping where possible.

3.2 BUILDING RECORDING SURVEY

3.2.1 The building recording survey will be carried out to establish the nature, survival, quality, and importance of the building identified for demolition, and will consist of a measured survey to a Level 2 standard in accordance with English Heritage guidelines (2006). This is a relatively detailed assessment in which each room and all fixtures and fittings of archaeological or architectural significance will be recorded.

3.2.2 **Photographic Archive:** a photographic archive will include monochrome prints using a 35mm camera, as well as digital shots to be included in the report. The archive will comprise;

- i. general shots of the buildings; both internal, i.e. the main rooms, and external,
- ii. detailed scaled coverage of architectural features and structural or decorative detail (both internal and external) for all available floors of the three main rendered buildings,
- iii. the buildings' relationship to its landscape setting, other buildings or significant viewpoint.

3.2.3 The location of each photograph will be marked on the ground floor plan supplied by the client, and adapted additional floor plans (see 3.2.4, i).

3.2.4 **Site Drawings:** architect's drawings will be supplied by the client, and will be annotated and used to produce the following:

- i. floor plans will show the form and location of any structural features of historic significance and will record the form and location of any significant structural details,
- ii. a cross-section,
- iii. 'as existing' elevations to reference the photographic archive.

- 3.2.5 OA North does not undertake to correct survey inaccuracies in the client's drawings, which shall remain the responsibility of the client. However, if inaccuracies significantly impede the progress of the archaeological survey and must be rectified to allow the archaeological survey to proceed, a charge for this correction will be made as a variation.
- 3.2.6 The drawings will usually be produced at a scale of 1:100. Where necessary the client's drawings will be corrected/enhanced utilising hand survey techniques. The corrected drawings will be digitised into an industry standard CAD package (AutoCAD 2004) for the production of the final drawings.
- 3.2.7 **Interpretation and Analysis:** a visual inspection of the building will be undertaken utilising the OA North buildings *proforma* sheets. An outline description will be maintained to a Level 2 survey. This level of recording is descriptive and will produce an analysis of the development and use of the building but will not discuss the evidence on which the analysis is based.
- 3.2.8 From this, the findings from the supplementary rapid desk-based assessment will be drawn upon to discuss the history, nature and importance of the structure, as well as the building's landscape and historic context at a regional or local context.

3.3 REPORT PRODUCTION

- 3.3.1 One bound copy of the final written synthetic report together with a digital copy supplied on CD will be submitted to the client, and a further three copies submitted to the Cumbria HER within eight weeks of completion. The report will include;
- a site location plan related to the national grid,
 - a front cover to include the planning application number and the NGR,
 - the dates on which the fieldwork was undertaken and by whom,
 - a concise, non-technical summary of the results,
 - the precise location, address and NGR will be provided,
 - a description of the methodology employed, work undertaken and results obtained,
 - appropriate plans showing the location and position of features or gazetteer sites located,
 - room by room analysis with all fixtures and features of archaeological or architectural interest identified,
 - plans, sections drawings and photographs at an appropriate scale,
 - the report will also include a complete bibliography of sources from which data has been derived,
 - a copy of the CCCHES project brief will be included in the appendices,
 - a copy of this project design in the appendices, and indications of any agreed departure from that design.
- 3.3.2 This report will be in the same basic format as this project design.
- 3.3.3 **Confidentiality:** all internal reports to the client are designed as documents for the specific use of the client, for the particular purpose as defined in the project brief and project design,

and should be treated as such. They are not suitable for publication as academic documents or otherwise without amendment or revision.

3.4 ARCHIVE

- 3.4.1 The results of all archaeological work carried out will form the basis for a full archive to professional standards, in accordance with current English Heritage guidelines (*Management of Archaeological Projects*, 2nd edition, 1991). The project archive represents the collation and indexing of all the data and material gathered during the course of the project. OA North conforms to best practice in the preparation of project archives for long-term storage.
- 3.4.2 This archive will be provided in the English Heritage Centre for Archaeology format and a synthesis will be submitted to the Cumbria HER (the index to the archive and a copy of the report). OA North practice is to deposit the original record archive of projects with the appropriate County Record Office, in this case Kendal.
- 3.4.3 The Arts and Humanities Data Service (AHDS) online database project *Online Access to index of Archaeological Investigations* (OASIS) will be completed as part of the archiving phase of the project.

4. HEALTH AND SAFETY

- 4.1 OA North provides a Health and Safety Statement for all projects and maintains a Unit Safety policy. All site procedures are in accordance with the guidance set out in the Health and Safety Manual compiled by the Standing Conference of Archaeological Unit Managers (1997). A risk assessment will be completed in advance of any on-site works and copies will be made available on request to all interested parties.
- 4.2 Any known contamination issues or any specific health and safety restrictions on site should be made known to OA North by the client to ensure all procedures can be met, and that the risk is dealt with appropriately.

5. WORK TIMETABLE

- 5.1 **Rapid desk-based assessment:** approximately 1-2 days will be required for this element.
- 5.2 **Archaeological Buildings Record:** it is anticipated that this element will require approximately 5 days to complete.
- 5.3 **Report Production:** the report will be issued within eight weeks of the completion of the fieldwork.
- 5.4 **Written Instruction:** one-two weeks notice should be allowed to enable the necessary arrangements and notifications to be made to commence the project.

6. PROJECT MONITORING

- 6.1 Whilst the work is undertaken for the client, the Historic Environment Officer will be kept fully informed of the work and its results, and will be notified a week in advance of commencement. Any proposed changes to the project design will be agreed with CCCHES in consultation with the client.

7. STAFFING PROPOSALS

- 7.1.1 The project will be under the direct management of **Emily Mercer BA MSc AIFA** (OA North senior project manager) to whom all correspondence should be addressed.

- 7.2 The work will be undertaken by Karl Taylor BSc AIFA (OA North project officer) who has a wealth of experience in the recording and analysis of historic buildings.

BIBLIOGRAPHY

English Heritage, 1991 *The Management of Archaeological Projects*, 2nd edn, London

English Heritage, 2006 *Understanding Historic Buildings, a Guide to Good Recording Practice*, London

SCAUM (Standing Conference of Archaeological Unit Managers), 1991 *Health and Safety Manual*, Poole

United Kingdom Institute for Conservation (UKIC), 1990 *Guidelines for the preparation of archives for long-term storage*