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SUMMARY

The Level III building survey at Breconside Farm, Milton recorded a probable early 18th Century stone hay-loft and barn.

There appeared to be some structural evidence that the extant barn possessed earlier construction elements that were present prior to 1727, a date when the third phase of the study buildings was positively established.

At this juncture, the study building probably became fully utilised as a farm building, a hay loft on the first floor, with stables and stalls for animals beneath.

Earlier, the study building may have been a “stonehouse”, a form of partially defensive structure, that could have served as a dwelling that may have coincided with documentary evidence suggesting tenure as early as 1578.

1 INTRODUCTION

1.1 Project origins

Cumbria County Council's Historic Environment Service (CCCHES) was consulted by Carlisle City Council regarding a planning application for the conversion of a hay barn and shed for a holiday let at Breconside Farm, Milton, Brampton, (NY 56180 60800), Planning Application No. 1/09/0116.

The scheme has the potential to affect the character and appearance of buildings of special architectural and historic interest. The proposal will affect the character and appearance of the buildings and, as a result, a condition has been placed on planning consent requiring a programme of archaeological building recording to be undertaken prior to the conversion taking place

In order to ascertain the historical and archaeological merits affected by this development, the brief issued by the curatorial authority requires investigation of known historical records through a rapid desk-based assessment and the survival of extant buildings via a programme of building recording equivalent to Level 3 as described by English Heritage *Understanding Historic Buildings A Guide to Good Recording Practice, 2006*.

The desk-based assessment included visits to Carlisle Library and The Cumbria Record Office, Carlisle. The objective of this exercise was to collate sufficient detail to identify the issues and potential for academic research, provide a series of questions for targeted archaeological enquiry and outline, if any, possible mitigation response.

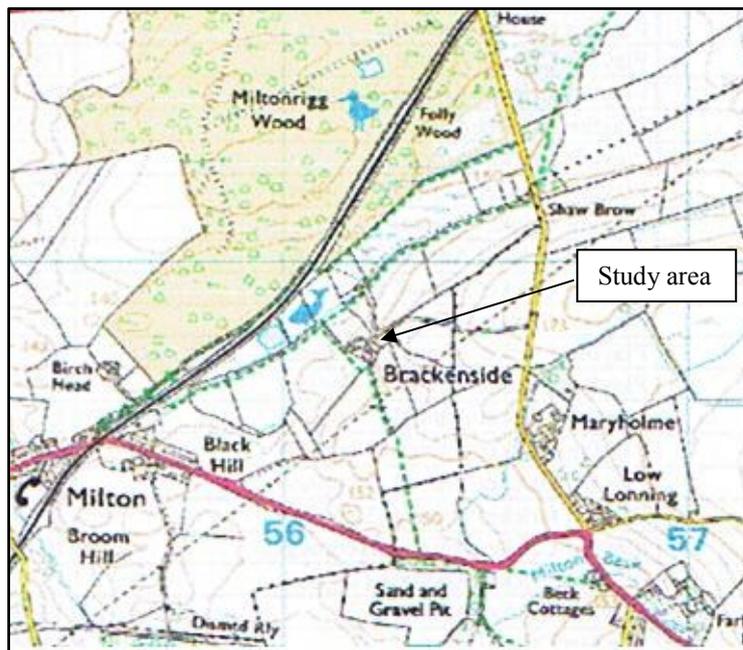


Figure 1. Location of study area
(OS copyright licence no. 100044205). Scale 1:25,000

METHODOLOGY

2.1 Project Design

In response to a request by Cumbria County Council Historic Environment Service, Gerry Martin Associates Ltd submitted a project design (Written Scheme of Investigation) for the archaeological

recording of extant buildings. This document outlined the contractors' professional suitability, a brief historical summary of the study area, general objectives required of the project, the methodology and the resources needed for the successful implementation of this work.

The project design on being accepted by the curatorial body, Gerry Martin Associates Ltd was commissioned to undertake the desk-based assessment and the archaeological survey by the client Mr Barry Lamb.

The following report has been assembled to the relevant standards and protocols of the Institute of Field Archaeologists, combined with accepted best practice and in accordance with the brief prepared by the curatorial authority.

Fieldwork took place on January 18th 2010.

2.2 Desk-based assessment

In accordance with the Design Brief, the desk-based assessment investigated primary and secondary historical sources, maps and other literature in order to set the survey results into their past cultural, historical and topographic context.

The physical study area centred on (NY 56180 60800) comprising a 500m radius from the proposed development.

The desk-based assessment comprised a search of three archival repositories.

Carlisle Library provided sources for published works including newspaper articles, archaeological and antiquarian reports, photographs and journals.

Cumbria Record Office, Carlisle was sought for the earliest tithe map for the parish, details of landowners and occupiers and cartographic evidence.

The Historic Environment Record, online, provided the Sites and Monuments Record describing previous archaeological observations and electronic media showing the spatial distribution of these findings

2.3 Walk-over survey

A walkover of the immediate vicinity of Breconside farm on January 18th 2010 did not suggest any upstanding monuments such as derelict buildings, walls or tofts existed. However, a Dutch barn of little antiquity had once stood on the northern side, adjoining the hay barn. The study building was reached by a narrow track road to the east and was attached to a stone cottage farmhouse. To the south were a series of agricultural buildings now belonging to the neighbouring property that included a former gin; animal traction that would have powered agricultural machinery and in use on the farm until around 1950 (*pers comm.*).

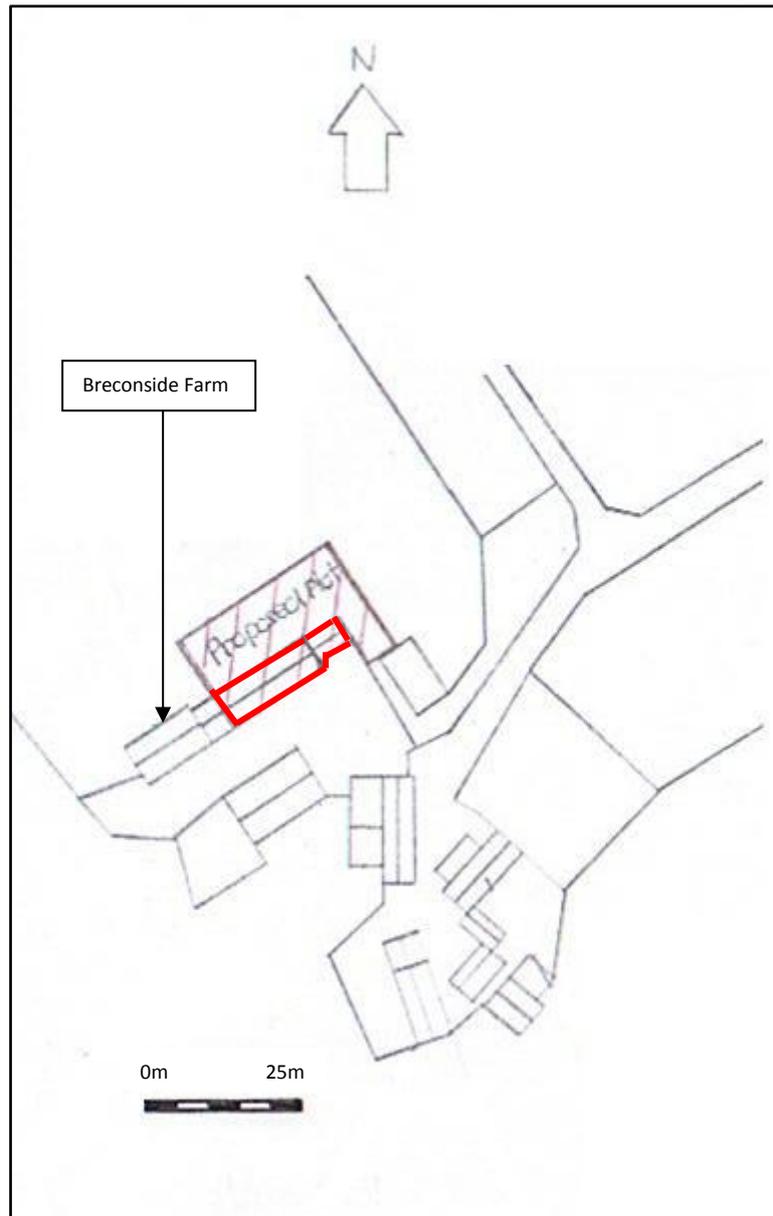


Figure 2. Location of study building in red outline. Scale 1:1250

2.4 Archive

The archive has been compiled in accordance with the project design and the guidelines set out by English Heritage (1991) and the Institute of Field Archaeologists (1994, 2007 and 2008).

The archive will be deposited with an appropriate repository and a copy of the report donated to the County Sites and Monuments Record, as requested by the curatorial authority.

3 BACKGROUND

3.1 Location, topography and geology

The study area (NY 56180 60800) lies in undulating countryside, on the fringes of upland that develops into the Pennine range, that is farmed as pasture at a height of approximately 170m OD. Just to the north is the woodland of Miltonrigg Wood.

The drift geology comprises pink Boulder Clay and yellow sands, the outwash from glacial activity between 2,000,000 and 10,000 years ago.

Solid geology consists of New Red Sandstone (Brown 1980, 182) whilst the conspicuously wet and marsh-like conditions suggest that natural drainage of surface water remains a problem.

3.2 Development proposals

The proposed development entails a change from a defunct agricultural use to a residential purpose.

The roof will be finished in re-used slate with three windows to be inserted into the south-east facing side and a on the north-west side.

Internal stud walls will partition space within the building.

The north-west elevation will have six upper windows inserted and two lower windows in addition to a set of double-doors and a single door (see figure 3).

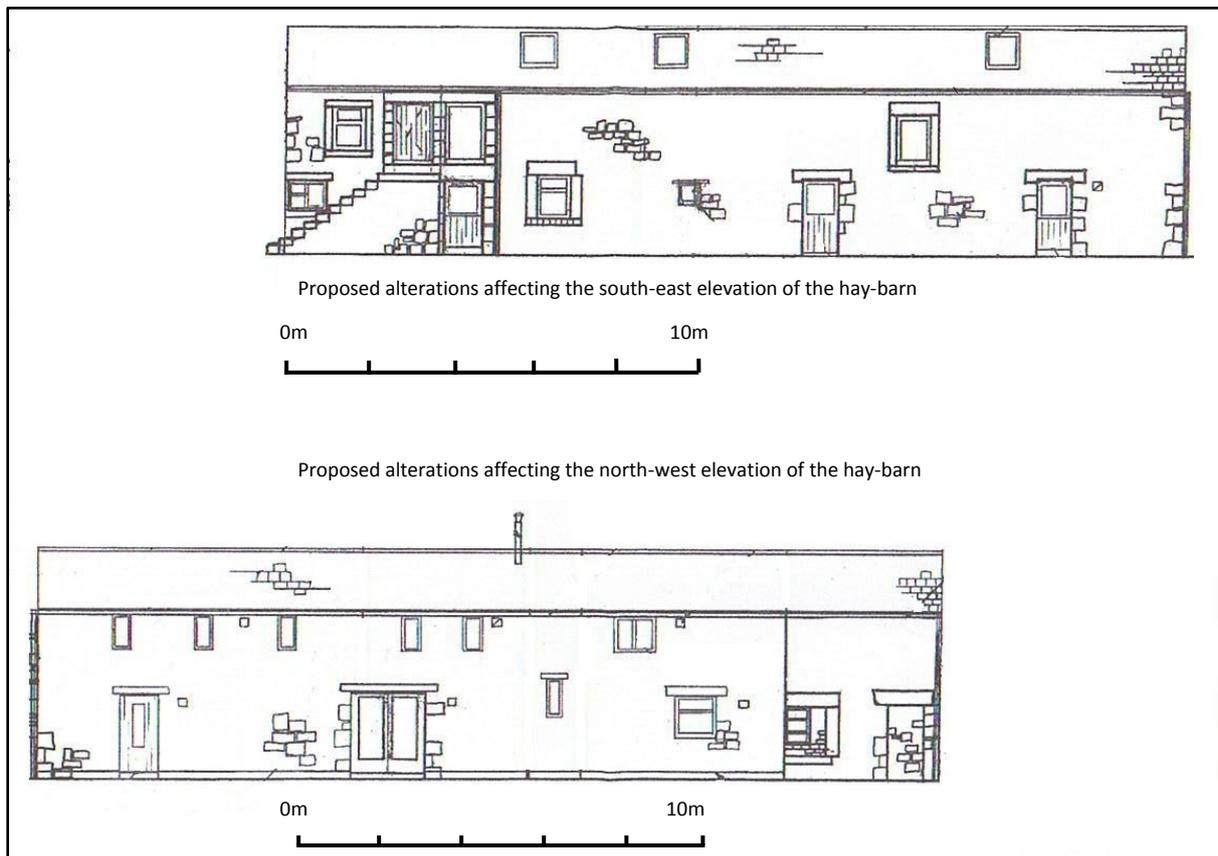


Figure 3. Proposed new building featured in the development.

The final internal lay-out will comprise of a ground floor living space, room and kitchen. An adjoining shed will be converted to provide a toilet with a utility room. The kitchen, utility room and toilet are to be tiled.

A stove within the living room evacuates via a flue in the roof.

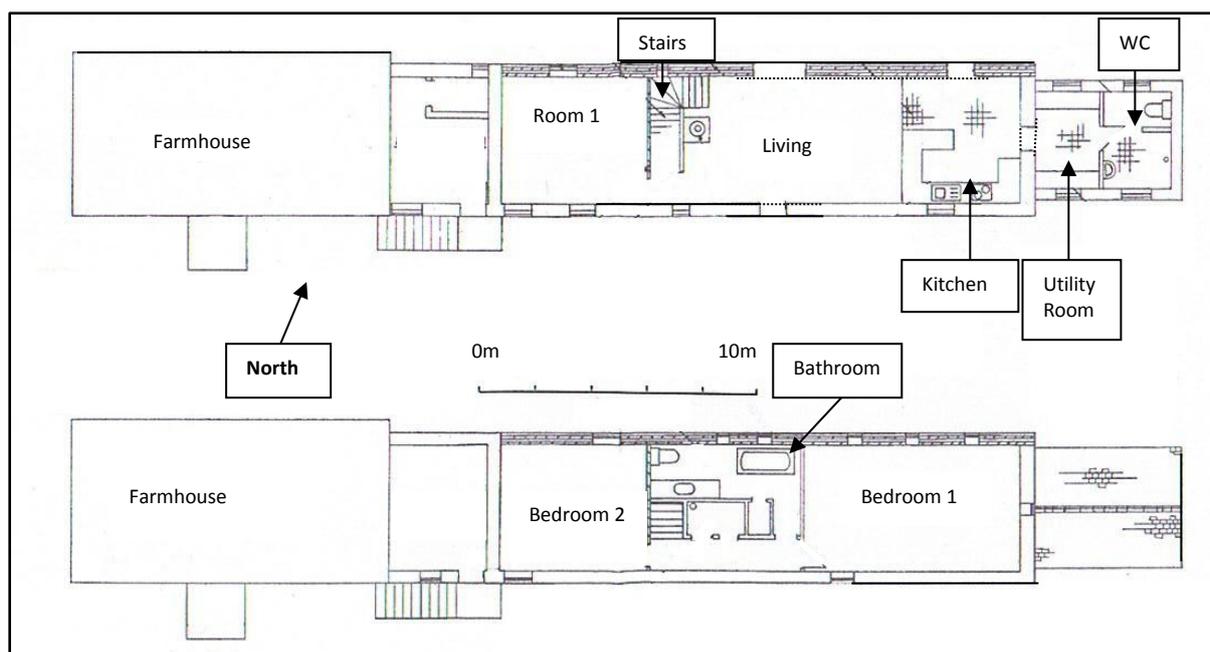


Figure 4. Ground and first floor plan of proposed development

The first floor, accessed by a staircase at the rear, will consist of two flanking bedrooms with a central bathroom (figure 4).

4 HISTORICAL CONTEXT

4.1 Historical background

The barn comprises a two storey structure contemporary with the main farmhouse constructed *circa* 1727. This multiple phase structure comprises solid load bearing masonry walls erected in random course ashlar and rubblestone. Door and window openings have been formed from dressed quoins and rebated lintels (Lewis 2008, 1).

As a result of a recent structural survey during 2008, movement in the rear wall of the barn was observed, causing slight bulging of the wall, the result of root action by an adjacent sycamore tree. Other minor defects to the buildings fabric were also observed (Ibid, 2-3).

The earliest explicit reference to a “Brackenside” probably dates to 10th October 1578 when deeds and manorial records C72a (i) describes tithes for West Farlam and Milton. Tithes from “Birkinside” were valued at eleven shillings and four pence with a rent of twenty pence due from Andrew Ornsbye.

Ornsbye was described (C170-11) as a yeoman farmer of “Byrkinside” within the parish of Farlam, who possessed a lease from Anthony Knight of Talkin, yeoman, 10th October 1578.

A further tithe C72a (k) describes a tithe from half a messuage in Birkinside for five shillings and eight pence and a rent of ten pence (both exactly half of the earlier tithe and rent) due to Isabel Carrocke of Birkinside, widow, 29th June 1583.

Birkinside in 1589 appears also to be named Kilne Clugh or Kylnedale (conjunction of kiln, ravine and valley) and refers to a fieldname (Dickens 1950, 87). Possibly, the name mutates to “Birkhirst” (C162-4) as a grant of £35 at Birkhirst of ancient rent of one shilling was made by John Baity of Milton, Farlam, shoemaker to William Bell, late of Milton, 25th June 1765.

By 1787 it is ascribed as “Brackenside” (Dickens 1950, 86), its modern name “Breconside” a derivation of that.



Figure 5. Hodgkinson and Donaldson’s Map of 1774 showing a group of three buildings

On the Hodgkinson and Donaldson map of 1774 (figure 5), three buildings are illustrated, a detail repeated on the 1780 enclosure map for Farlam ORE 1/79 (figure 6).

The enclosure map appears to show two buildings either side of a track. The land appears to belong to John Bell (possibly a relative of William Bell mentioned above), but with small strips of land or allotments just to the north. The map proposes a new public highway forty feet in width located in the north-eastern corner of fields belonging to Braconside close to the Brampton boundary to Low Lonning, the new road linking Braconside Gate to Brampton Common.

This would appear to be an improvement associated with the construction of the military road linking Carlisle and Newcastle completed in 1758 (Mawson 1973, 300) and the burgeoning coal and limeburning industries developing to the south at Farlam and Hallbankgate during the second half of the 18th Century.

On the enclosure map, “Braconside” appears to reside within the property of Lord Carlisle, who lived nearby at Naworth Castle.

By 1840, the Newcastle and Carlisle Railway had reached the area, forming the north-western boundary to the estate.

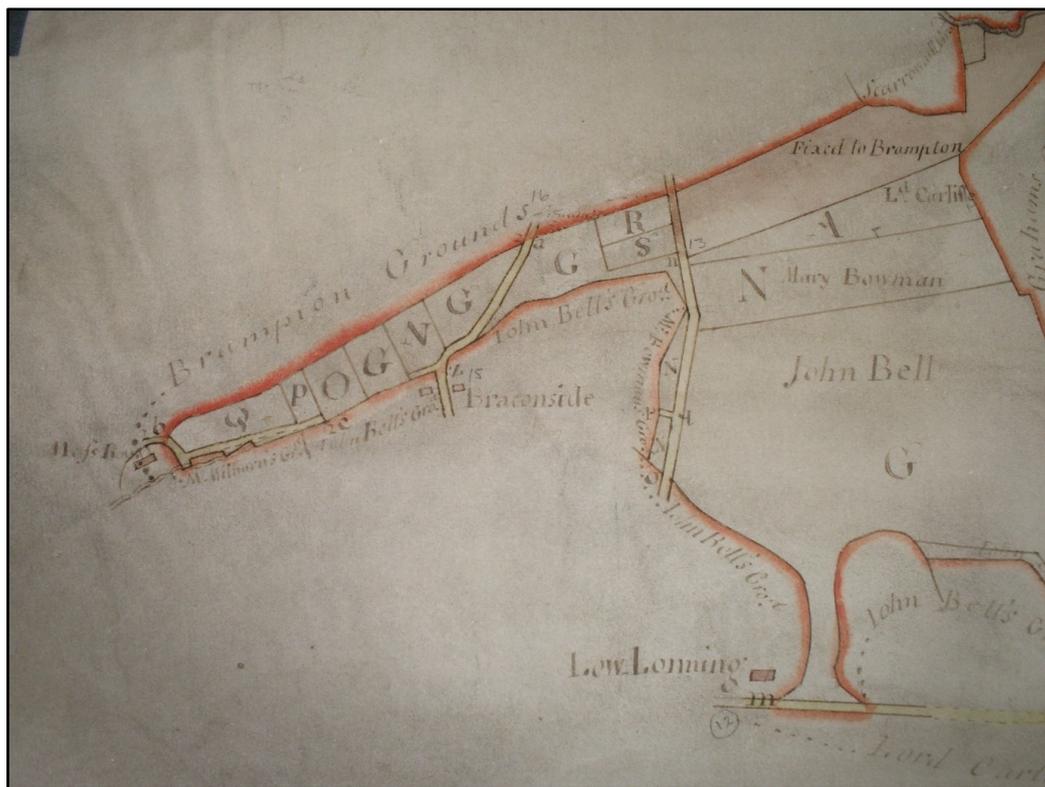


Figure 6. Enclosure Map of 1780 showing three cottages in close proximity to the study building.

The 1868 First Edition Six Inch Ordnance Survey map (figure 7) describes four buildings plus one other long building towards the north-west. The same arrangement is noted on the 1900 Twenty-five Inch Ordnance Survey map.

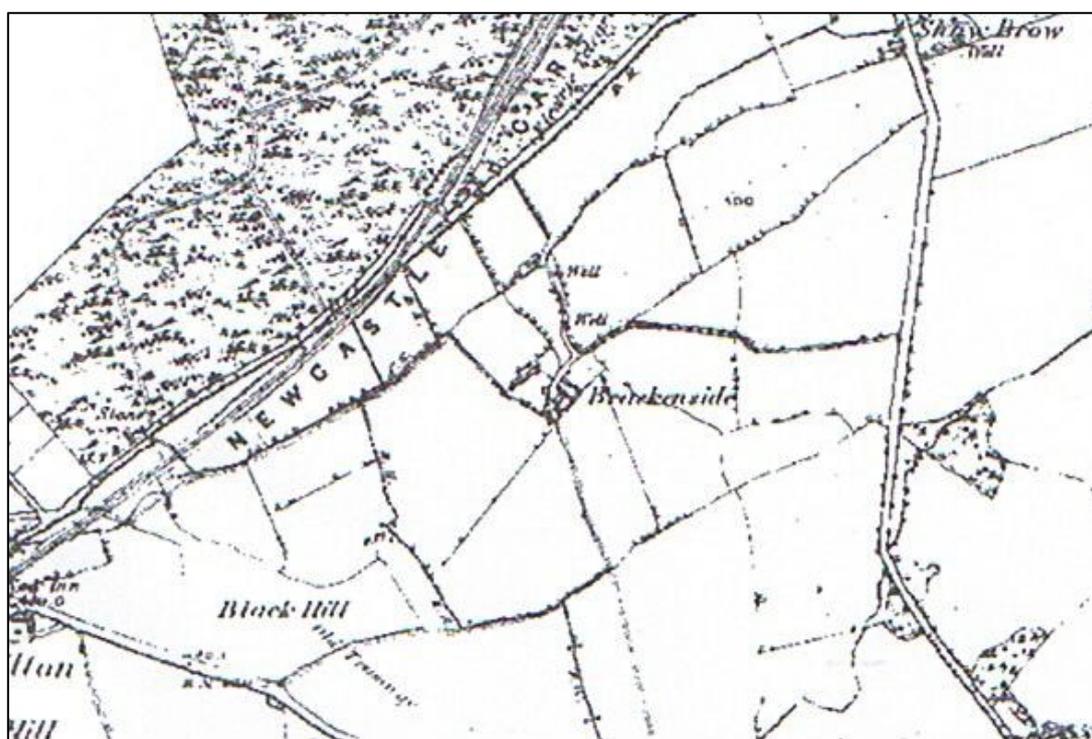


Figure 7. First Edition Ordnance Survey map from 1868

The Historic Environment Record maintained by Cumbria County Council lists no entries in relative close proximity (500m radius) to Breconside Farm.

5 DISCUSSION

5.1 Academic merit

Past cultural settlement in Cumbria has been predominantly rural, where farming has been the main economic driver and product. Increasingly, those features associated with past farming technique have been lost or converted for domestic use or for local tourism.

A challenge to historians, archaeologists and other researchers is to compile a record of those rural buildings that indicate past agricultural practice and social conditions before their industrial, agricultural and social context is lost.

6 RESULTS

6.1 Methodology

The buildings in the study area were surveyed on January 18th 2009 by Gerry Martin using a Disto measuring device and hand-held GPS equipment.

The buildings were fully accessible although natural light was restricted within the study buildings requiring flash photography.

The hay-loft floor was in a particularly fragile state of repair, inhibiting the survey.

The survey comprised of scaled photographic recording of the interiors and elevations of all the buildings, with detailed photography of any worthy architectural elements.

Using the architectural plans, notations were undertaken regarding the characteristics of these farm buildings, including metrical data, thresholds, materials and building techniques employed.

The investigation has used the following nomenclature in order to identify the various structures under review.

- The hay-barn (Building 1) refers to the large stone structure adjoining the farmhouse. The hay-barn comprised of three rooms at ground level and two rooms within the hay-loft.
- The shed (Building 2) refers to the later stone building adjoining the hay-barn to the north-east. This is divided into two spaces or rooms.

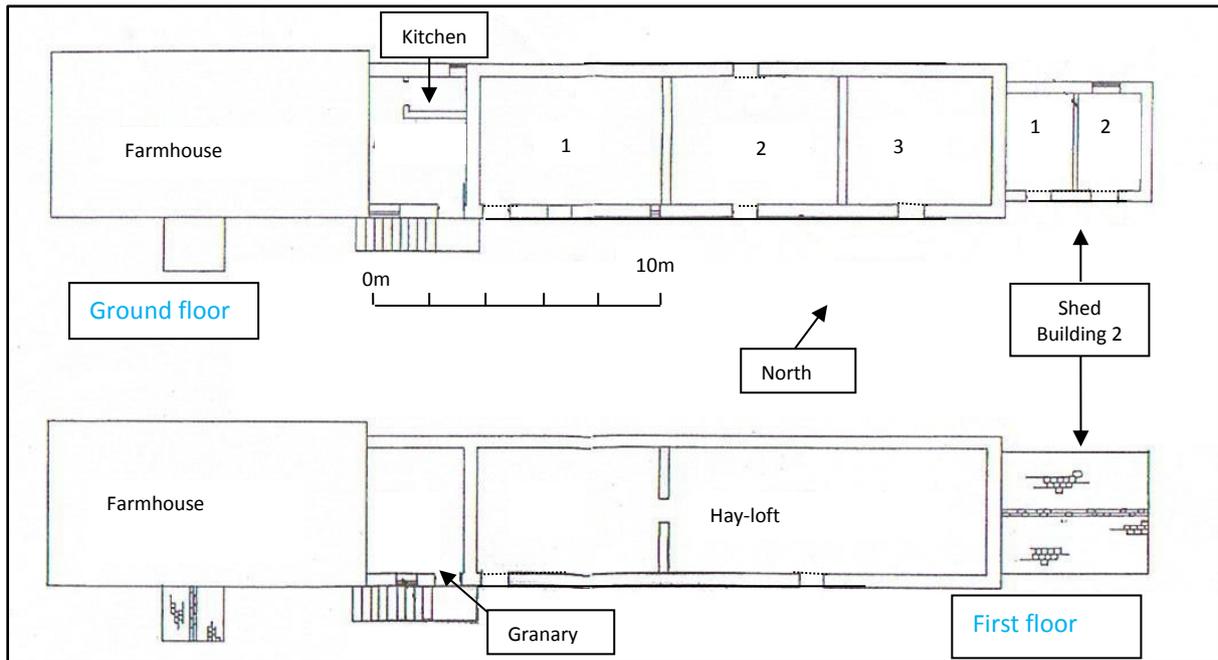


Figure 8. Location of rooms mentioned in the results section

The corpus of the following report is formed from these notes and photographs.

6.2 Survey results; the Hay-barn (Building 1)

The current stone hay-barn comprises a rectangular ground plan 22.10m x 5.27m with a height of 5.30m at its apex. The floor of the barn has been set in concrete although current use as kennels and a chicken coop precluded closer inspection.

Wall thickness for the stone barn was uniformly 0.50m around the whole structure.

South eastern elevation

The south eastern elevation of the stone barn appears to illustrate at least seven principal structural phases that can be summarised as follows:

1. Construction of the ground floor of the hay-barn (outline in green)
2. Addition of upper floor; the hay-loft (outline in blue)
3. Addition of wing to the southwest and insertion of monumental windows and doors within the original building (outline in orange)
4. Truncation of the phase 3 wing and the construction of the farmhouse (outline in red)
5. Construction of a flight of steps (outline in purple)
6. Addition of a shed (outline in yellow)
7. Refurbishment of the roof and filled window (outline in brown)

Phase 1

The original structure was probably a single storey rectangular plan stone building measuring 12.00m in length, 5.27m in width and 1.95m in height. The building fabric comprises generally dressed hard yellow sandstone blocks randomly coursed to a thickness of 0.50m without windows and probably possessing a single simple opening representing a doorway on the south eastern side.

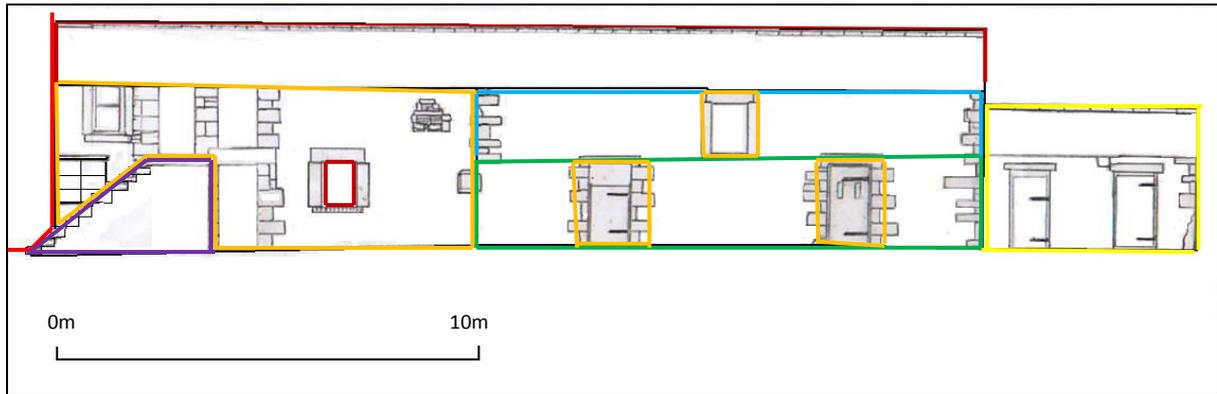


Figure 9. South eastern elevation of the study building showing seven principal construction phases

At the eastern end of the building, stone quoins are represented by nine roughly dressed yellow sandstone blocks of alternate sizes between approximately 0.55m x 0.30m and 0.30m x 0.20m rising to a collective height of 1.95m (figure 10).

Thereafter, the corner is enhanced by a further six red sandstone. There also appears to be a discernible in the shape and size of the wall fabric (figure 11); the lower part of the south eastern elevation possessing smaller, worn sandstone blocks with greater degree of random coursing, the upper part of the elevation greater regularity in the coursing and shape of the stone blocks. This change in style probably represents a later phase (phase 2) although this observation is not absolute proof of a structural change.



Figure 10. Eastern end of phase 1 building



Figure 11. Western end of phase 1 building

The phase 1 building was probably one large open space subsequently divided into two rooms, Rooms 2 and 3 (figure 8).

Room 2 (5.58 x 4.34m x 1.70m) is currently used as a chicken coop. It possessed white-washed walls, partly rendered but with exposed stonework (figure 13). The floor was probably concrete but was heavily obscured by straw and its current use. No architectural embellishments were encountered within the room.

Room 3 (4.96m x 4.34m x 1.70m) is currently used as a dog kennel. It possessed white-washed walls, partly rendered but with exposed stonework (figure 14). The floor appeared to be cobbled but modern use precluded closer observation. No architectural embellishments were encountered within the room.



Figure 13. Room 2, now a chicken coop



Figure 14. Room 3, now a dog kennel

Phase 2

The phase 2 construction enabled the original building to be raised to its current height 3.77m. The addition of a second storey was denoted by a set of six neatly dressed red sandstone quoins between 0.20-0.55m x 0.30m in size at both the eastern and western corners of the original structure. This action is illustrated in Figure 15 although at least two stones appear to have been replaced in order to key in the phase 3 extension to the west. This sequence has been repeated on the north western side of the building (figure 16).

The upper storey was used as a hay loft measuring 10.85m in length, 4.35m in width and to a height of 3.40m at the apex of the roof. The wooden floor was in a dangerous condition preventing ingress although it was apparent that the internal walls were partially finished in lime-wash and were left in a rough hewn state.

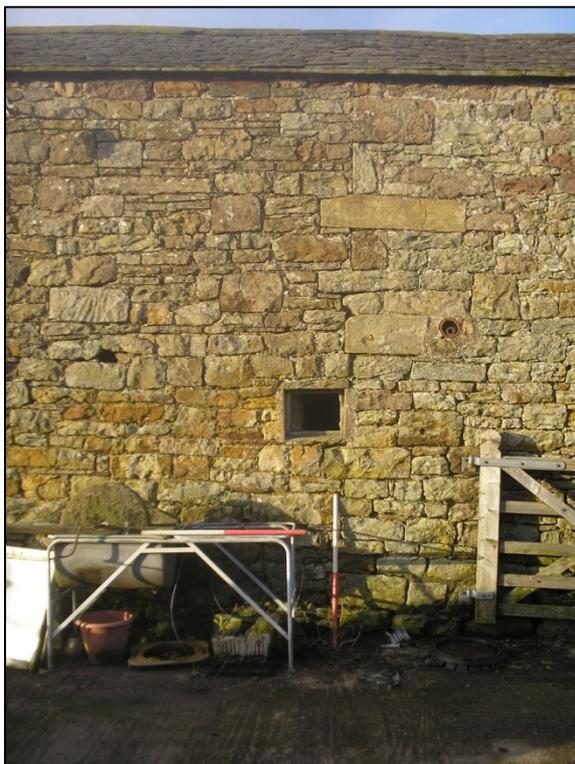


Figure 15. Wall interface south side (phases 2-3) Figure 16. Wall interface north side (phases 2-3)

Phase 3

A two storey stone extension to the west of the original building measured over 10.00m in length, 5.27m in width and 3.97m in height (figure 17). The fabric consisted of a tight concordant bond of roughly hewn sandstone that appeared to include a filled or blind window (approximately 0.60m x 0.45m) towards the north-east on the first floor (figure 18)



Figure 17. View of phase 3 extension

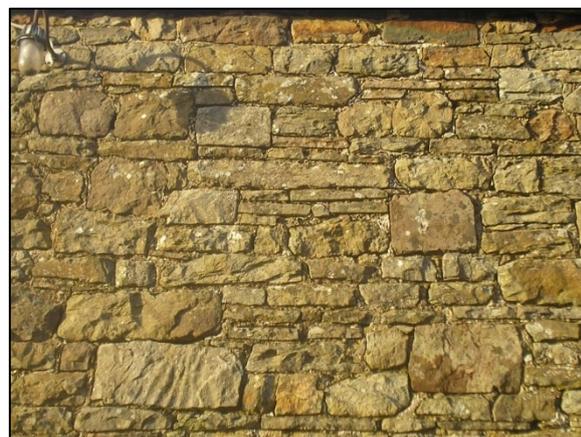


Figure 18. Possible filled or blind window

The south-east elevation displays elements that suggest the original facade comprised considerable symmetry.

The structure was divided into two parts; the eastern half becoming Room 1 in this study and the hayloft whilst the western half are now a kitchen and granary belonging to the private farmhouse unaffected by the proposed development.

The central element was a double doorway separated by a dressed red sandstone pier formed from blocks 0.25-0.5m x 0.30m in size. Either side of this central pier were dressed red sandstone quoins that formed four doorways measuring 1.95m in height and 0.89m in width (figure 12). A protruding date stone that formed a platform bracket for entry to the first floor was inscribed "1727 AB" (figure 19). This platform was removed following the installation of a flight of steps (phase 5), whilst an earlier lintel was replaced by a concrete beam (figure 21).



Figure 19. Date stone inscribed 1727 AB



Figure 20. Niche within the stable (Room 1)

Room 1, formerly a stable measured 6.20m in length, 4.25m in width and stood to a height of 2.00m.

On the outside, the room originally possessed a window measuring 0.85m x 1.10m later filled by brick (phase 7). The window was formed from two dressed sandstone pillars, one yellow and one red, 0.25m in thickness surmounted by a red sandstone lintel and underpinned by a later brick sill. All three stone elements were embellished with a rebate 0.05m in width.

A small extant unglazed window (0.40m x 0.35m) was present where the phase 2 and 3 stonework butted each other. The window was framed by flat red sandstone slabs but did not possess any architectural pretensions (figure 15).

The interior of the room was partly rendered with plaster, but roughly hewn stone was extensively displayed. A single niche measuring 0.40m x 0.30m x 0.25m (figure 20) was present besides the south facing door. No other embellishments were apparent. The floor comprised of small rounded cobbles. Within the room were wooden stalls and later metal barriers confirming use as a stable (figure 22).



Figure 21. Door jamb leading into the stable

The hay-loft above the stable (Room 1) also measured 6.20m x 4.25m standing to a height of 3.00m, possessed a wooden floor and yielded partially white-washed walls with extensive roughly hewn stone exposed (figure 23). Access into the earlier building was through a stone doorway enabling the entire upper floor to become a single space whose only ingress was via the phase 3 doorway.

The kitchen (3.40m x 4.25m) possessed a six pane window (1.10m x 1.20m), possibly a later replacement when the western half of the building was truncated during the construction of the farmhouse, phase 4.

The granary (3.40m x 4.25m) possessed a sash window (1.10m x 0.70m) formed from red sandstone pillars of different widths and a red sandstone sill.



Figure 22. Stall within the stable (Room 1)



Figure 23. Hayloft within phase 3 structure

Stylistically, two symmetrical doorways (1.95m x 0.99m) on the ground floor and a central upper window were probably inserted into the original building adjacent to the east.

The door jambs were formed from six dressed red sandstone blocks forming quoins. The blocks alternated between 0.55m x 0.30m and 0.30m x 0.20m in size surmounted by a red sandstone lintel measuring 1.40m x 0.34m and bearing a 0.05m deep rebate. The crude timber doors appeared to be modern.

Only a decayed red sandstone lintel (figure 10) remained from the original window (1.30m x 1.50m), the flanking jamb replaced in concrete and the sill (0.25m in thickness) formed from rough hewn red sandstone.

Phase 4

The construction of the extant farmhouse (11.00m x 5.75m) probably removed a length of approximately 2.90m from the adjacent phase 3 building. This double-fronted cottage of one room depth (Brunskill 2002, 90), constructed in dressed sandstone arranged in courses possesses a symmetrical frontage complementing the style of the existing embellishments established in the other two buildings (figure 24).

A brick porch was added later probably during phase 6.



Figure 24. Phase 4 farmhouse



Figure 25. Phase 5 flight of steps

Phase 5

A flight of eleven stone steps (figure 25) was added, keying into both the farmhouse (phase 4) and the adjacent building (phase 3). These steps possessed a rectangular plan footprint measuring 4.40m in length, 1.25m in width and 2.10m in height.

These steps probably replaced an earlier flight of steps or ladder that would have conjoined with a platform subsequently removed, resting above the date stone.

Phase 6

See section 6.3.

Phase 7

The barn has a gable roof that consists of slates on the southern side and sheets of corrugated iron (tin roof) on the northern side. The ridge of the roof has been covered by sandstone flags. The slates are uniform in arrangement and almost certainly not the original roof fabric.

The roof is supported by wooden trusses resting on stone walls that appear to be formed from re-used timber beams that may be of some antiquity although the purlins and rafters that could be observed were modern or relatively modern.



Figure 26. Re-used roof beams in hay loft



Figure 27. Study building, north-east elevation

North western elevation

The north western elevation displayed six of the seven phases as illustrated on the south eastern elevation (figures 10 and 12). Phase 5, the flight of steps was not present, whilst phase 6 is discussed in section 6.3.

1. Construction of the ground floor of the hay-barn (outline in green)
2. Addition of upper floor; the hay-loft (outline in blue)
3. Addition of wing to the southwest and insertion of monumental windows and doors within the original building (outline in orange)
4. Truncation of the phase 3 wing and the construction of the farmhouse (outline in red)
5. Construction of a flight of steps (not present)
6. Addition of a shed (outline in yellow)
7. Refurbishment of the roof and filled window (outline in brown)

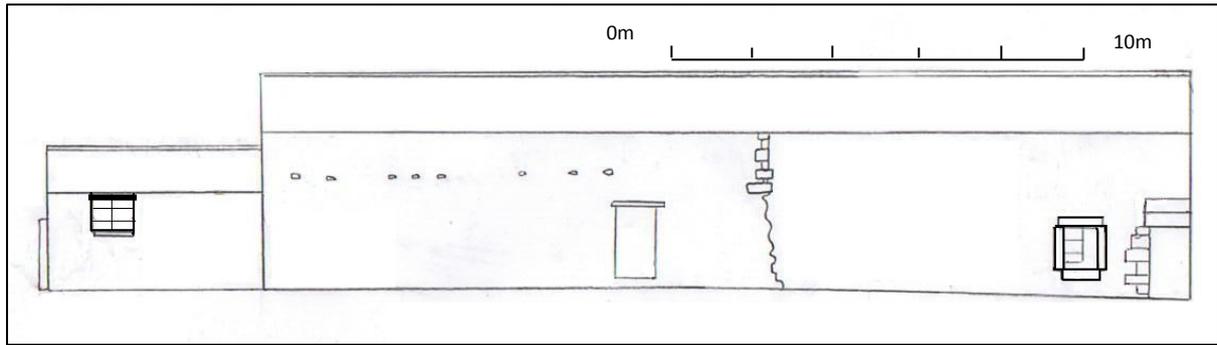


Figure 28. North-west elevation of the study buildings.

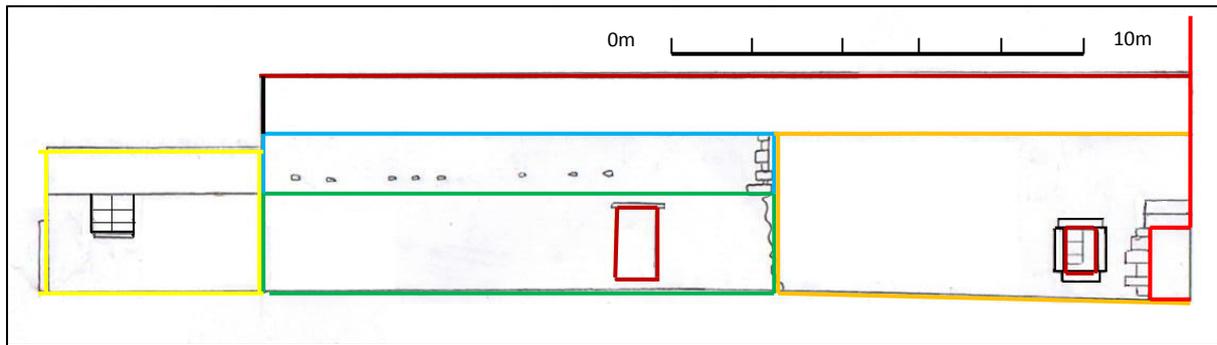


Figure 29. North western elevation of the study building showing six principal construction phases.

Phase 1

The fabric within the north-west elevation was identical to the observations undertaken on the south-east elevation (figure 27) comprising of dressed stone quoins rising to a height of 3.80m. The interface between phases 1 and 2 was unclear.

Phase 2

The stonework undertaken during phase 1 was raised to a height of 3.80m. The interface with the phase 1 construction was probably at a height of approximately 2.20m in height.

A series of eight concordant stone “throughs” at a height of approximately 2.70m in height were inserted into the raised wall (figures 27 and 28). Possibly, these “throughs” formed a ledge for an outshot timber building subsequently lost.

Phase 3

The fabric within the north-west elevation was identical to the observations undertaken on the south-east elevation. No windows or thresholds were inserted into the wall forming the north western limits of the stable (Room 1).

A window measuring 1.10m x 0.85m was constructed formed from a red sandstone lintel and sill (0.25m in width) with two red sandstone pillars forming the jamb. This window was partially filled with brick producing a greatly reduced glazed window.

A substantial doorway measuring 1.80m x over 0.90m outlined in dressed red sandstone was also inserted that became redundant during the construction of the farmhouse during phase 4.



Figure 30. Window and door, phase 3



Figure 31. Rear elevation of the phase 4 farmhouse

Phase 4

The phase 4 farmhouse clearly truncated the phase 3 structure (figure 30). The rear of the building yielded two small windows whilst the gable end did not yield any windows or thresholds (figure 31).

Phase 6

See section 6.3.

Phase 7

A doorway was inserted midway through the elevation accessing Room 2. This doorway had no jamb, merely a breach in the wall measuring 1.75m x 0.95m and a narrow timber lintel.

A window was also partially filled with brick replaced by a triple glazed window with metal frame.

The roof was replaced with modern corrugated sheet metal.

The skeleton frame of a modern Dutch Barn adjacent to the study building was present (figure 32) possessing a footprint of approximately 15m x 5m.



Figure 32. Remains of a Dutch barn



Figure 33. South eastern elevation of the shed

6.3 Survey results; Shed (Building 2)

Phase 6

A rectangular plan shed was attached to the main study building during phase 6. The building measured 5.10m in length, 4.20m in width and stood to a height of 2.25m extending to 3.40m at the apex of the roof. The building was constructed throughout with rough hewn sandstone randomly coursed forming walls 0.50m in thickness.

The south eastern elevation displayed two simple doorways (1.85m x 1.00m) that were not outlined with quoins or stone lintels and possessed planked timber doors (figure 33). The eastern end of the elevation was formed from dressed sandstone blocks the lower part subsequently removed and damaged.

The gable end had been left plain in roughly hewn randomly coursed sandstone with no architectural embellishments.

The north western elevation finished in roughly hewn sandstone randomly coursed displayed a six pane window measuring 1.00m x 0.90m with a modern metal frame (figure 34).

The roof consisted of slates with a sandstone coping forming the ridge (figure 34).



Figure 34. North western elevation of shed



Figure 35. Interior of Room 2 within the shed

The shed was divided into two rooms (figure 8):

Room 1 (3.40m x 2.17m) was currently in use as a dog kennel. It displayed white-washed walls applied to roughly hewn sandstone, the lower part rendered with grey plaster. The concrete floor was obscured inhibiting further observation.

Room 2 (3.40m x 2.17m) was used as a store with access inhibited. The walls had been rendered with modern grey plaster whilst the floor was of concrete (figure 35).

6.4 Discussion

There appears to have been occupation at Breconside by the late 16th Century although the precision where these buildings stood remains uncertain due to the nomenclature adopted by various documentary sources.

Assuming that Breconside was occupied by a yeoman farmer as suggested by the tithe records of 1578, the farm may have included up to a dozen or so cattle of which a third were milk producers, one or two horses, an ox and about forty or fifty sheep. Crops would have included oats and barley and hay was highly prized (Brunskill 2002, 33).

The earliest phase (phase 1) appears to show elements of a stonehouse. This term occurs in the 1603 survey of land in Gilsland, an area that our study buildings fall within. It appears that these structures were substantive stone structures that may have provided protection during times of stress or incursion; less secure than a bastle house, but greater security than could be offered by a farmhouse (Ibid, 44).

The original building then appears to develop (phase 2) into either a barn or a two unit house albeit then severely altered during phase 3. The lack of a chimney breast and substantial fire place appears to negate the former option as a farmhouse or domestic occupation.

The barn was clearly not used for threshing, whilst ventilation slits are also absent. Possibly, it did serve as accommodation for animals and hired labour but this notion remains unproven.

Phase 3 appears to indicate the emergence of a two unit house attached to the barn. Brunskill brackets their use to the period 1650-1810 (Ibid 66-67). A date stone of 1727 would be consistent with this period of activity.

The inscription "AB" on the date stone may indicate lineage to the Bell family who were resident at Breconside between at least 1765 and 1780.

In keeping with the two unit house, new architectural embellishments including door and window jambs within the original barn provided uniformity along the facade.

Possibly, a catastrophic act instigated a major structural change (phase 4).

Approximately 2.90m of the two unit house appears to have been removed including the end where a chimney may have been located and a new double-fronted cottage of one room depth was installed utilising the remaining phase 3 building.

The two unit house (phase 3) then becomes sub-divided. The lower western half adopted as a kitchen, the lower eastern area reverting to a stable.

The installation of a flight of steps (phase 5) leading to the upper eastern part of the two unit house provided access to a hay loft that continued into the original building (phases 1-2).

The final structural addition (phase 6) was the construction of a stone shed at the eastern end of this range of buildings probably during the later 19th Century.

Later alterations (phase 7) suggested changes of use within this range of buildings that included access to the Dutch barn at the rear and closing the window within the stable (Room 1, phase 3). At the rear a new roof was installed above Rooms 1-3.

The study buildings displayed few architectural embellishments providing little diagnostic material. The buildings were functional and entirely of agricultural use as a hay loft and barn with stables probably from the mid 18th Century onwards.

7 ARCHIVE

The archive for this project will be deposited with the appropriate archaeological curator, Tullie House, Carlisle. This archive has been assembled in accordance within the protocols of Management of Archaeological Projects (MAP2).

8 ACKNOWLEDGMENTS

I am grateful to Mr Barry Lamb for his assistance with the fieldwork and commissioning the work. I am also indebted to his grandfather Mr John Robinson for patiently informing me of the history of the farm during his tenure and tolerating my questions. I would also like to thank Jeremy Parsons for his help and guidance with the archaeological brief, the staff of Carlisle Library with my research into the local history of the area and the staff of Cumbria Record Office, Carlisle with the map regression and other documentary research.

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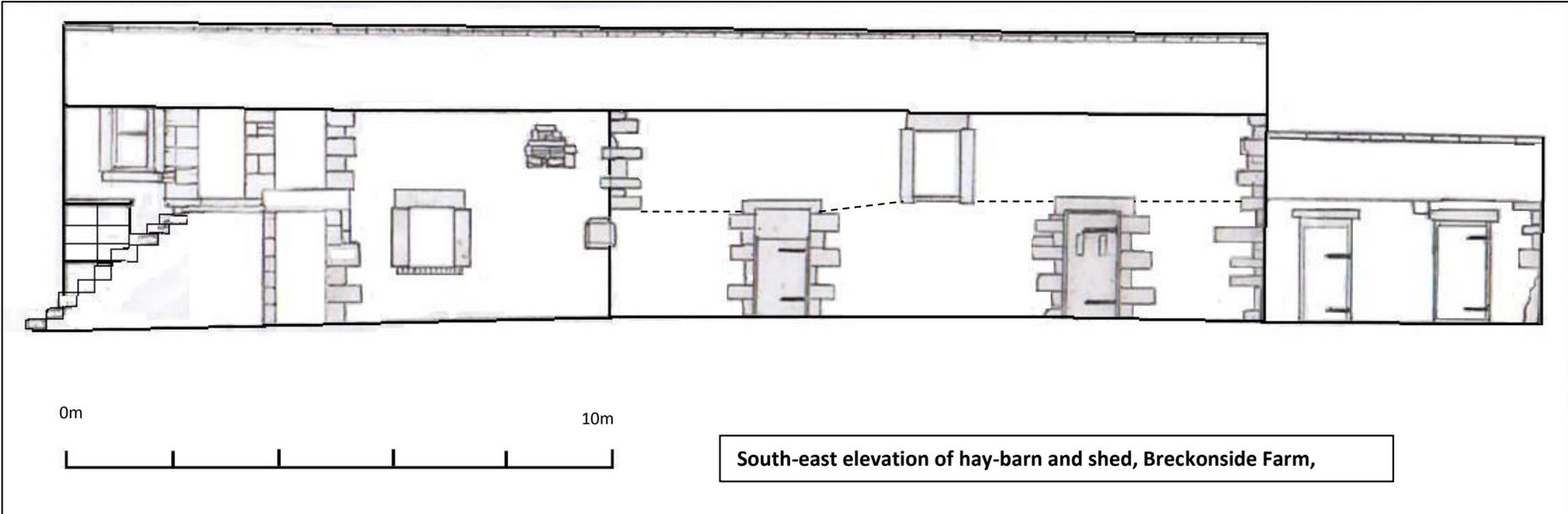


Figure 10. South-east elevation of the study building

APPENDIX A

Check list of task required for a Level 3 Building Survey

No.	Task (written)	Located in section
1	Location of building NGR and address	1.1
2	Any statutory designation or listing	1.1
3	Date record made, name of recorders	6.1
5*	Table of contents and illustrations	Pages 1-2
6	A summary of form, function, date and development	6.2-6.3
7	An introduction setting out the circumstances and limitations of the project	2.1
8	Acknowledgments to all involved	8
9	A discussion of published sources and a critical evaluation of previous records	4.1
11	An account of the building's overall form and its successive development	6.2-6.3
12	An account of past and present uses of the building and its parts	3.2
13	Any evidence of the existence of demolished structures	n/a
14*	Summary of any specialist reports	n/a
16*	An assessment of the potential for further research	6.8
18*	Any historic maps or illustrations	4.1
19*	Copies of other records concerning the building	n/a
20*	Any further information from documentary sources	n/a
22	Full bibliographic and other references and sources	9
23*	A glossary of architectural or other terms	n/a
	Task (drawing)	-
2	Measured plans to scale	2.1, 6.2-6.4, 6.6
3*	Measured drawings recording the form or location of other significant structural detail	n/a
4*	Measured cross-sections, long-sections or elevational sections within the building	n/a
5*	Measured drawings showing the form of any architectural decoration	n/a
6*	Measured elevations	6.2-6.4
7*	A site plan relating the buildings to other structures	6.6
8*	A plan identifying the direction of photography	n/a

Archaeological building survey (level III), Breconside Farm, Milton, Brampton

9*	Copies of earlier historical drawings	n/a
10*	Three-dimensional projections	n/a
11*	Reconstruction and phased drawings	6.2-6.4
12*	Flow diagrams interpreting movement or segregation	n/a
	Tasks (photographic)	-
1	A general view of the buildings	6.2-6.4
2	The buildings external appearance	6.2-6.4
3	Views of the building that may express its original use	n/a
4	Pictures of rooms and transit areas	6.3
5	Detailed views of architectural or decorative features	n/a
6	Any machinery or plant	n/a
7	Any dates or inscriptions	n/a
8	Any building content or ephemera that characterise its use	n/a
9	Copies of maps , drawings or pictures within the building	n/a

* optional dependent on relevance to the study subject

n/a = not applicable