

Tommy's Barn Brampton, Nr Appleby

Historic Building Record



January 2013

Table of Contents

Introduction.....	2
Historical Development.....	4
Historical Building Description	6
Interpretation and Significance	11
Historic Maps.....	13
Existing Plans and Elevations	18
References	22

Introduction

JB Heritage Consultancy was commissioned to carry out a Level 2 Historic Building Record of Tommy's Barn, Back Lane, Brampton, near Appleby, Cumbria, CA16 6JS on 20 December 2012 prior to development work being carried out. Tommy's Barn is a rectangular building erected along the edge of Back Lane in the village of Brampton which is about two miles north-west of Appleby. Inspection of the barn was carried out by Mr John Bargh MSc IHBC on 12 January 2013 and the report was written also by John Bargh.

The report format is laid out in accordance with English Heritage: Understanding Historic Buildings a Guide to Good Recording Practice 2006 and will conform to Level 2 standard as set out in this Guide. The report will be written in accordance with the Brief for an Archaeological Building Recording Project issued by the Cumbria County Council Historic Environment Service, Environment Unit, dated 31 December 2012.

Documentary research was undertaken at the Cumbria County Library, Cumbria Archive Service, Kendal and Carlisle, books and the Internet to discover information about the owners, occupiers and builders of the property and any other relevant information. A site survey was carried out to identify historic features at the property, phased development and architectural details. Photographs are allocated numbers and are marked on the existing plans at the back of the report. Plans and elevations are to 1:100 scale.

National Grid Reference: NY 67870 23385.

The planning application number is: 3/12/0743.



Plate 1. North East Elevation



Plate 2. South West Elevation

Historical Development

Brampton was almost certainly founded in the late seventh century.¹ There were several individuals recorded in ancient times with the name 'de Brampton' but none appears to have held the position of Lord of the Manor.² The Manor of Brampton was held by the Greystoke family as early as the fourteenth century, who possessed it until 1422 when it became the property of the Lancaster family.³ The family of Lancaster ended in the sixteenth century with three daughters resulting in the division of the Manor into three.⁴ One third came into the control of the Birbecks of Hornby; one third to the Backhouses of Morland and the final third to the Whartons of Kirkby Thore.⁵ The Birbecks exchanged their third with the Earl of Thanet for land at Hornby and the remaining two-thirds were sold to the tenants.⁶ After the death of Lady Anne Clifford in 1676, her heir Margaret married John, Lord Tufton, the 2nd Earl of Thanet.^{7,8} The name 'Tufton' will appear again later in the history. In 1772 the commons and waste grounds in the Manor of Brampton were enclosed with the land being divided between the proprietors, some of whom were called Atkinson.⁹ As far back as 1765 there were Atkinson's in Brampton.¹⁰ In 1824 and 1829 the Land Tax Records give a Matthew Atkinson as being a landed proprietor in Brampton.¹¹ The Tithe Map and Apportionment document of 1838¹² contains an entry for a farm holding of over 54 acres under the occupation of William Wilkinson but owned by the Trustees of Matthew Atkinson, probably a descendant of one of the proprietors named in the 1772 Inclosure Award. A list taken from the Apportionment document is given on page 5 and shows the farm holding with plot numbers which can be related to the Tithe Map shown on Page 16. On the Map, Plot 203 contains two buildings, one of which is Tommy's Barn and the other is presumably 'homesteads' as shown in the list.

Extract From The Tithe Map Apportionment Document

Plot Number	Plot Name	Use
8a	Plantation	Wood
203	Homesteads	
337	Rigga Bank	Arable
194	Homesteads	
204	Croft	Arable
258	Broom	Arable
278	Great Hangriggs	Arable Meadow
281	Little Hangriggs	Arable
283	Low Hangriggs	Arable
291	Little Mon	Arable
292	Croft Bottom	Arable
293	Near Croft	Arable
296	Croft	Meadow
297	Garden	Arable
298	Croft	Meadow
299	Mires	Meadow
303	Brown Croft	Arable
304	Far Brown Croft	Arable
305	Plantation	Wood
306	Bottom	Arable
343	Little Cock Thorn	Arable
360	Great Cock Thorn	Arable
364	Low Bottom	Arable

The 1841 Census for Brampton lists a farmer by the name of William Wilkinson, aged 50, along with Matthew Wilkinson, aged 25; Margaret, aged 25 and Jane Nelson, a servant aged 15.¹³ In 1849 a William Wilkinson was still farming in Brampton.¹⁴ In 1851 Wm Wilkinson is described as a farmer but it seems he was not a yeoman¹⁵ so would be a tenant farmer. The 1851 Census shows William Wilkinson, aged 63, being a farmer of 50 acres, living in the village together with his nephew, Matthew Wilkinson, aged 37 and Nancy, aged 33 and three children, Margaret, William and Elizabeth, aged 7, 6 and 4 respectively.¹⁶ Also in residence with the Wilkinson family was William Brown, aged 20, a farm servant and Sarah Sewell, aged 19, a house servant.¹⁷ By 1858 his name disappears from the directories.¹⁸ There appears to be no further mention of his family in Brampton so it is possible that they may have moved away. In 1860 the principal landowners were Sir Richard Tufton, who possessed the manorial rights of one third of the township, and several others, namely: Reverend Thomas Bellas, William Spedding, T.B. Lennard, Reverend Edward Heelis, John Thornburrow, Jonathan Thompson, Richard Atkinson, Samuel Crosby, R. Blackburn, Miss A Milner and many other small proprietors.¹⁹

It appears from the Land Registry that the land upon which Tommy's Barn stands was formerly a copyhold of the Manor of Brampton.²⁰ This would have been made in favour of one of the local landed proprietors, probably the Atkinson family, who let it to William Wilkinson. It probably remained in this form of ownership for many years and there appears to be a lack of historical information covering this period. The Land Registry also mentions a conveyance in 1958 when the owners of the land containing Tommy's Barn then were George Richardson and James Amos Mason.²¹ The land was registered in 2005 and the owners of Tommy's Barn are now Mr and Mrs R Todd.²²

Historical Building Description

External

Tommy's Barn is one of a number of barns in different ownership built along Back Lane. The rectangular plan is divided up into four compartments, starting at the east end: a Loose Box; a Byre; an access Passage and a Hay Store. The external walls are stone random rubble built in local red sandstone with the occasional 'through' stone, particularly on the south elevation, to bond the walls together. It is understood that a substantial part of the west end of the barn has been rebuilt in recent years due to collapse and cement mortar in the joints is evidence for this. The roof is shallow pitched, about 30° and covered with modern corrugated metal sheeting. The roof construction is modern steel trusses (Plate 3) and timber purlins. The internal walls are solid stone random rubble. The floor construction in the compartments is various.

The west gable is a plain wall with no details. Much of this appears to have been rebuilt or repointed in cement mortar. There is some original stonework to the south-west quoin.



Plate 3. View into the Byre showing Steel Roof Trusses

The south wall faces the lane and is detailed as follows working from the west. Before the large door opening leading into the Hay Store there are two ventilation slits each about 600mm high x 80mm wide formed through the full thickness of the wall. The large doorway has a timber lintel over the opening both outside and inside. The jambs are rebated squared sandstone dressings. The door is a ledged timber door with vertical boarding hung on metal bands, the whole door being recently clad externally with plywood. Moving along towards the next large doorway there are three ventilation slits of similar size formed through the wall. The large door opening is positioned approximately in the centre of the south elevation. This opening has a timber lintel externally and internally and squared sandstone dressings to the jambs. The door is a ledged door with vertical timber boarding and clad more recently with plywood. This door is hung on metal bands and pins secured to a timber frame. Moving towards the east end of the wall there is a smaller vertical boarded timber door set in an opening with an external concrete lintel and squared sandstone dressings forming the jambs. Internally supporting the external wall is an oak lintel built in behind the concrete lintel. This door has been blocked up from the inside with concrete blocks. Nearby there are two steel

cross plates built in for reasons of structural stability. Below eaves level there has been some recent rebuilding of the stonework, probably done when the roof was replaced.

The east gable has an opening formed through the wall. This has a sandstone lintel over the opening with a timber lintel internally behind. The jambs are built of roughly squared sandstone dressings that have been rebated internally therefore the opening may once have contained a timber window frame.

The north wall faces the back of the property. Beginning at the east end and moving to the west the first feature is the external doorway into the Loose Box (Plate 1). This has an external sandstone lintel with oak lintel internally behind it. The jambs are formed with squared sandstone dressings that have been rebated internally indicating that a door and frame was fitted into this opening. Recent stabilising work has become necessary as a steel plate and tie rods have been fitted above the opening. Moving along the elevation there is another doorway leading into the Byre (Plate 1). The construction is the same as the Loose Box doorway but at waist height, within the rebate of the stone jamb is a hole, probably for a door bolt. Advancing towards the centre of the elevation there is a former opening which has been sealed up with stone (Plate 1). This still has the original jambs formed with large sandstone dressings and the oak lintel. Between this former opening and the west end of the wall there is one ventilation slit approximately 680mm high x 100mm wide. The mortar joints in the stone external wall towards the west end are filled with cement mortar indicating that this part of the wall was rebuilt.

Internal

The internal features of interest will be described starting from the west end of the barn.

The floor to the Hay Store is smooth square edged sandstone flags. The floor to the Passage appears to be earth. Access to the former Hay Loft over the Byre is gained from this Passage.

The Byre has some interesting features which help to give an understanding of how this barn was used. The Byre is presently open to the roof but it once had a low ceiling. Evidence for this is provided by vestiges of ceiling joists which have been cut off (just visible below the truss in Plate 3) and that the internal walls of the Byre were painted with lime wash extending only up the former ceiling level. The ceiling would have had a substantial timber beam, or beams spanning across the room into which the joists were housed and carrying boarding. The floor has a central manure passage running from north to south with the stalls to each side and built 75mm above the manure passage floor. The edge of the stalls is finished with stone flags and the remaining area behind is formed with round stone cobbles (Plate 4). The

stalls on the west side are divided into three spaces by concrete divisions with the drinking apparatus still present (Plate 4). On the east side there are no concrete divisions but vestiges of the former timber boskins are still to be seen in the wall, again dividing the stall into three and with the drinking apparatus in place. It is understood that these boskins had straight and not curved members.



Plate 4. View of Byre showing Cobbled Floor and Concrete Scale Board

The Loose Box still retains its low ceiling which is also the floor to the Hay Loft above (Plate 5). This ceiling is constructed from pine timber joists and boards with a central beam spanning from north to south. This beam is 190mm wide x 200mm deep and supports 75mm wide x 95mm deep joists at 380mm centres. The boards supported by the joists range in width from about 125mm to 180mm. The solid ground floor slopes up from the door to the south wall and is finished with round stone cobbles (Plate 6). Fixed to the south wall there is a timber hay rack which has an upper and lower horizontal timber member of size 80mm x 65mm section with 30mm cylindrical timber staves between (Plates 5 and 6).



Plate 5. Loose Box showing Ceiling and Hay Rack

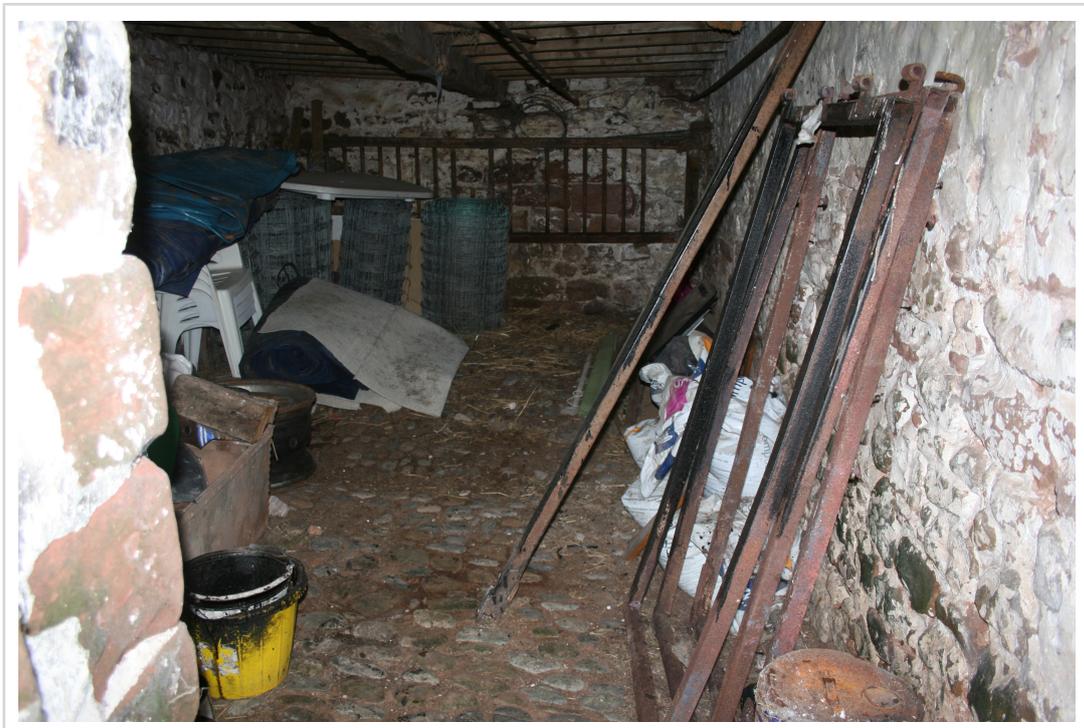


Plate 6. Loose Box showing Cobbled Floor and Hay Rack

Interpretation and Significance

It is likely that Tommy's Barn was simply a farm building of quite low status that contributed to the operation of the farm holding identified in the 1838 Tithe Map (Page 16). The Tithe Map shows two homesteads, Plot 194 and Plot 203, under the occupation of William Wilkinson but does not say which one he actually lived in. The 1851 Census shows William Wilkinson as being resident in the village together with his family, a farm servant and a house servant but does not give a precise location for him. In the 1851 Census the homestead, occupied by Mr Wilkinson, is entered as number one on the list. The homestead shown as Plot 194 on the Tithe Map is the first property when approaching the village from the north-west. It is therefore possible that this is the house William Wilkinson lived in. Also he had a large family and this homestead appears larger than the one in Plot 203. The 1851 Census shows that there are two houses uninhabited in the village so the homestead on Plot 203 may be one of these. Also the homestead in Plot 203 may be a tenanted dwelling with no particular identification, such as a house name, so tracing the history of occupation is difficult. After 1858 William Wilkinson disappears from the directories and so this thread of occupation is lost. The Land Registry reveals that the land containing Tommy's Barn had been a copyhold owned by the Manor of Brampton so it may, for some time, have been under the control of the Tufton family who had granted a copyhold. This form of ownership where the proprietor held the farm as a copyhold from the Lord of the Manor but let it to a tenant farmer probably was the case for Tommy's Barn and its surrounding land until the early twentieth century. By 1958 the land containing Tommy's Barn is owned privately so it was sold off some time before then but details of this are elusive. There is no known origin of the name 'Tommy' for the barn but it could originate from an owner or occupier of either of the two homesteads on the farm holding.

Evidence for how Tommy's Barn contributed to the farmstead can be found from the surviving structure and layout. Many farmsteads have a regular layout as described by Brunskill.²³ Referring to the Tithe Map, the homestead in Plot 194 was probably the main farmhouse and had a barn attached which is still there today. This correlates well with Brunskill who says that in Cumbria the house is physically part of the farmstead group.²⁴ Tommy's Barn however is isolated from other farm buildings within the same farm holding: it is separated by buildings in different ownership. The homestead on Plot 203 is detached from Tommy's Barn so this homestead was probably a low profile building such as a tenanted house. There is no evidence that Tommy's Barn was used as a threshing barn. It was constructed primarily for cows. It more closely fits the description of a field barn: an outlying building accommodating young cattle and tethered milk cattle with a hayloft above.²⁵

In the first half of the eighteenth century several properties were built in the village, including the house on Plot 194, and still bear their date stones. Most field barns were constructed in the late eighteenth or nineteenth century, presumably when the fields were enclosed²⁶ The Inclosure Map for the area is dated 1772 but unfortunately does not show the area of the village where Tommy's Barn is located. The provision of 'through' stones in the external walls were widely used by the middle of the eighteenth century.²⁷ Another feature helping to date the barn are the boskins. These are now missing but it is understood that these were made from straight timbers but before the early eighteenth century some curved timbers were used.²⁸ It is likely that Tommy's Barn is dated probably the second half of the eighteenth to the early nineteenth century.

Looking at the internal spaces: loose boxes were a separate room with a door and a window used for single cows that were sick or calving.²⁹ This description by Brunskill fits well with the Loose Box contained within Tommy's Barn.

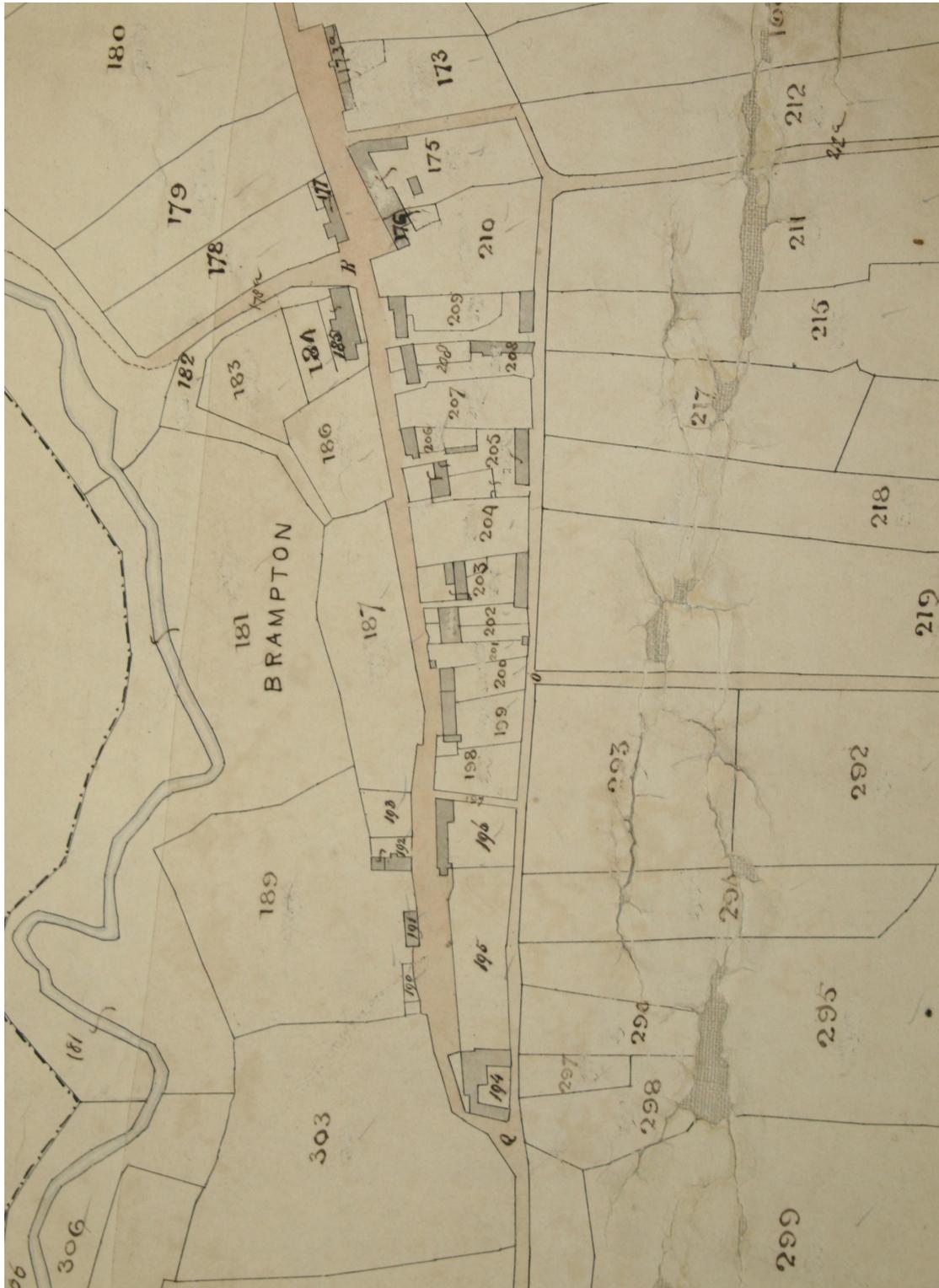
The Byre in Tommy's Barn could accommodate up to twelve cows. This is based on the cows being tethered in pairs and each pair separated by a scale board of timber or stone³⁰ thus providing for three pairs to each side of the Byre. In the case of Tommy's Barn, the only scale boards that survive are on the west side and are of concrete. The east side had timber boskins which have now been cut off. The arrangement of a combined feeding and manure passage where the food would have been brought in from behind the cows³¹ is found at Tommy's Barn. Early Byres were low and dark places with little ventilation, which was provided by the upper open part of the feeding passage door.³² This seems to have been the case at Tommy's Barn, as does the hay loft above the Byre with its access from the adjacent Passage. It was usual to store hay in a loft over the Byre (now missing) with ladder and trap door access.³³ The floor to the area directly where the cow stood is of rounded cobbles. Brunskill describes the floor surface of the stall being sloped and hardwearing but not unpleasant under the straw bedding.³⁴

The Hay Store was an enclosed space ventilated by slits formed in the external walls and had a sandstone flag floor to keep the hay dry. There was some residual hay on the internal surface of the sandstone walls at high level providing evidence that hay was stored in this space. Hay could be kept in good condition when the space was ventilated.³⁵ The hay would be led from here into the Passage and loaded onto the hay loft over the Byre with pitch forks.

The significance of Tommy's Barn derives from the evidence it provides for how the barn was used, and how the position of the barn related to other farm buildings and spaces of the farm holding.

Historic Maps

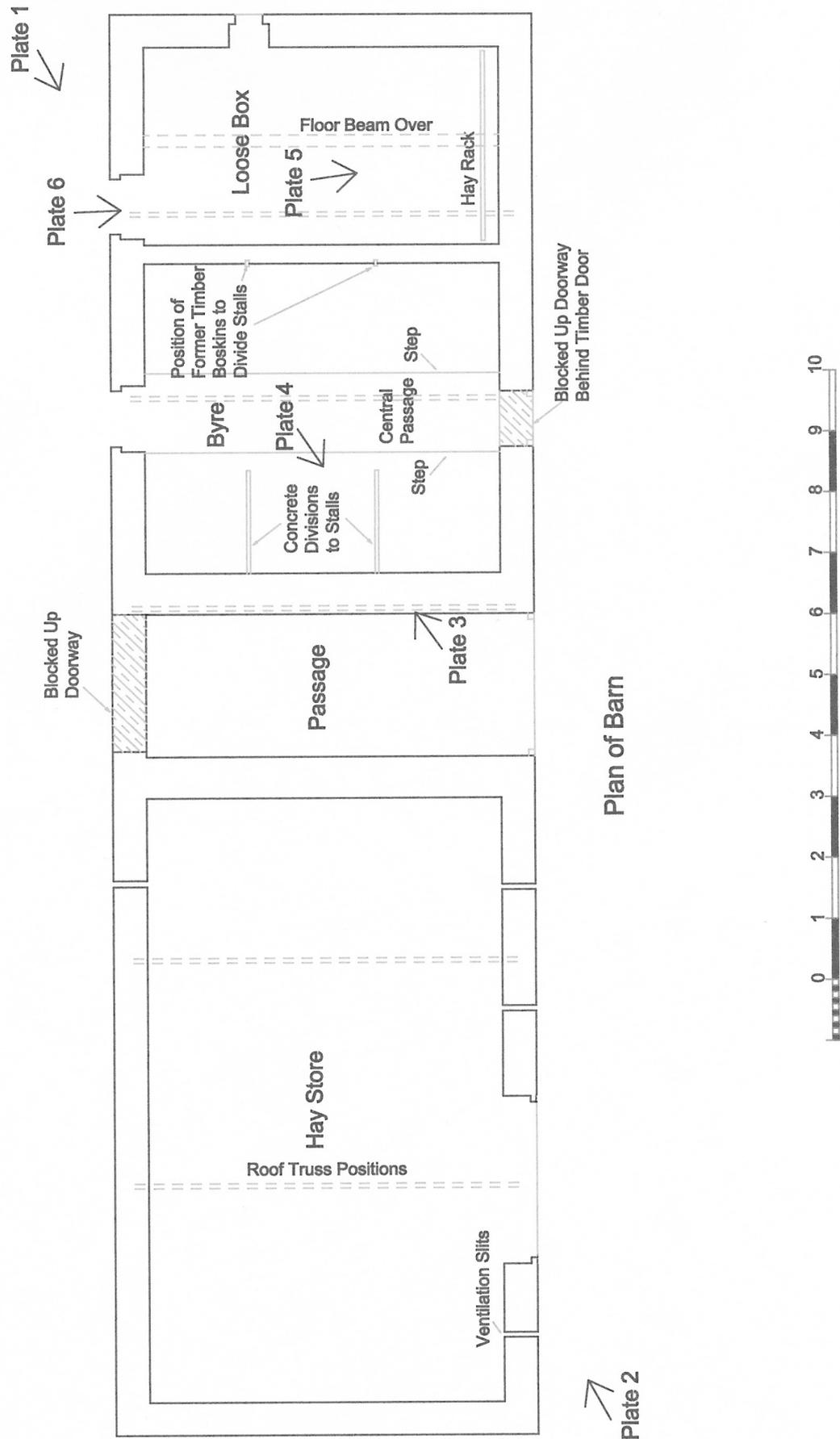
Title Map of the Township of Brampton 1838

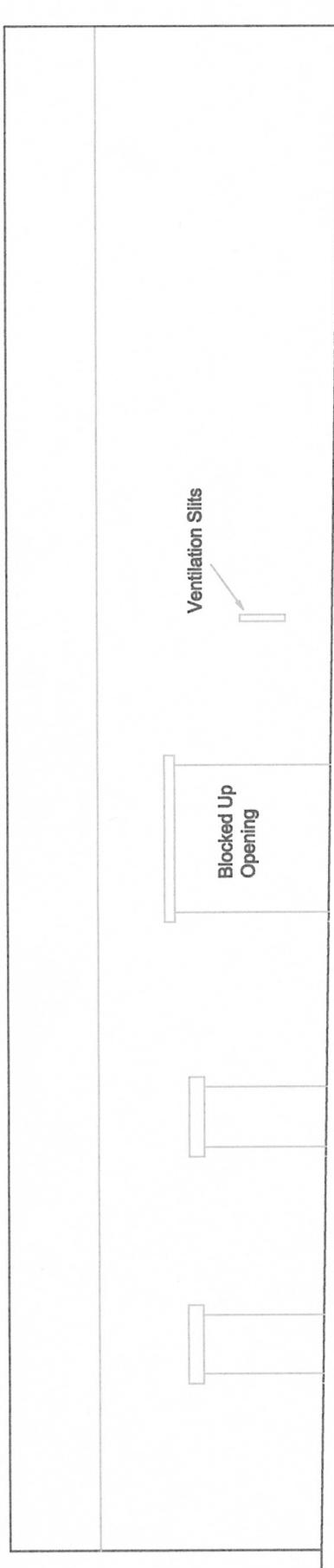


Ordnance Survey Map First Edition 1897

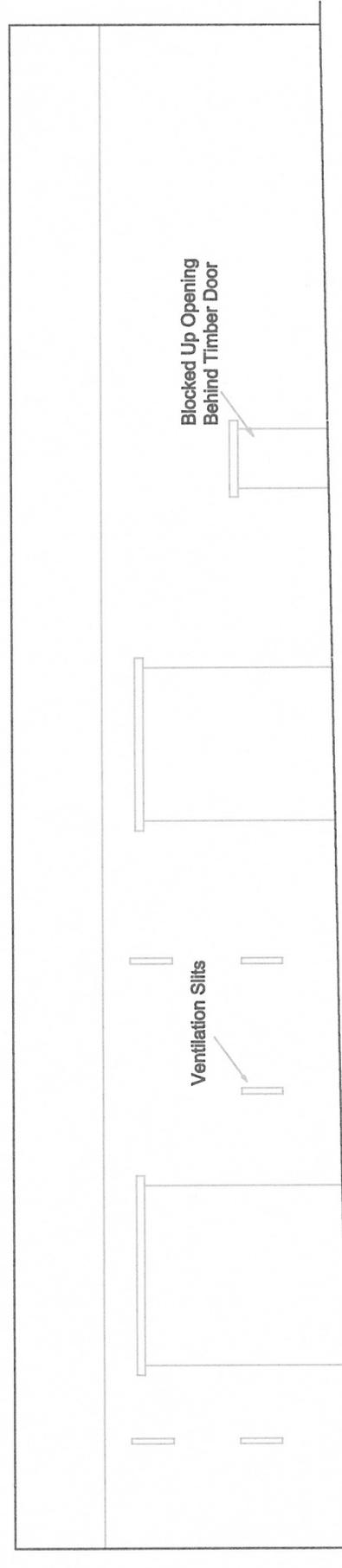


Existing Plans and Elevations



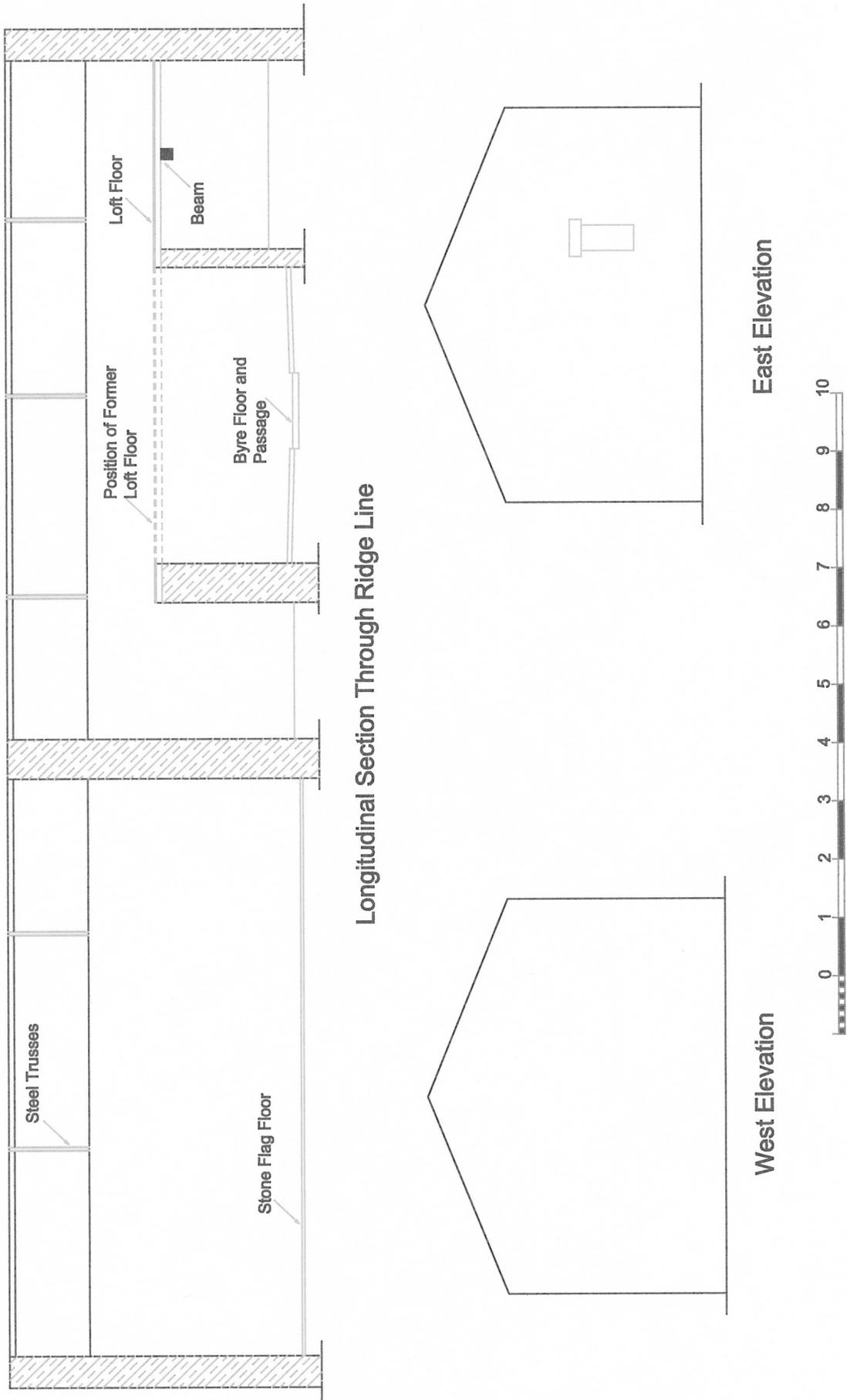


North Elevation



South Elevation





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- ⁴ Ibid. Page 757.
- ⁵ Ibid. Page 757.
- ⁶ Ibid. Page 757.
- ⁷ Nicolson. J., Burn. R., 1976. First Published 1777. The History and Antiquities of the Counties of Westmorland and Cumberland Vol I. Wakefield. West Yorkshire: E.P.Publishing. Page 304.
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³¹ Ibid. Page 96.

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³³ Ibid. Page 162.

³⁴ Brunskill. R. W., 2007. Traditional Farm Buildings of Britain and Their Conservation. London Yale. Page 64.

³⁵ Ibid. Page 66.